

FILE NO: 190086

Petitions and Communications received from January 7, 2019, through January 18, 2019, for reference by the President to Committee considering related matters, or to be ordered filed by the Clerk on January 29, 2019.

Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information will not be redacted.

From the Office of the Mayor, pursuant to Charter, Section 3.100(18), making the following appointments to the Arts Commission. Copy: Each Supervisor. (1)

- Nabil Musleh - term ending November 20, 2024
- Linda Parker-Pennington - term ending August 31, 2022

From Lozeau Drury LLP, regarding 1979 Mission Street. Copy: Each Supervisor. (2)

From the Planning Department, submitting the 2017 Commerce and Industry Inventory. Copy: Each Supervisor. (3)

From California Fish and Game Commission, submitting notices of proposed regulatory action relating to waterfowl and mammal hunting and archery equipment and crossbow regulations. 3 letters. Copy: Each Supervisor. (4)

From Chariot, pursuant to the Federal and California Worker Adjustment and Retraining Notification Acts, submitting notice that employees will be terminated as a result of the shutdown of Chariot's operations facility. Copy: Each Supervisor. (5)

From Zacks, Freedman & Patterson, PC, regarding 49 Hopkins Ave. File No. 190074. Copy: Each Supervisor. (6)

From concerned citizens, regarding an open, fenced yard at the French American International School. Copy: Each Supervisor. (7)

From Eva & Zbig Stein, regarding health food shops. Copy: Each Supervisor. (8)

From Jennifer Gordon, regarding notice of pest treatment. Copy: Each Supervisor. (9)

From concerned citizens, regarding transit only lanes. 2 letters. Copy: Each Supervisor. (10)

From Cassandra Sweet, regarding public schools and teachers. Copy: Each Supervisor. (11)

From David Romano, regarding ten year extension of APE contract for Outside Lands. Copy: Each Supervisor. (12)

From Robert Yost, regarding conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses. File No. 181061. Copy: Each Supervisor. (13)

From Amy Herndon of SFDHR, submitting an Administrative Code, Chapter 12B Waiver Request. Copy: Each Supervisor. (14)

From Jory Sandusky, regarding Muni. Copy: Each Supervisor. (15)

From concerned citizens, regarding letter of support. 2 letters. Copy: Each Supervisor. (16)

From Spencer Hudson, regarding procedures for the appointment of a conservator. File No. 181042. Copy: Each Supervisor. (17)

From Jordan Davis, regarding Free Muni for seniors and the disabled. Copy: Each Supervisor. (18)

From Jim Coursey, regarding Educational Revenue Augmentation Funding for schools. Copy: Each Supervisor. (19)

From Katherine Howard, regarding the proposed CASA Compact. Copy: Each Supervisor. (20)

From Robert Grant, regarding the Living Wage for Educators Act. Copy: Each Supervisor. (21)

From Jarett Cole of Live Nation Merchandise, regarding the ChildFund International workers in the Financial District. Copy: Each Supervisor. (22)

From Donna Canali, regarding the Board President Election. Copy: Each Supervisor. (23)

From: [Mchugh, Eileen \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Nevin, Peggy \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [GIVNER, JON \(CAT\)](#); [Karunaratne, Kanishka \(MYR\)](#)
Subject: TIME SENSITIVE: Mayoral Appointment, Charter 3.100(18) - Arts Commission
Date: Friday, January 18, 2019 12:33:00 PM
Attachments: [Clerk's Memo \(2\).pdf](#)
[Nabiel Musleh.pdf](#)
[Linda Parker-Pennington.pdf](#)

Hello,

The Office of the Mayor submitted the attached complete appointment packages, pursuant to Charter Section 3.100(18). Please see the attached memo from the Clerk of the Board for more information and instructions.

Thank you,

Eileen McHugh
Executive Assistant
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: January 18, 2019
To: Members, Board of Supervisors
From: *ACC* Angela Calvillo, Clerk of the Board
Subject: Appointments by the Mayor - Arts Commission

On January 17, 2019, the Mayor submitted the following complete appointment packages pursuant to Charter, Section 3.100(18):

- **Nabiel Musleh** - Arts Commission - term ending November 20, 2024
- **Linda Parker-Pennington** - Arts Commission - term ending August 31, 2022

These appointments are effective immediately unless rejected by a two-thirds vote of the Board of Supervisors. Pursuant to Board Rule 2.18.3, a Supervisor may request a hearing on a Mayoral appointment by notifying the Clerk in writing.

Upon receipt of such notice, the Clerk shall refer the appointment to the Rules Committee so that the Board may consider the appointment and reject, by a two-thirds vote, within 30 days of the appointment as provided in Charter, Section 3.100(18).

If you are interested in requesting a hearing, please notify me in writing by **5:00 p.m., Friday, January 25, 2019.**

(Attachments)

c: Alisa Somera - Legislative Deputy
Jon Givner - Deputy City Attorney
Kanishka Cheng - Mayor's Legislative Liaison

OFFICE OF THE MAYOR
SAN FRANCISCO



RECEIVED LONDON N. BREED
BOARD OF SUPERVISORS MAYOR
SAN FRANCISCO

2019 JAN 17 PM 4:47

Notice of appointment *jn*

January 14, 2018

Honorable Board of Supervisors:

Pursuant to section §3.100(18), of the Charter of the City and County of San Francisco, I make the following appointment:

Linda Parker-Pennington, for appointment to the San Francisco Arts Commission to serve a four year term ending August 31, 2022. Ms. Parker-Pennington will fill the at-large seat formerly held by Mr. Simon Frankel.

I am confident that Ms. Parker-Pennington will serve our community well. Attached are her qualifications to serve, which demonstrate how her appointment represents the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Sincerely,

A handwritten signature in blue ink, reading "London Breed".

London N. Breed
Mayor

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR
2019 JAN 17 PM 4:46

Notice of Appointment

BY jr

January 15, 2019

San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Honorable Board of Supervisors:

Pursuant to Charter §3.100(18), of the City and County of San Francisco, I make the following appointment:

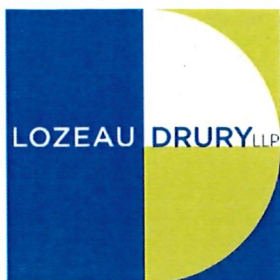
Nabiel Musleh to the San Francisco Arts Commission replacing Shireen Malania for a four year term ending November 20, 2024.

I am confident that Mr. Musleh will serve our community well. Attached are his qualifications to serve, which demonstrate how his appointment represents the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Should you have any question about this appointment, please contact my Director of Appointments, Mawuli Tugbenyoh, at 415.554.6298.

A handwritten signature in blue ink, reading "London Breed".

London N. Breed
Mayor



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JAN 11 PM 2:55

BY 

www.lozeaudrury.com
michael@lozeaudrury.com

Via Email and U.S. Mail

January 8, 2019

Ben Fu, Planner
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Planning Department
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ben.fu@sfgov.org

John Rahaim, Director of
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Angela Calvillo,
Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689
Board.of.supervisors@sfgov.org

Re: CEQA and Land Use Notice Request for the Project known as 1979 Mission by Applicant Maximus Real Estate Partners aka PPA Case No. 2013.1543U

Dear Mr. Fu, Mr. Rahaim, Ms. Rea, and Ms. Calvillo:

I am writing on behalf of the Laborers International Union of North America, Local Union 261 and its members living in the City and County of San Francisco ("LiUNA"), regarding the project known as 1979 Mission by Applicant Maximus Real Estate Partners aka PPA Case No. 2013.1543U, including all actions related or referring to the Mixed-Use Project that includes demolition of two existing commercial buildings totaling 36,756 sq. ft., and the construction of a five- to ten story, and up to 105-feet tall building over podium containing approximately 291,923 sq. ft. of residential use for 331 dwelling units, 32,676 sq. ft. of ground floor retail commercial space, and a 65,209 sq. ft. garage at the ground floor and basement level for 163 accessory parking spaces located at 1979 Mission Street in the City and County of San Francisco ("Project").

We hereby request that City and County of San Francisco ("City and County") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City and County, including, but not limited to the following:

- Notice of any public hearing in connection with projects as required by California Planning and Zoning Law pursuant to Government Code Section 65091.

January 8, 2019

CEQA and Land Use Notice Request for the Project known as 1979 Mission by Applicant Maximus Real Estate Partners aka PPA Case No. 2013.1543U

Page 2 of 2

- Any and all notices prepared pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report ("EIR") or supplemental EIR is required for the project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for the project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for the project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out the project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that the project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.
 - Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.**

In addition, we request that the City and County of San Francisco send to us via email or U.S. Mail a copy of all Planning Commission, and Board of Supervisors meeting and/or hearing agendas.

Please send notice by electronic mail, if possible or U.S. Mail to:

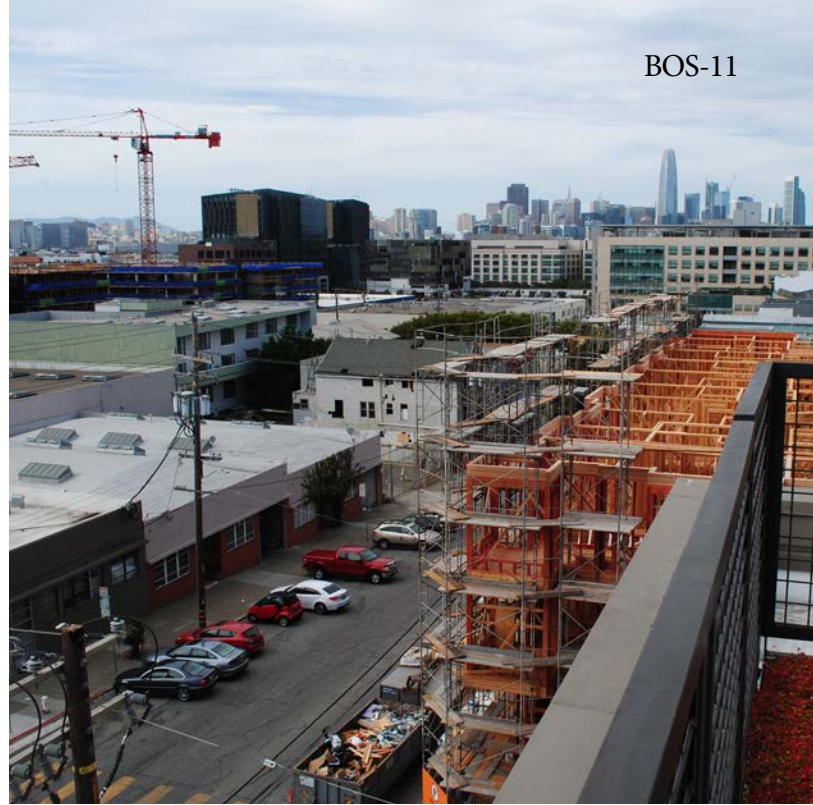
Michael Lozeau
Hannah Hughes
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
michael@lozeaudrury.com
hannah@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Hannah Hughes
Legal Assistant
Lozeau | Drury LLP





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1650 Mission Street, Suite 400
San Francisco, CA 94103-3114
www.sfplanning.org

1	2
3	4

1. SF Planning
2. SF Planning
3. SF Planning
4. Dave R, "Pier 80 Unloading Steel Piles" July 14, 2016 via Flickr, Creative Commons Attribution

2017

SAN FRANCISCO COMMERCE & INDUSTRY INVENTORY

SAN FRANCISCO PLANNING DEPARTMENT
DECEMBER 2018

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About the 2017 Commerce & Industry Inventory

This is the 24th *Commerce & Industry Inventory* prepared by the San Francisco Planning Department. It presents findings and data on economic activities in San Francisco from 2008 through 2017, including population, labor force, employment, establishments, wages, retail sales, monetary transactions, building activity, land use, and transportation.

The short-term goal of this annual *Inventory* is to make local land use-related economic data available to community groups, businesses, and private and public agencies.

The long-term goal is to establish a consistent time series of economic land use-related data and compile background information for the periodic update of the *Commerce and Industry Element* of the *San Francisco General Plan*.

The 2017 Commerce & Industry Inventory is organized as follows:

1. **About the 2017 Commerce & Industry Inventory**
2. **Infographic Highlights**
3. **Findings: San Francisco Economy in 2017**
4. **2017 Data Appendix**

The first three sections summarize key points from this year's data. The Appendix contains updated data tables, continuing the time series from the past ten years.

FORMAT OF THE 2017 COMMERCE & INDUSTRY INVENTORY

The **Infographic Highlights** presents key findings in simple, bold graphics, and is available as a stand-alone document. **Findings: The San Francisco Economy in 2017** summarizes key points for 2017. The **Appendix** contains the full data tables and describes the methodology.

A spreadsheet of the C&I data is also available electronically on the Planning Department's website, along with the document and links to the data on DataSF (<https://data.sfgov.org>).

The Planning Department welcomes your thoughts and suggestions for improving the *Commerce & Industry Inventory*. You can send them to ken.qi@sfgov.org

THE DATA APPENDIX

The Data Appendix contains seven chapters:

- **1.0 Introduction** explains data formats, economic indicators, variables, industrial classification system.
- **2.0 Regional Overview** presents the San Francisco Bay Area's economy in historical and geographical context for four subregions.
- **3.0 Employment** presents data for Industry Group, Land Use Category, and Commerce and Industry (C&I) District.
- **4.0 Establishments** presents data on the number and distribution of active business establishments by Industry Group, Land Use Category, and Commerce & Industry District, and Establishment Size.
- **5.0 Monetary Transaction** includes data on wages, taxable retail sales and sales permits, city government revenues and expenditures.
- **6.0 Building and Land Use** presents the number of building permit applications and total construction cost estimated for all permit applications, including those for new construction and demolitions/alterations. Permit application status is reported for the current year only. The square footage of the land use footprint is presented by planning area.
- **7.0 Transportation** includes commuter transportation mode, net added parking spaces, private vehicle occupancy rate, transit ridership, and Transit Impact Development Fee (TIDF) revenues.

The rest of this "About" section summarizes information regarding data and method that is useful for understanding the Infographic and the Findings sections. Appendix Chapter 1.0, Introduction, describes data and method in detail.

Data Formats

This Inventory presents economic data in terms of time, type of activity, and geographic distribution. Economic indicators use various metrics, such as employees, establishments, and dollars. This Inventory groups data in three ways: (1) Land Use Category, (2) Commerce and Industry Districts, and (3) Industry Group. By using three specific data formats or groupings of the data,

the Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators.

The following section describes these groups as background for reading the **Infographic Highlights**, and the **Findings**. Readers will find a more detailed discussion of the data and tables in **Appendix Chapter 1, Introduction**.

Commerce & Industry (C&I) Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. *Map 1.1* in the Appendix shows their boundaries. Commerce and Industry Districts reflect the geographic variation in the concentration of land uses, as follows.

- The **Financial District** includes the city's densest area with the highest concentration of employment and establishments.
- The **Civic Center** has high concentrations of institutional and government activities.
- The **Van Ness** district encompasses a commercial corridor surrounded by mid- to high-density residential buildings.
- The **Mission** and **North Beach** districts have intense local retail activities and distinct identities for the local and visitor populations.
- The **South of Market (SoMa)** district contains a unique mix of office, Production/Distribution/Repair, residential and other uses, and contains a historic building stock adaptable to a range of uses.
- The **Bayview** district houses a high concentration of PDR activities and has a relatively low density of population, employment, and establishments.
- The **North Central** district contains a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and more residential areas to the west.
- The **Southwest** and **Northwest** districts are pre-

dominantly residential, with businesses concentrated in mostly local-serving neighborhood commercial districts. Overall business density is low.

- The **Unclassified** category represents home-based business establishments and organizations without physical addresses, particularly care givers, which do not register a physical address with the state and thus cannot be assigned to specific geographic districts. The Unclassified C&I district also includes San Francisco International Airport, Treasure Island, and Yerba Buena Island.

Land Use Categories

The classification of land use categories used in the C&I, and more broadly by the Planning Department, is unique to San Francisco. It was developed to facilitate the evaluation of economic information – such as employment, establishments, and transactions – related to land use policy development. The classification system matches type of economic activity with a corresponding type of land use, building structure, and land use pattern. The basis of this classification system is San Francisco's business activities and land use pattern. Thus, application of this land use classification system outside of San Francisco would require some adjustments.

The six Land Use categories include (1) Office, (2) Retail, (3) Production/Distribution/Repair (PDR), (4) Hotel, (5) Cultural/Institutional/Educational (CIE), and (6) Residential. The Residential land use category is used only in Appendix Chapter 6 for data on building permits and land use by plan areas. The definitions of each of these categories follows:

- **Office activity** includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as bank branches.

- **Retail activity** includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, and beauty shops.
- **Production/Distribution/Repair (PDR) activity** includes establishments related to processing, movement, and repair of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation (including vehicle maintenance and repair), information, and utilities. Most of these activities take place in buildings with large, open floor plates—structures that can house machinery and equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel of Visitor activity** is defined as a separate Land Use Category because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.
- **Cultural/Institutional/Educational (CIE) activities** cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, universities, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories.
- **Private Household (Pvt HH)**, formerly counted under the CIE land use category, is tracked separately beginning in 2009 (because of improved data reporting). This land use category involves households located throughout San Francisco that contract for and employ workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/

caretakers, and other household maintenance workers. Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Industry Groups

The Inventory uses the *North American Industry Classification System (NAICS)*. The NAICS classifies all business establishments based on similarity of business process used to produce goods or services. NAICS organizes all economic activity into 20 broad sectors to clearly establish and distinguish each industry sector from the other.

For simplicity, this *Commerce & Industry Inventory* uses the following 11 categories based on combining some NAICS industry sectors (see Appendix [Table 1.1](#)):

- (1) Farm;
- (2) Natural Resources, Mining and Construction;
- (3) Manufacturing;
- (4) Trade, Transportation, Utilities;
- (5) Information;
- (6) Financial Activities;
- (7) Professional and Business Services;
- (8) Educational and Health Services;
- (9) Leisure and Hospitality;
- (10) Other Services; and
- 11) Government.

The Other Services group includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. The Government group includes all civilian employees of federal, state, and local government, regardless of the activity of employee engagement.

Infographic Highlights

2017 Commerce &
Industry Inventory

SUMMARY

2017

Change from 2016

JOBS

714,700 ▲1.6%

UNEMPLOYMENT RATE

2.9% ▼ FROM 3.3%

ESTABLISHMENTS

59,560 ▲0.4%

TOTAL WAGES CITYWIDE

\$77.9B ▲5.6%

AVERAGE WAGE PER JOB

\$109,000 ▲3.9%

BUILDING PERMITS

SEE TABLE 6.1.1.A

29,534 ▲2.7%

CONSTRUCTION SPENDING

\$3.8B ▼42%

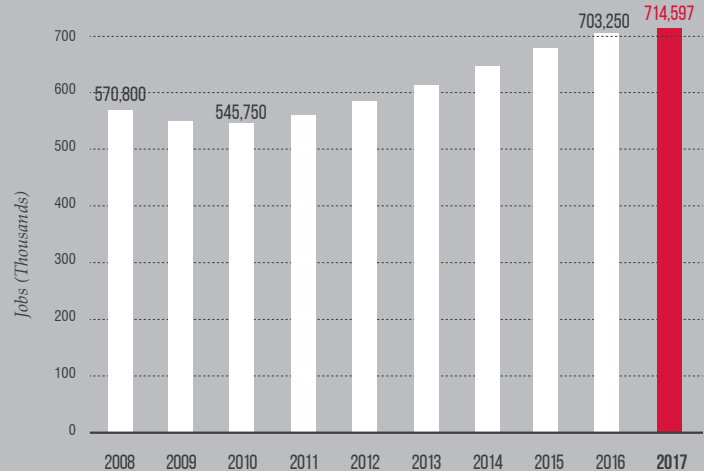
CITY REVENUE

\$6.0B ▲3%

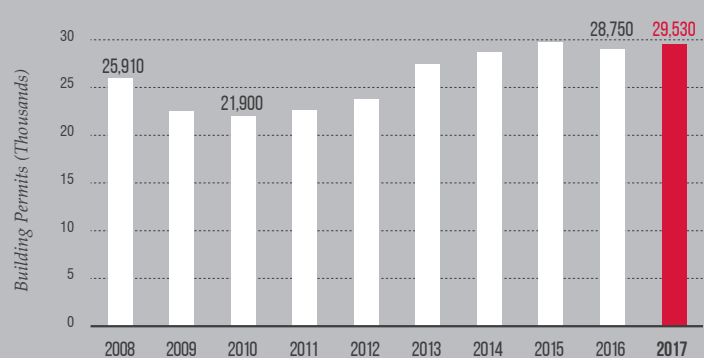
CITY EXPENDITURE

\$5.3B ▲5%

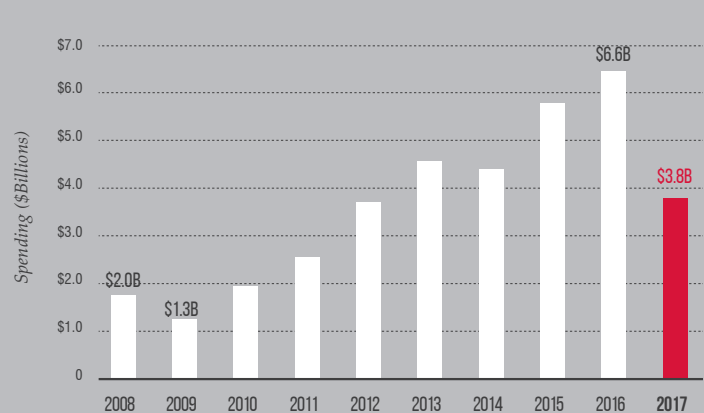
JOBS



BUILDING PERMITS

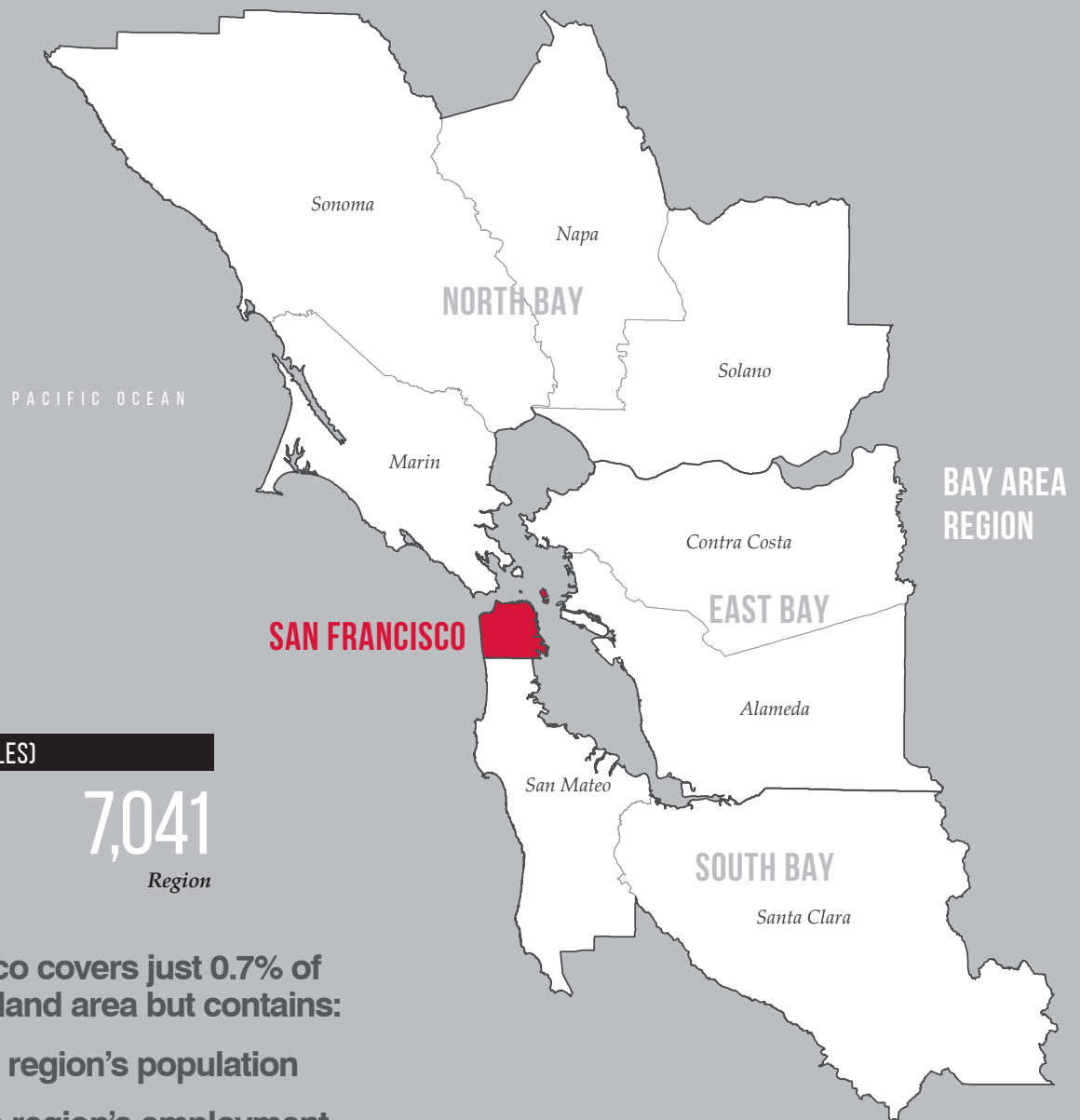


CONSTRUCTION SPENDING



SAN FRANCISCO IN THE REGION

Small area. Large role.



2017 POPULATION

884,000 **7,772,600**

San Francisco

Region



11%

San Francisco's share of regional population.

Record high city and regional population.

POPULATION CHANGE

4.5% **5.4%**

2008–2017
(10 YEAR)

1.11% **0.75%**

2016–2017
(1 YEAR)

San Francisco

Region

Continued population growth in the city and region.

2017 UNEMPLOYMENT RATE

2.9% **San Francisco**

▼ FROM 2016

3.4% **Bay Area**

▼ FROM 2016

4.8% **State**

▼ FROM 2016

Lower unemployment rate than region and State.

2017 JOBS

714,700 **3,912,600**

San Francisco

Region



18%

San Francisco's share of regional jobs.

Jobs are more heavily concentrated in SF compared to the region.

JOB GROWTH

25% **18%**

2008–2017
(10 YEAR)

1.6% **2.3%**

2016–2017
(1 YEAR)

San Francisco

Region

SF job growth is lower than region for the first time in 10 yrs.

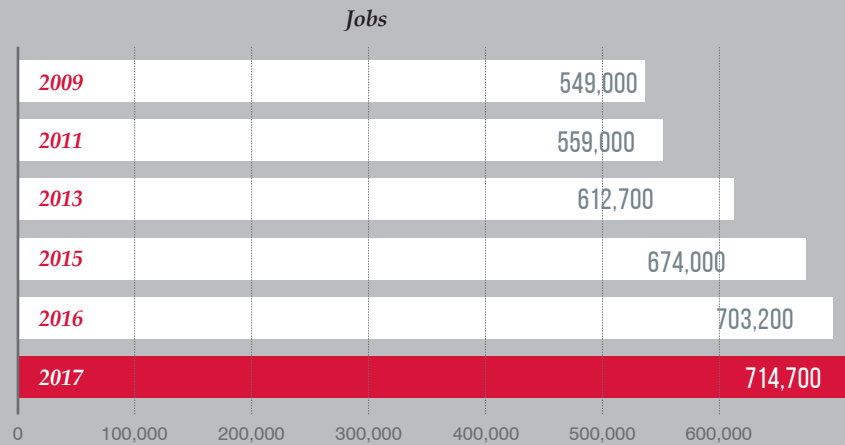
JOB GROWTH BY SECTOR 2016-17

Employment Sector	San Francisco	Region
INFORMATION	6.4%	9%
CONSTRUCTION	1%	3.4%
FINANCIAL ACTIVITIES	0.3%	0.4%
TRADE, TRANSPORTATION & UTILITIES	5%	1%
LEISURE & HOSPITALITY	-0.5%	2.2%

- The region outpaced the City in 4 out of the 5 fastest growing job sectors.
- This shows a reverse trend from last year.

EMPLOYMENT IN SAN FRANCISCO

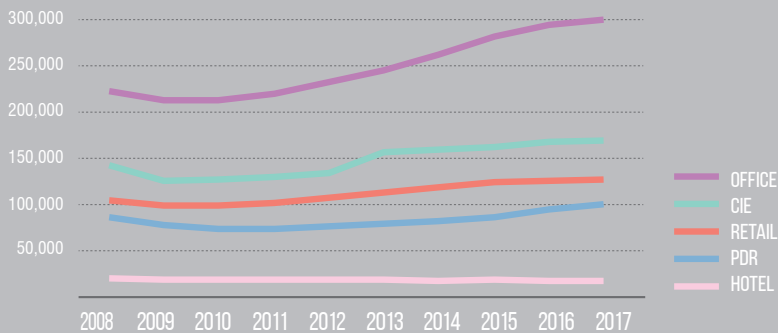
Employment
up 2% in the
past year,
25% over
the decade.



Employment varied over the decade,
but has grown steadily since 2010.

SAN FRANCISCO JOBS BY LAND USE

SEE TABLE 3.1



While jobs continued to
grow, they were slowing
down from previous years.

Employment in all land
uses grew over the decade
except for Hotel jobs,
which declined 17%.

SHARE OF JOBS BY LAND USE

Land Use Category	2008	2016	2017
OFFICE	38%	42%	42%
RETAIL	18%	18%	18%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)	15%	13%	14%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)	25%	24%	24%
HOTEL	3%	2%	2%
PRIVATE HOUSEHOLDS	—	1%	1%

CHANGE IN # OF JOBS

	2016-17	2008-17
OFFICE	2%	35%
RETAIL	1%	22%
PDR	5%	17%
CIE	1%	19%
HOTEL	-2.3%	-17%
PRIVATE HOUSEHOLDS	-10%	—

ESTABLISHMENTS IN SAN FRANCISCO

Establishments grew 0.4% from 2016.

TOTAL ESTABLISHMENTS (2017)

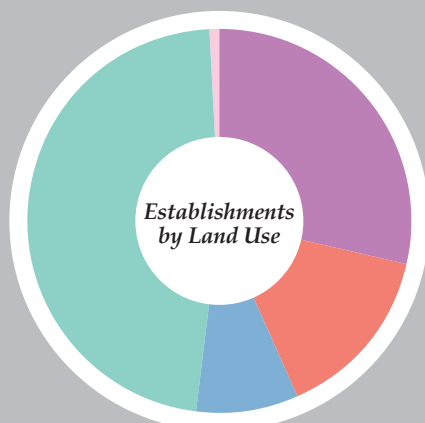
59,560

▲ 0.4%

Change from 2016

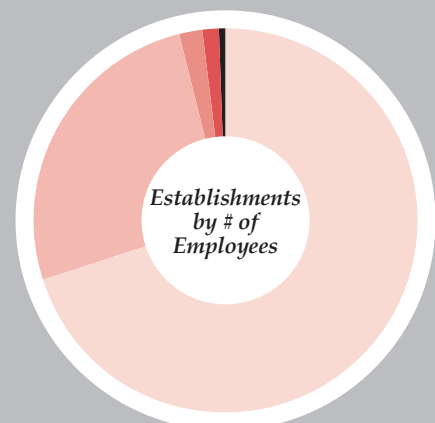
BY LAND USE CATEGORY

Non Private Household		2017	Change 2008–17	
OFFICE		13,989	24%	24%
RETAIL		8,464	14%	13%
PRODUCTION / DISTRIBUTION / REPAIR (PDR)		4,878	8%	1%
CULTURAL / INSTITUTIONAL / EDUCATIONAL (CIE)		26,792	45%	29%
HOTEL		306	1%	6%
		54,429	100%	▲ 22%
Private Household				
PRIVATE HOUSEHOLDS		5,132	8.6%	–



BY NUMBER OF EMPLOYEES

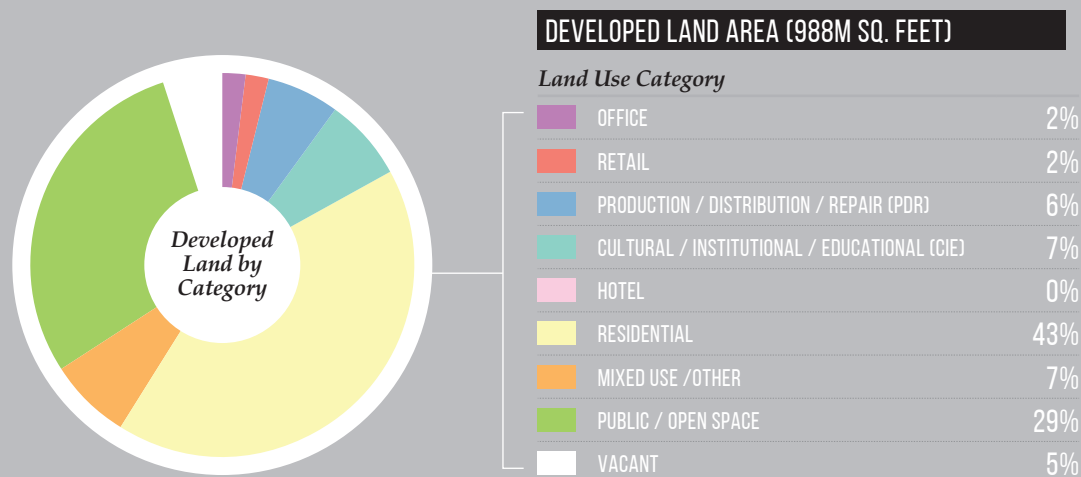
Excluding Private Household		Firms	
0–4		37,665	69%
5–49		14,571	27%
50–99		1,219	2%
100–249		642	1%
250 +		334	1%
		54,431	100%



LAND USE & BUILDING IN SAN FRANCISCO

Land Area

TOTAL LAND AREA	DEVELOPED	STREETS & FREEWAYS
47 SQ. MILES	71% 988M ^{Sq. ft.}	29%

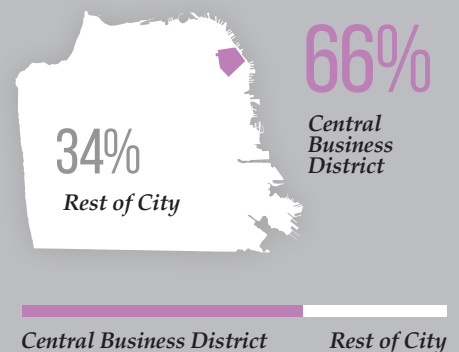


Office Space

2017 TOTAL OFFICE SPACE
78.1 M ^{Sq. ft.}
0.5% ^{Change from 2016}
▲ 8% ^{Change from 2008}

5.8 million square feet of office space added over the last ten years.

SHARE OF OFFICE SPACE



Roughly 2/3rds of the city's office space is in the Central Business District.

Building Permits

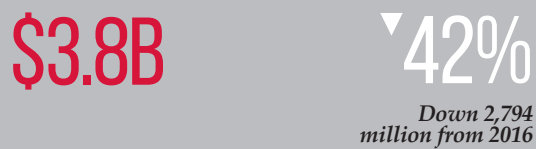
2017 BUILDING PERMITS



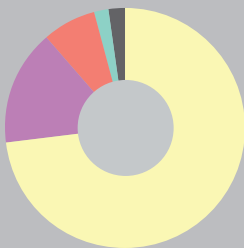
2017 BUILDING PERMIT STATUS



BY CONSTRUCTION COST

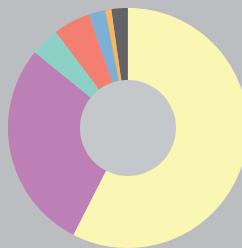


BY NUMBER OF PERMITS



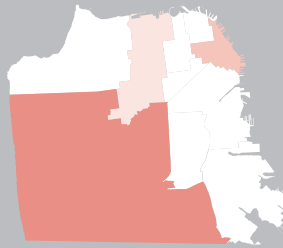
Land Use Category		
RESIDENTIAL	71%	
OFFICE	15%	
RETAIL	7%	
CIE	2%	
PDR & HOTEL	2%	

BY CONSTRUCTION COST



Land Use Category		
RESIDENTIAL	57%	
OFFICE	28%	
CIE	4%	
RETAIL	5%	
PDR	2%	
HOTEL	1%	
OTHER	2%	

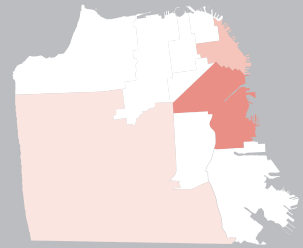
BY NUMBER OF PERMITS



District Location	
SOUTHWEST	31%
FINANCIAL	13%
NORTH CENTRAL	14%

BY CONSTRUCTION COST

SEE TABLE 6.2.1.B



District Location	
SOMA	24%
FINANCIAL	18%
SOUTHWEST	18%

The Southwest district has the highest number of permits, but the value of construction spending is highest in SoMa.

The majority of permits are for Residential and Office projects.

TRANSPORTATION IN SAN FRANCISCO

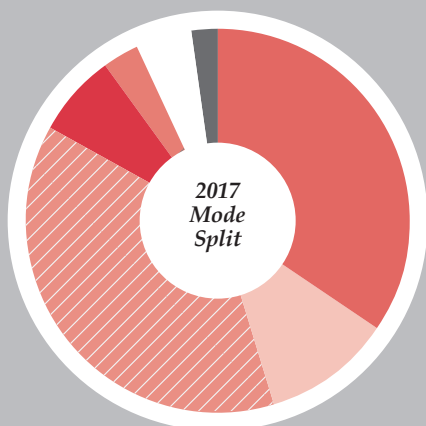
Transit use for communiting continues to grow.

Car commuting continues to fall.

HOW EMPLOYEES IN SAN FRANCISCO COMMUTED TO WORK

Mode	2012	2017	Change
DRIVE ALONE	35%	33%	-6%
CARPPOOL / VANPOOL	10%	8%	-16%
TRANSIT	38%	40%	5%
WALK	7%	8%	13%
BICYCLE	3%	2%	-19%
WORK AT HOME	5%	5%	0%
OTHER	2%	4%	60%

SEE TABLE 7.1



PRIVATE VEHICLE OCCUPANCY (2012–2017)

1.14 PERSONS PER VEHICLE 1.13

2012 2017

DAILY MUNI RIDERSHIP (2012–2017)

693,880 692,000

2012 2017

Daily MUNI ridership down 0.3% since 2012.

BUSIEST MUNI LINES

Line	2012 Daily Trips	2017	Change
38 GEARY	55,000	53,000	▼
N JUDAH	40,500	57,300	▲
14 MISSION	44,200	48,000	▲

TRANSIT IMPACT DEVELOPMENT FEE REVENUE

\$48.1M

FY 2016–2017

SEE TABLE 7.5

CITY GOVERNMENT

City revenues up 3%.

Spending on services up 5%.

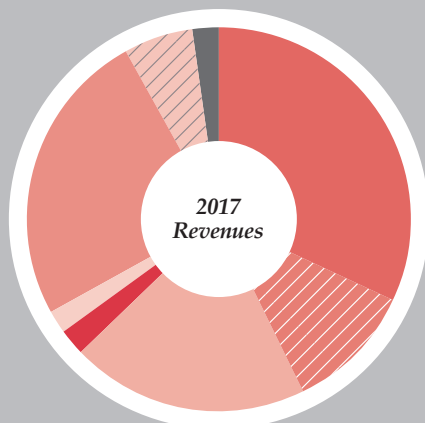
2017 CITY REVENUE

\$6.0B

▲ **3%**
Change from 2016

Revenue Source

PROPERTY TAXES	32%
BUSINESS TAXES	12%
OTHER LOCAL TAXES	22%
LICENSES, PERMITS, FINES & PENALTIES	1%
INTEREST & INVESTMENT INCOME	0.6%
RENTS & CONCESSIONS	2%
INTERGOVERNMENTAL	21%
CHARGES FOR SERVICES	6%
OTHER	3%



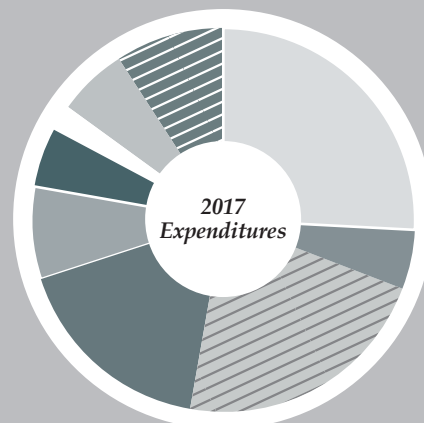
2017 CITY EXPENDITURE

\$5.3B

▲ **5%**
Change from 2016

Expenditure Function

PUBLIC PROTECTION	25%
PUBLIC WORKS, TRANSPORTATION & COMMERCE	6%
HUMAN WELFARE & NEIGHBORHOOD DEVELOPMENT	27%
COMMUNITY HEALTH	13%
CULTURE & RECREATION	7%
GENERAL ADMINISTRATION & FINANCE	6%
GENERAL CITY RESPONSIBILITIES	2%
DEBT SERVICE	8%
CAPITAL OUTLAY	6%



Findings: San Francisco Economy in 2017

SUMMARY

Continued growth in jobs and development activity

A quick review of the main data in the *Commerce & Industry Inventory* reveals many positive signs, indicating continued economic growth in 2017.

- Employment grew for the seventh straight year, from 703,230 jobs to a record-breaking 714,700 jobs. The city gained 11,470 jobs in 2017, representing 1.6% growth over the previous year.
- The unemployment rate in San Francisco continued to fall, from 3.3% to 2.9%. The region's unemployment rate for 2017 was 3.4%.
- The number of business establishments grew to 59,560 firms, up 0.4% from 2017.
- Workers' earnings in the San Francisco economy increased to \$77.9 billion, 5.6% over 2016, with average earnings per job increasing to \$109,000 per worker.
- The number of building permit applications increased by 2.7% from the previous year, to 29,534 applications. However, the estimated value or spending those projects represent in terms of project cost (not all of which will be spent locally in San Francisco) decreased 42% to \$3.8 billion from 2017.
- City revenue was \$6.0 billion, up 3% over 2016, while expenditures increased 5% to \$5.3 billion.

SAN FRANCISCO IN THE REGION

City growth is slowing down compared to the region

For the first time since the last recession, San Francisco appears to be growing slower in jobs than the region as a whole, but maintains a faster population growth.

San Francisco's population increased 1.11% in the past year, to 884,000 residents. This represents a 4.5% increase over the past decade. In comparison, the regional population of 7.77 million grew slightly slower last year, increasing 0.75% from 2016-2017, but faster over the decade (5.4%).

Employment in San Francisco grew by 1.6% in 2017, to a record 714,700 jobs. Over the past decade, this represents a 25% increase in employment in the city. In comparison, regional employment grew 2.3% in the past year, and 18% between 2008 and 2017, to 3.9 million jobs.

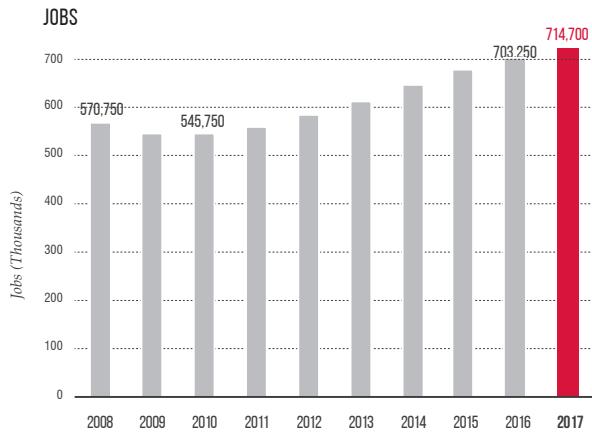
San Francisco's share of regional employment decreased slightly between 2008 and 2017, from 18.4% of all jobs in the region to 18.2%. The *Fastest Growing Job Sectors 2017* table below shows San Francisco's job growth from 2016 to 2017 is behind the region's in all but one of the top five fastest growing job sectors in San Francisco Information, Construction, Trade & Transportation and Leisure & Hospitality).

San Francisco's declining unemployment rate - 2.9% in 2017 - was lower than the regional rate of 3.4%, the State rate of 4.8%, and the nationwide rate of 4.9%.

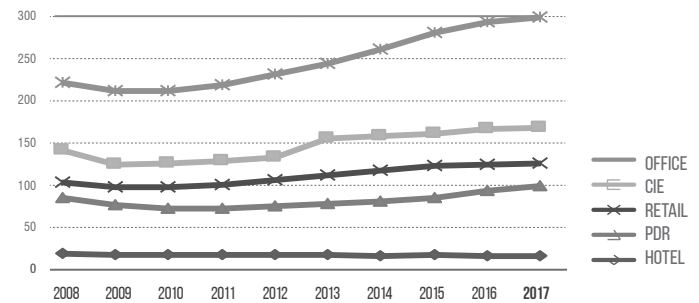
Job Sectors Growth 2017

<i>Employment Sector</i>	<i>San Francisco</i>	<i>Comparison</i>	<i>Region</i>
Information	6.4%	Slower	9%
Construction	1%	Slower	3.4%
Financial Activities	0.3%	Slower	0.4%
Trade & Transportation	5%	Faster	1%
Leisure & Hospitality	-0.5%	Slower	2.2%
Overall Job Growth	1.6%	Slower	2.3%

San Francisco Employment by Land Use Category



JOBS BY LAND USE CATEGORY



EMPLOYMENT

Trends

The past 10 years cover a turbulent time in San Francisco's economy, including the height of the speculative financial bubble in 2008, the global recession that followed, and the city's strong recovery since 2010. In 2007 the San Francisco economy was growing, and would reach 570,800 jobs in 2008 before the Great Recession caused a 4% dip to 549,000 jobs in 2009. However, after showing signs of recovery in 2011, employment in the city has grown by between 4% and 5% every year starting in 2012, and is now at an all-time high of 714,700 jobs.

As the *San Francisco Employment by Land Use Category* graphs illustrate, jobs in the office, CIE, retail, and PDR land use categories generally followed a pattern similar to total jobs: a peak in 2008, a trough in 2010, and growth since then.¹ Only hotel jobs show a longer term decline over the full decade, and continued decline from 2016 to 2017 despite growth in overall jobs.

Sectoral Composition and Geographic Concentration

The share of employment by land use category, and their relative ranking, has shifted somewhat between 2008 and 2017 (see *Employment by Land Use* table below) with the proportion of office jobs rising (from 39% to 42% of all jobs) as PDR jobs fell from 15% to 13%. While PDR jobs have actually grown over the past decade, that growth has been overshadowed by large, +20% increases in office, retail and CIE jobs, and thus they make up a smaller proportion of the San Francisco economy today.

Employment by Land Use

Land Use Category	Sector Shares			Rate of Change	
	2008	2016	2017	2008-17	2016-17
Office	39%	42%	42%	35%	1.8%
Retail	18%	18%	18%	22%	1%
PDR	15%	13%	13%	17%	5%
Hotel	3%	2%	2%	-17%	-2.3%
CIE	25%	24%	24%	20%	1%
Pvt HH	-	1%	1%	na	-10%
TOTAL	570,778	703,233	714,697	26%	1.6%

1. CIE employment from 2002-2008 estimated based on the share of private household to total CIE employment in years 2009-2012.

ESTABLISHMENTS

San Francisco had 59,560 establishments in 2017, a 0.4% increase from 2016. Approximately 9% of these, or 5,132 establishments, were private households,² 9% decrease from 5,654 in 2016, most likely employing less than five workers per establishment. To understand San Francisco establishments better, private household establishments were separated from non-household firms. The 54,429 non-household firms make up 91% of San Francisco establishments in 2017. By land use category, 45% are CIE, 24% are Office land uses, 14% are Retail, 8% are PDR and less than 1% are Hotel.

Private household establishments are located in residences and in areas designated for residential land use. Like home-based businesses, they are a secondary commercial use that supports and does not displace or otherwise change the primary residential use. They can be accommodated in residential land uses and do not require the land use policy attention that commercial uses require.

2. The Private household establishment and land use category involves households located throughout San Francisco that contract for and employ workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, house cleaners, butlers, private caregivers, gardeners, grounds keeper/caregivers, and other household maintenance workers.

The 34% increase in total establishments between 2007 and 2018 corresponds with employment growth over the same period. Change by land use type reveals slight increase in PDR establishments over the period, but substantial gains in CIE, office and retail (29%, 24% and 13%, respectively) establishments.

The vast majority of establishments in San Francisco employ fewer than 50 employees. 69% of non-household establishments in San Francisco employ fewer than 5 workers (see *2017 Non-Private Household Establishments by Size* table below), and 27% employ 5-49 workers.

Establishments 2008–2017

Land Use	Number			Share 2017	Change	
	2008	2016	2017		2008-17	2016-17
Office	11,292	13,578	13,989	24%	24%	3%
Retail	7,473	8,403	8,464	14%	13%	1%
PDR	4,812	4,799	4,878	8%	1%	2%
Hotel	288	304	306	1%	6%	1%
CIE	20,710	26,564	26,792	45%	29%	1%
Subtotal	44,575	53,648	54,429		22%	1%
Pvt HH		5,654	5,132	7%	--	-9%
TOTAL	44,575	59,302	59,561		34%	0.4%

2017 Non-Private Household Establishments by Size

# of Employees	Number of Firms	Share
0-4	37,665	69%
5-49	14,571	27%
50-99	1,219	2%
100-249	642	1%
250+	334	1%
TOTAL	53,431	100%

MONETARY TRANSACTIONS

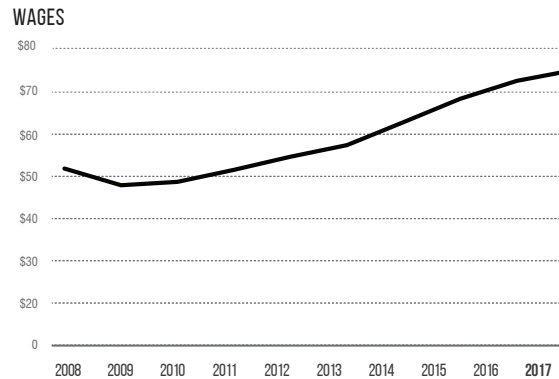
Wages

Wage and salary workers in San Francisco earned \$77.9 billion in 2017, up 5.6% from 2016 and 46% from 2008 (inflation adjusted). Total wages followed the larger trend of the economy, growing when employment grew and dipping during the last recession. Approximately 62% (\$48.7B) of the total is earned by office workers with the remainder earned by workers in the following land use sectors: 15% in CIE, 15% in PDR, 7% in Retail, and 1% in Hotel. The average wage in San Francisco is \$109,000, with office workers earning the highest average wage (\$163,132), followed by PDR workers (\$114,200). Workers in CIE, Hotel, and Retail earn less than the citywide average, at \$68,600, \$51,100, and \$40,600, respectively, while Private Household workers average a wage of \$59,300.

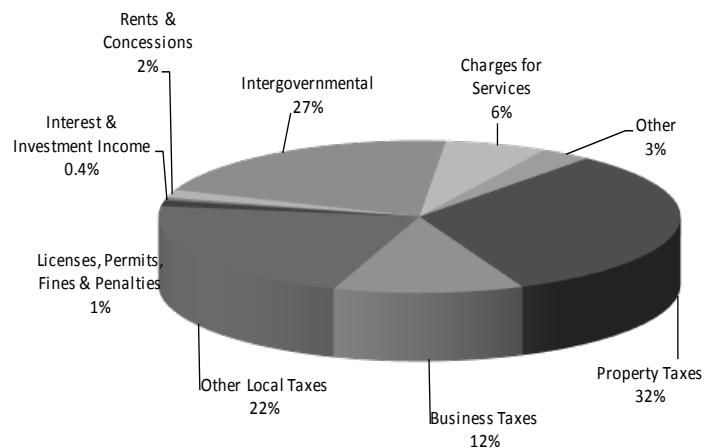
City Revenues and Expenditures

In Fiscal Year 2017 (July 1, 2016 through June 30, 2017), City revenues amounted to \$6.0B, up 3% over 2016. City expenditures were lower than revenues, at \$5.3B, and grew 5% over 2016. Property Taxes were the City's largest revenue source, making up 32% of total revenue, and Public Protection (25% of all expenditures) was the highest City expenditure category.

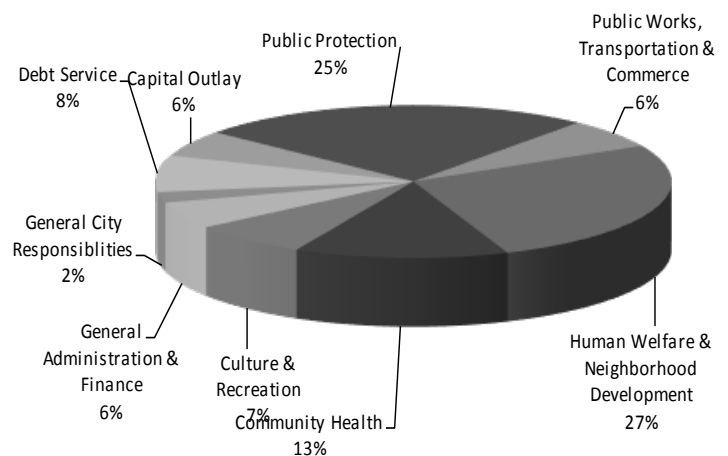
Total Wages (2017 \$s)



City Revenue 2017 (\$6.0 Billion)



City Expenditures 2017 (\$5.3 Billion)



LAND AREA AND BUILDING

Land Area

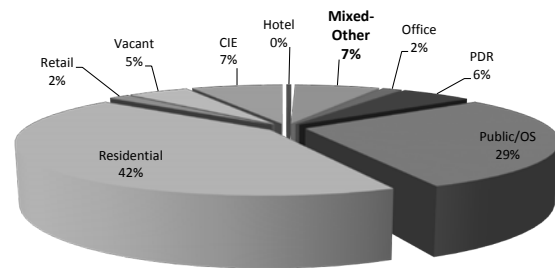
San Francisco has 46.9 square miles of land area, of which 71% is developed, while the remaining 29% are used for streets or freeways. Residential uses form the majority of San Francisco's land use footprint, occupying 42% of the city's land area, followed by Public and Open Space at 29%, and Commercial uses at 17% (6% PDR, 2% Office, 0.4% Hotel, and 7% CIE). Mixed uses occupy 7% of the area while 5% of land area is vacant.

Building Permit Applications

In 2017, there were 29,500 active building permit applications in San Francisco, an decrease of 3% from 2016. Approximately 98% of building permit applications were for demolition or alteration projects (versus for new construction or for signs, etc). The total value of building permit applications in terms of estimated construction cost was \$3.8 billion in 2017, a 42% decrease from 2016 (\$6.6B) but a 91% increase over 2008 (\$2.0B). As shown in *Building Permit Applications by Type 2017* below, permits for new construction, despite making up less than 1% of all permits, represented 36% or \$1.4B in value, while permits for demolition and construction, which make up 97% of all permits, represented \$2.4B, or 63%.

Overall, most active permits were for Residential land uses (71%), followed by 15% for Office and 7% for Retail uses. In terms of construction cost, 57% of the building permit applications' cost was for residential projects, while 28% was for Office and 14% for CIE uses.

Developed Land Area (988MSF)



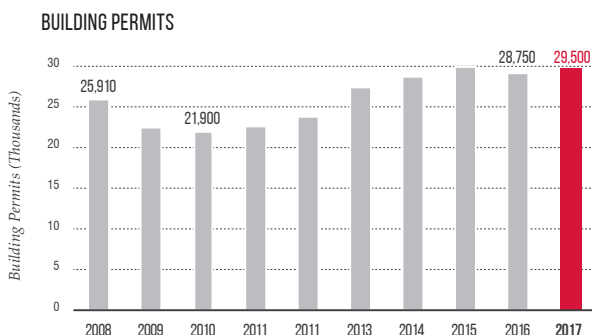
Residential permits were more numerous but smaller in scope, while office projects tended to have higher construction costs.

Approximately 56% of active building permit applications completed construction in 2017, with another 32% approved or issued but not yet complete, 1% cancelled, and 10% not yet acted upon, abandoned, reinstated, or appealed (Other). Geographically, the Southwest C&I district saw the highest number of permit applications (31% of the total), followed by the Financial and North Central (13%, 14%) C&I districts. The C&I districts with the highest concentration of construction costs were the SOMA (24%) and Financial (18%) districts.

Central Business District (CBD) Office Space

Of the 78 million square feet of office space in San Francisco, approximately 66% is in the Central Business District (generally the Financial District north and south of Market Street). San Francisco has added 5.8 msf of office space since 2008, an 8% increase. The CBD added 4.6 msf of office space, an increase of 10%.

Building Permit Applications



Building Permit Applications by Type 2017

Land Use	All Permits		New Construction Permits		Demolition + Alteration Permits	
	Number	Value	Number	Value	Number	Value
Office	15%	28%	0.02%	4%	15%	25%
Retail	7%	5%	0.02%	0%	7%	5%
PDR	1%	2%	0.02%	0%	1%	1%
Hotel	1%	1%	0.00%	0%	1%	1%
CIE	2%	14%	0.01%	1%	2%	4%
Residential	71%	57%	0.36%	31%	72%	25%
Other	3%	2%	0.00%	0%	1%	2%
Total	29,534	\$3.8b	127	\$1.4b	28,767	\$2.4b
Share of total	100%	100%	0.43%	36%	97%	63%

TRANSPORTATION

The *Commerce & Industry Inventory* presents basic data on San Francisco mobility in terms of commute mode split, parking entitlements, vehicle occupancy, transit ridership, and the Transit Impact Development Fee Revenue (TIDF).

Commute Mode Split

Data on mode split from 2012 and 2017 for workers commuting to San Francisco jobs (from within and outside the city) indicate that commuting by car, whether driving alone or in a carpool, has declined in popularity, while transit use continues to grow. In 2017, 33% of commute trips were made “driving alone,” down 2 points from 35% in 2012. Transit's share increased 2 points over that same period, from 38% in 2012 to 40% in 2017.

Private Vehicle Occupancy

Private vehicle occupancy during commute trips for workers commuting to San Francisco jobs (from within and outside the city) between 2012 and 2017 fell slightly, from 1.14 to 1.13, indicating a further decline in the popularity of carpooling.

Daily Transit Ridership

Muni ridership remained steady from 2012 to 2016, increasing slightly to 696,400 average daily rides. The 38-Geary lines continue to have the highest ridership, with 43,000 average daily trips, followed by the N-Judah at 50,400 trips, and the 14-Mission lines at 46,500 trips. (see Table 7.4 in the Appendix for details).

Transit Development Impact Fee

The Transit Impact Development Fee (TIDF) revenue was \$37.5 million in FY2016, up from \$14.2 million in FY2015. Annual TIDF revenue can vary widely, as the amount collected is based on the amount of development that occurs. Total revenues collected since FY2005 amount to \$86.7 million.

Commute Mode Split - San Francisco Employees

	2012	2016	2017	2012-2017	2016-2017
Drive Alone	35%	33.2%	32.7%	-6%	-0.4%
Carpool/Vanpool	9.7%	8.9%	8.2%	-16%	-0.7%
Transit	38.3%	40.1%	40.3%	5%	0.2%
Walk	7.1%	7.4%	8.1%	13%	0.7%
Bicycle	2.7%	2.7%	2.2%	-19%	-0.5%
Work at Home	4.9%	4.3%	4.9%	0%	0.6%
Other	2.2%	3.4%	3.5%	60%	0.2%

Daily Transit Ridership

Route Nos.	Route Name	2012	2017	2012-2017	
				Number	Rate
38, 38L, 38AX, 38BX	Geary	55,042	52,900	-2,142	-4%
N, Nx	Judah	40,529	47,300	6,771	17%
14, 14L, 14X	Mission	44,162	48,000	3,838	8.7%
All Routes		693,881	692,000	-1,881	-0.3%

2017 Data Appendix



Photo by Ken Qi, SF Planning

1.0 Introduction

This Data Appendix is organized into seven chapters.

- **Chapter 1 – Introduction** defines the data formats, economic indicators and the variables contained within each data set, and two industry classification systems used in the series of Inventories to present the economic data in chapters 2 through 5.
- **Chapter 2 – Regional Overview** presents San Francisco’s economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the San Francisco Bay Area. This information is presented by four subregions of the Bay Area: North Bay, East Bay, South Bay, and San Francisco. Unemployment data for the Bay Area, California, and the United States are presented as well.
- **Chapter 3 – Employment** presents information on San Francisco’s employment in three predefined data formats, which are: Industry Group, Land Use Category, and Commerce and Industry (C&I) District. These data formats are explained in Chapter 1 – Data Formats.
- **Chapter 4 – Establishments** reports the number of establishments as places where businesses are operated or where service and light industrial operations are performed. The chapter presents data on the number and distribution of active business establish-

ments by Industry Group, Land Use Category, and Commerce & Industry District, and Establishment Size-class.

- **Chapter 5 – Monetary Transactions** measures various aspects of the city’s economy in monetary terms. This chapter provides data related to wages, taxable retail sales and sales permits, city government revenues and expenditures. Wage data are presented by Land Use Category. Taxable retail sales and permits data are presented by type of business. City government revenues and expenditures are reported by source and function.
- **Chapter 6 – Building and Land Use** provides information regarding construction activity in San Francisco. It presents the number of building permit applications and the total construction cost related to permit applications. The permit applications by permit status are reported only for the current year. This chapter also contains statistics on land use in San Francisco. The data in this chapter are derived from the San Francisco Department of Building Inspection and are summarized by neighborhood planning area rather than Commerce & Industry district boundaries used in chapters 2 through 5.
- **Chapter 7 – Transportation** describes recent trends in San Francisco’s transportation and transit systems. This includes analysis of mode split (i.e., what kind of transportation people use to complete their trips), parking availability, vehicle occupancy (i.e., the number of people per private vehicle), transit service, and Transit Impact Development Fee (TIDF) revenues.

1.2 DATA FORMATS

The economic data in the Inventory are presented in terms of time, type of activity, and geographic distribution. The economic indicators are measured by their specific units such as employees, establishments, and dollars. The Inventory provides a framework for comparisons, cross-references, and cross-tabulations among various economic indicators by using three specific data formats or groupings of the data:

- Commerce and Industry Districts,
- Land Use Category, and
- Industry Group.

These data groups are discussed below. To the extent possible, the data in the Inventory, which are gathered from different sources, are aggregated into these three pre-defined formats. Some of the data remain in their original formats because of limited detail in the original data source.

Commerce & Industry Districts

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density, and other spatial characteristics. This classification aggregates small zip code based units into 10 large districts encompassing the entire city of San Francisco. Each district is defined by one or more postal zip codes because a zip code is traditionally the smallest geographical unit for which economic data are available. The district boundaries are as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to the economic data. The C&I district boundaries are shown on [Map 1.1](#).

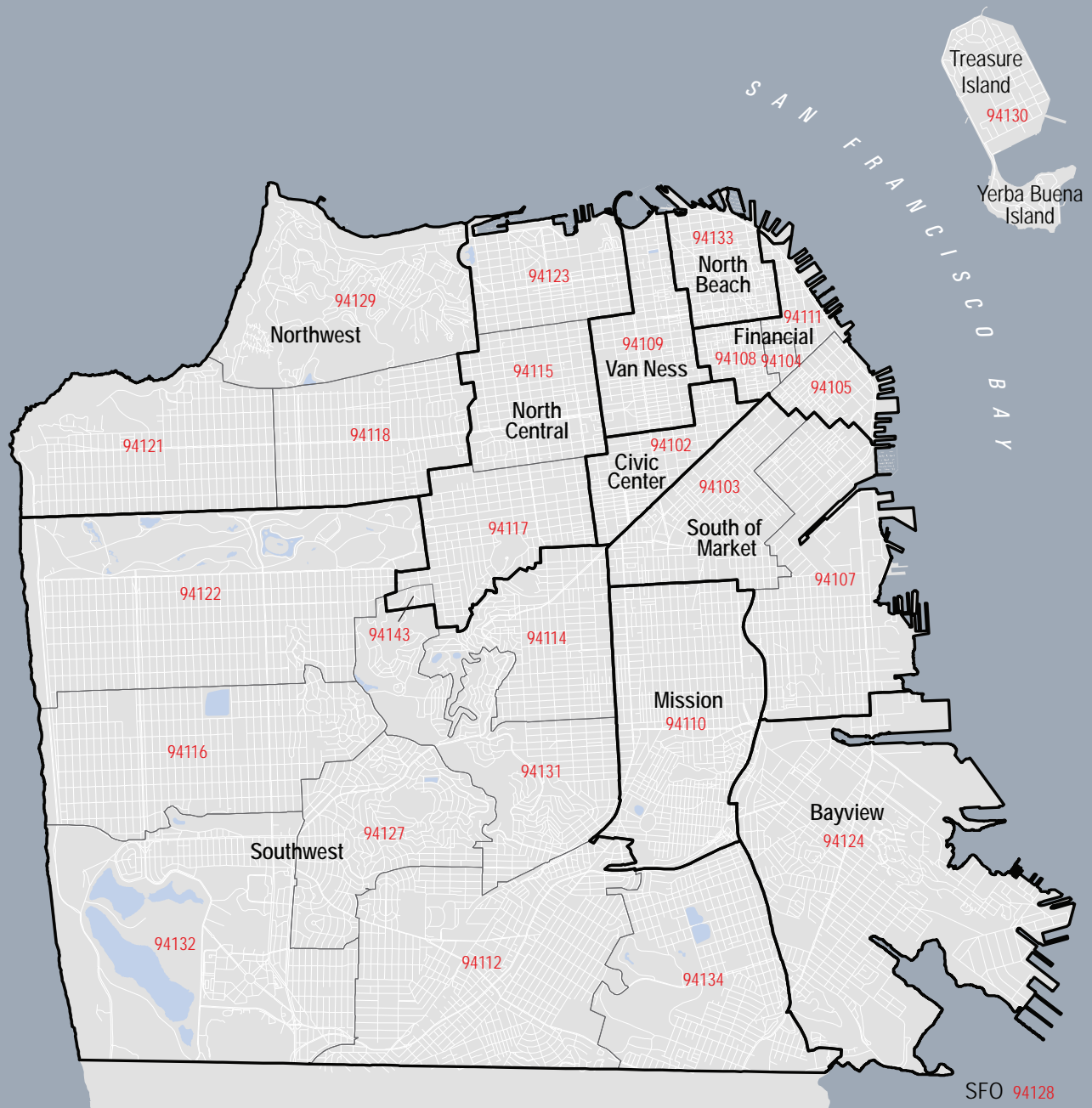
Commerce and Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities.

- The **Financial District** covers the densest area with the highest concentration of employment and establishments.
- The **Civic Center** is defined by its high concentration of institutional and government activities.
- The **Van Ness** district runs along a commercial corridor surrounded by mid- to high-density residential buildings.
- The **Mission** and **North Beach** districts are characterized by intense local retail activities and have very defined identities for the local and visitor population.
- The **South of Market** district contains a combination of office and PDR activities, located between the Financial District and Bayview.
- The **Bayview** district houses a high concentration of Production/Distribution/Repair (PDR) activities and shows a low density in terms of population, employment, and establishments.



PACIFIC OCEAN

SAN FRANCISCO BAY



Commerce and Industry Districts San Francisco

0 Miles 1

MAP 1.1



District Boundaries

Zip Code Boundaries

- The **North Central** district concentrates a great proportion of institutional activities, mainly health related, and is a transitional area between downtown and the more peripheral residential area to the west.
- The **Southwest** and **Northwest** districts are predominantly residential, with a very low business density.

Unclassified. In addition to the above ten zip code-based districts, there is an **Unclassified category**. This category represents home-based business establishments and organizations, particularly care-givers, that do not register a physical address with the State, and thus cannot be assigned to specific geographic districts. The Unclassified C&I district also includes San Francisco International Airport, Treasure Island, and Yerba Buena Island.

Plan Areas

The Inventory also provides information on geographic areas other than Commerce and Industry Districts. These areas are referred to as Plan Areas and are used exclusively in Chapter 6 (see *Map 6.2*). The neighborhood district boundaries tend to follow more homogenous economic patterns than the zip code-based Commerce and Industry districts.

Land Use Categories

This classification facilitates the evaluation of economic information – such as employment, establishments, and transactions – related to types of land use relevant to land use policy development. It matches the type of economic activity with a corresponding type of use and building structure as well as the prevalent land use pattern. This classification is based only on San Francisco’s business activities and land use pattern. Its application outside of the city may require some adjustments.

The six Land Use categories used in this Inventory are: (1) Office, (2) Retail, (3) Production/Distribution/Repair (PDR), (4) Hotel, (5) Cultural/Institutional/Educational (CIE), and (6) Residential. The Residential land use category is addressed only in Chapter 6 in the context of building permits and land use by plan areas. The definitions of each of these categories are as follows:

- **Office** activity includes professional services such as administration, legal services, architecture, engineer-

ing, real estate, computer services, research and development activities, and government administrative functions. Three types of spaces are considered: primary offices, which mainly include headquarters and large firms; secondary offices, which include small professional offices and services; and walk-in customer facilities such as banking.

- **Retail** activity includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, and beauty shops.
- **Production/Distribution/Repair (PDR)** activity includes establishments related to processing, movement, and repair of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation (including vehicle maintenance and repair), information, and utilities. Most of these activities take place in buildings with large, open floor plates—structures that can house machinery and equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.
- **Hotel or Visitor** activity is defined as a separate Land Use Category because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.
- **Cultural/Institutional/Educational (CIE)** activities cover the social spectrum of economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, universities, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.
- **Private Household (Pvt HH)**, formerly counted under the CIE land use category, is tracked separately beginning in 2009 (because of improved data reporting). This land use category involves households located throughout San Francisco that contract for and employ

workers on or about their premises in activities primarily concerned with the operation of the household. These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/caretakers, and other household maintenance workers. Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Industry Groups

This classification aggregates business establishments into Industry groups according to similarity of production process. The *North American Industry Classification System* (NAICS) is the current classification system. It was released in 1997 and last revised in 2007. It replaced the previous *Standard Industry Classification* (SIC) system based on similarity of product produced.

The United States Department of Commerce developed these two systems and the California Employment Development Department (EDD) adopted them. *Commerce & Industry Inventories 2002-2011* have a discussion of the relationship between the two classification systems because data from 2000 and earlier used the SIC system and data from 2001 onwards used the NAICS system (see [Tables 1.1](#) and [1.2](#)). *Commerce & Industry Inventory 2011* onwards, have an abbreviated discussion of the two classification systems because the 10-year time series uses the NAICS system exclusively.

The NAICS classifies all business establishments based on similarity of process used to produce goods or services. NAICS is a six-digit coding system. Under NAICS, the first two digits of the code are designated as sector to represent general categories of economic activities. The first three digits are designated as sub-sector to represent major categories of economic activities. The first four digits represent industry group, while the five and six digit classifications correspond to specific industries.

NAICS organizes all economic activity into 20 broad sectors (in contrast to the 10 sectors of the earlier SIC classification system). The purpose for this broad categorization is to clearly establish and distinguish each industry sector from another. NAICS also defined 350 new industries, including several new high-tech and services related industries which were not appropriately defined and recognized in the previous SIC system.

For simplicity, this *Commerce & Industry Inventory* uses the following 11 categories based on combining some NAICS' industry sectors (see [Table 1.1](#)): (1) Farm; (2) Natural Resources, Mining and Construction; (3) Manufacturing; (4) Trade, Transportation, Utilities; (5) Information; (6) Financial Activities; (7) Professional and Business Services; (8) Educational and Health Services; (9) Leisure and Hospitality; (10) Other Services; and (11) Government. The Other Services group includes repair and maintenance, personal services, religious and grant making services, and services related to the operation of a private household. The Government group includes all civilian employees of federal, state, and local government, regardless of the activity in which employees are engaged.

The Inventory also uses Land Use Categories, as discussed above, to organize data for land use policy making purposes. [Table 1.2](#) illustrates the correspondence between NAICS industrial sectors and San Francisco's Land Use Activity Categories.

Table 1.1**MAJOR INDUSTRY CLASSIFICATION CATEGORIES**

<i>Industry grouping used in the Commerce And Industry Inventory</i>	<i>North American Industry Classification System (NAICS)</i>		
	<i>S.N.</i>	<i>Code</i>	<i>Sectors</i>
1. Farm	1	11	Agriculture, Forestry, Fishing and Hunting
2. Natural Resources, Mining and Construction	2	21	Mining
	3	23	Construction
3. Manufacturing	4	31-33	Manufacturing
4. Trade, Transportation, Utilities	5	48-49	Transportation and Warehousing
	6	22	Utilities
	8	42	Wholesale Trade
	9	44-45	Retail Trade
5. Information	7	51	Information
6. Financial Activities	10	52	Finance and Insurance
	11	53	Real Estate and Rental and Leasing
7. Professional and Business Services	12	54	Professional, Scientific, and Technical Services
	13	55	Management of Companies and Enterprises
	14	56	Administrative and Support, Waste Management and Remediation Services
8. Educational and Health Services	15	61	Education Services
	16	62	Health Care and Social Assistance
	17	71	Arts, Entertainment, and Recreation
9. Leisure and Hospitality	18	72	Accommodation and Food Services
10. Other Services	19	81	Other Services (except Public Administration)
11. Government	20	92	Public Administration

Note: S.N. = Sector Number

Sources: Executive Office of The President: Office of the Management and Budget; San Francisco Planning Department

Table 1.2

CLASSIFICATION BY LAND USE CATEGORIES AND INDUSTRY GROUPS

San Francisco Planning Department Land Use Category		North American Industry Classification System (NAICS)	
	Industry Group	NAICS Code	
Office	Agriculture	111-115	
		211-213	
	Finance	522-523	
	Insurance	524-525	
	Real Estate	531, 533	
		516	
		518	
	Office Services	519	
		541	
		551	
		561	
	Public Administration	921-928	
Retail	General Merchandise	452	
	Food Stores	445	
	Apparel Stores	448	
	Eating & Drinking Places	722	
		441, 447	
		442	
	Other Retail Stores	443, 446, 451	
		453-454	
		532	
	Personal & Repair	811-812	
Production/Distribution/Repair (PDR)	Construction	236-238	
		488	
		485, 487	
		484, 492-493	
	Transportation and Warehousing	491	
		481, 483	
		486	
		221	
	Utilities	562	
		515	
	Information	517	
	Wholesale	423-425	
	Food Manufacturing	311-312	
	Apparel Manufacturing	313-315	
	Printing and Publishing	323, 511	
		321-322, 337	
		324-325	
	Other Manufacturing	316, 326-327	
		331-333	
		334-335	
	Repair Services	336	
	Transp. Equipment, Building Supplies	339, 444	
	Film & Sound Recording	512	
Hotel or Visitor	Accommodation	721	
Cultural/Institutional/Educational (CIE)	Art and Recreation	711	
	Performing arts, amusement parks	713	
	Education Services	611	
	Health Care	621-623	
	Social Assistance	624	
		712	
Private Households	Other CIE Services	813	
	Private Households (Pvt HH)	814	
	Unclassified Establishments	999	

Sources:
Executive Office of The
President: Office of the
Management and Budget;
San Francisco Planning
Department



2.0 Regional Overview

San Francisco has diverse linkages to the region as well as to the state, national, and global economy. This chapter supplies basic demographic and economic information about the San Francisco Bay Area's nine counties. This information gives an understanding of San Francisco's economic base within a regional and historical context.

The nine counties of the San Francisco Bay Area are Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. *Map 2.1* shows the location of these counties, which have been grouped into four sub-regions for analysis in this chapter: North Bay, East Bay, South Bay, and San Francisco. These sub-regions were initially identified in 1985 on the basis of observed travel patterns of commuters into San Francisco and availability of employment information. Although travel patterns have evolved since the initial observations, these sub-regions have been retained in order to maintain the consistency of the time series data in this chapter. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, North Bay, East Bay, and South Bay areas that represent the labor force base for San Francisco and the region. When reviewing the tables in this chapter, it is important to note that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South

Bay 25 percent, and San Francisco less than one percent of land area in the region. Population densities in San Francisco are by far the highest in the Bay Area.

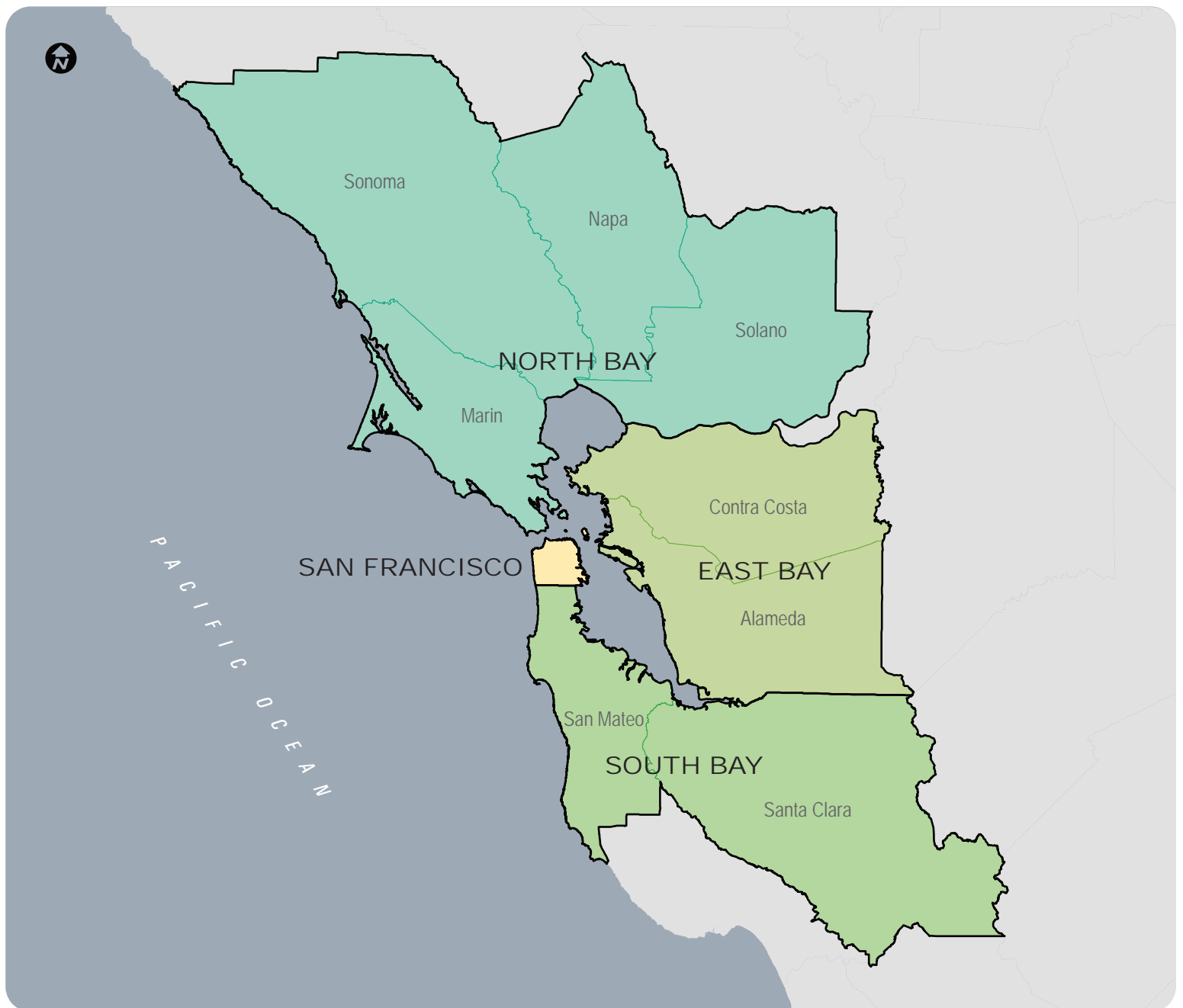
This chapter presents two sets of tables and graphs. The first set describes the residents of each subregion regardless of where they work in terms of population, labor force, number of employed residents, and unemployment. These concepts are described below. For context, unemployment data is also provided for California and the United States. The second set describes the workers in each subregion regardless of where they live in terms of regional employment by industry groups and then regional employment by subregion by industry group.

Each economic indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

- **Population** is defined as the total number of people who live in a specific area, such as a particular county or city. Population data comes from the California State Department of Finance (DoF). These data are based on the 2010 Census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking the status of military bases. The DoF population estimates are generally 3% to 5% higher than those of the Census Bureau.

- **Labor Force** consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are obtained from the California Employment Development Department (EDD).
- **Employment**, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include self-employed, unpaid family workers, domestics, volunteers, or persons involved in trade disputes.
- **Unemployment** is defined as civilians 16 years and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to jobs from which they had been laid off. Civilian unemployment data are based on place of residence. The unemployment data are from EDD, the United States Department of Commerce, and U.S. Census Bureau.

Employment data reported by industry group are based on EDD data. These data are organized by using the North American Industry Classification System (NAICS), as discussed in Chapter 1.



**Bay Area Counties and
Commerce and Industry Sub-Regions**

0 Miles 20
MAP 2.1

Table & Figure 2.1.1**BAY AREA POPULATION BY SUB-REGION, 2008–2017**

This table presents the number of residents in each Bay Area sub-region for the last ten years, as well as the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Population trends are shown in Figure 2.1.1 below.

Population by Sub-Region (000s)

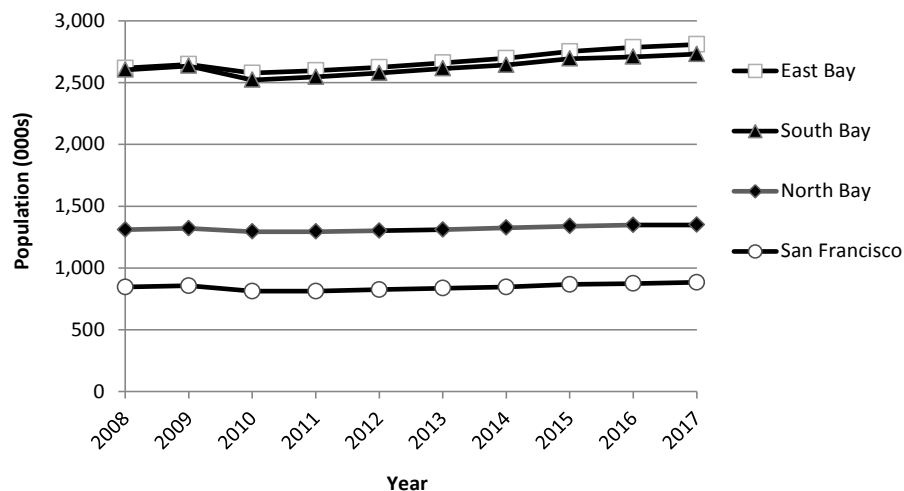
Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	1,309.5	1,320.7	1,294.0	1,293.8	1,301.2	1,309.8	1,325.1	1,337.8	1,347.2	1,348.3
East Bay	2,617.1	2,647.9	2,577.2	2,597.3	2,623.4	2,660.3	2,697.4	2,751.3	2,784.9	2,809.6
South Bay	2,603.5	2,635.2	2,522.1	2,545.9	2,577.9	2,613.8	2,642.8	2,693.9	2,708.4	2,730.8
San Francisco	845.6	856.1	812.1	812.5	825.1	836.6	845.6	866.6	874.2	884.0
TOTAL	7,375.7	7,459.9	7,205.4	7,249.6	7,327.6	7,420.5	7,510.9	7,649.6	7,714.6	7,772.6

Annual Percentage Distribution

Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	17.8	17.7	18.0	17.8	17.8	17.7	17.6	17.5	17.5	17.3
East Bay	35.5	35.5	35.8	35.8	35.8	35.9	35.9	36.0	36.1	36.1
South Bay	35.3	35.3	35.0	35.1	35.2	35.2	35.2	35.2	35.1	35.1
San Francisco	11.5	11.5	11.3	11.2	11.3	11.3	11.3	11.3	11.3	11.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
North Bay	0.9	-2.0	0.0	0.6	0.7	1.2	1.0	0.7	0.1
East Bay	1.2	-2.7	0.8	1.0	1.4	1.4	2.0	1.2	0.9
South Bay	1.2	-4.3	0.9	1.3	1.4	1.1	1.9	0.5	0.8
San Francisco	1.2	-5.1	0.1	1.5	1.4	1.1	2.5	0.9	1.1
TOTAL	1.1	-3.4	0.6	1.1	1.3	1.2	1.8	0.9	0.8

**Notes:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Source:

US Census, CA Department of Finance, E-1 City / County Population Estimates.

Table & Figure 2.1.2**BAY AREA LABOR FORCE BY SUB-REGION, 2008–2017**

This table presents the number of residents in the labor force in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Labor force trends are shown in Figure 2.1.2 below.

Residents in the Labor Force by Sub-Region (000s)

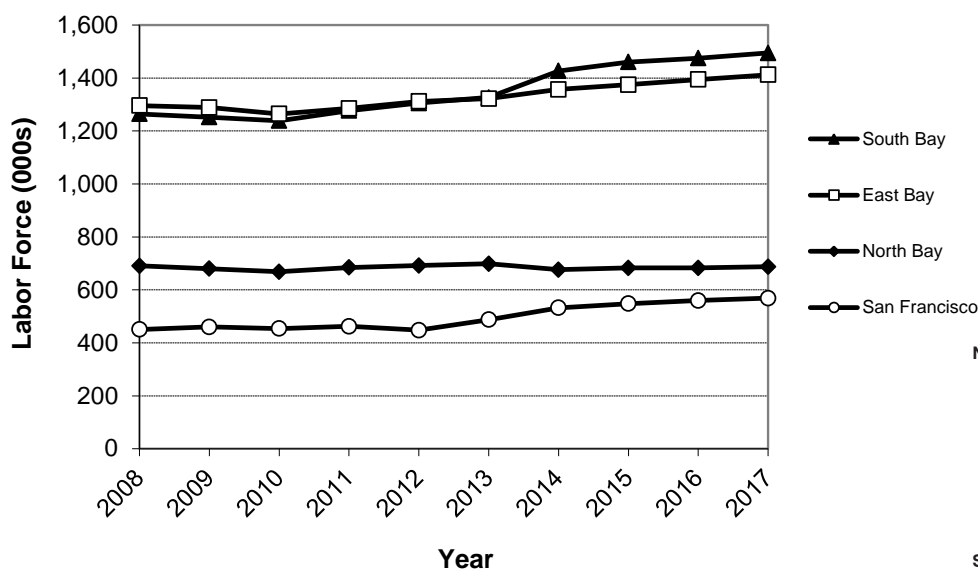
Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	690.4	679.9	668.1	684.6	692.0	698.5	676.3	682.8	682.9	687.3
East Bay	1,295.7	1,288.6	1,264.5	1,285.0	1,311.7	1,322.0	1,356.9	1,374.7	1,394.4	1,412.4
South Bay	1,264.3	1,252.0	1,238.7	1,276.5	1,305.3	1,326.8	1,426.9	1,460.4	1,475.1	1,494.3
San Francisco	450.4	459.8	453.8	462.5	447.6	487.2	532.4	548.0	559.8	568.8
TOTAL	3,700.8	3,680.3	3,625.1	3,708.6	3,756.6	3,834.5	3,992.5	4,065.9	4,112.2	4,162.8

Annual Percentage Distribution

Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	18.7	18.5	18.4	18.5	18.4	18.2	16.9	16.8	16.6	16.5
East Bay	35.0	35.0	34.9	34.6	34.9	34.5	34.0	33.8	33.9	33.9
South Bay	34.2	34.0	34.2	34.4	34.7	34.6	35.7	35.9	35.9	35.9
San Francisco	12.2	12.5	12.5	12.5	11.9	12.7	13.3	13.5	13.6	13.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
North Bay	-1.5	-1.7	2.5	1.1	0.9	-3.2	1.0	0.0	0.6
East Bay	-0.5	-1.9	1.6	2.1	0.8	2.6	1.3	1.4	1.3
South Bay	-1.0	-1.1	3.1	2.3	1.6	7.5	2.3	1.0	1.3
San Francisco	2.1	-1.3	1.9	-3.2	8.8	9.3	2.9	2.2	1.6
TOTAL	-0.6	-1.5	2.3	1.3	2.1	4.1	1.8	1.1	1.2

**Notes:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Source: CA Employment Development Department, annual averages (not seasonally adjusted).

Table & Figure 2.1.3**BAY AREA EMPLOYED RESIDENTS BY SUB-REGION, 2008–2017**

This table presents the number of employed residents in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Employment trends are shown in Figure 2.1.3 below.

Employed Residents by Sub-Region (000s)

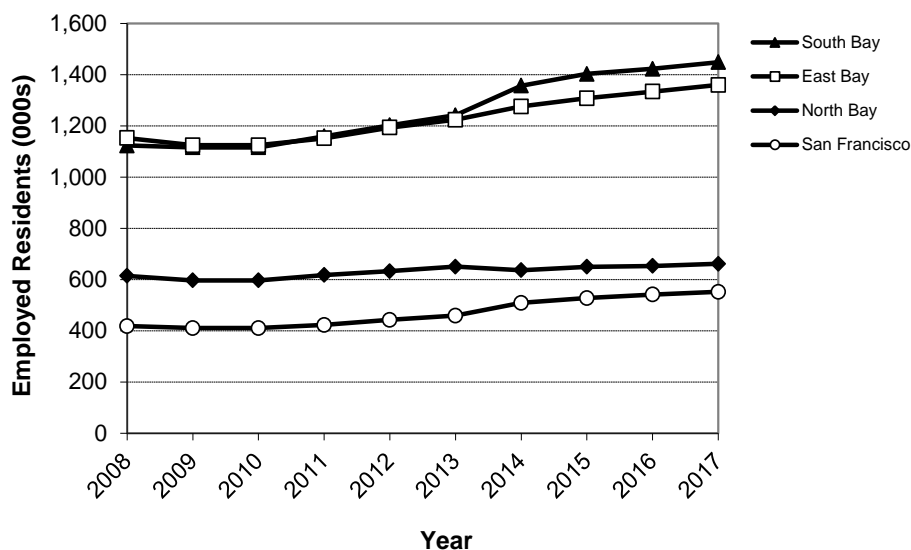
Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	614.7	596.8	596.8	617.9	633.1	650.5	636.7	650.1	653.5	661.8
East Bay	1,153.0	1,124.4	1,124.4	1,151.6	1,193.5	1,224.1	1,275.7	1,308.1	1,334.2	1,360.1
South Bay	1,123.6	1,116.4	1,116.4	1,159.5	1,202.2	1,241.9	1,357.0	1,403.1	1,423.1	1,448.8
San Francisco	418.4	410.7	410.7	422.7	442.8	459.3	509.1	528.1	541.6	552.3
TOTAL	3,309.7	3,248.3	3,248.3	3,351.7	3,471.6	3,575.8	3,778.5	3,889.4	3,952.4	4,023.0

Annual Percentage Distribution

Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	18.6	18.4	18.4	18.4	18.2	18.2	16.9	16.7	16.5	16.5
East Bay	34.8	34.6	34.6	34.4	34.4	34.2	33.8	33.6	33.8	33.8
South Bay	33.9	34.4	34.4	34.6	34.6	34.7	35.9	36.1	36.0	36.0
San Francisco	12.6	12.6	12.6	12.6	12.8	12.8	13.5	13.6	13.7	13.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
North Bay	-2.9	0.0	3.5	2.5	2.7	-2.1	2.1	0.5	1.3
East Bay	-2.5	0.0	2.4	3.6	2.6	4.2	2.5	2.0	1.9
South Bay	-0.6	0.0	3.9	3.7	3.3	9.3	3.4	1.4	1.8
San Francisco	-1.8	0.0	2.9	4.8	3.7	10.8	3.7	2.6	2.0
TOTAL	-1.9	0.0	3.2	3.6	3.0	5.7	2.9	1.6	1.8

**Notes:**

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Source:

CA Employment Development Department, annual averages (not seasonally adjusted).

Table 2.1.4**BAY AREA UNEMPLOYMENT BY SUB-REGION, 2008–2017**

This table presents the number of unemployed residents in each Bay Area sub-region for the last ten years. Also included is the percentage distribution in any given year across the Bay Area and the annual change within each sub-region. Finally, this table also includes unemployment rates over the last ten years for each sub-region, as well as for California and the United States to provide context. Unemployment rate trends are shown in Figure 2.1.4 on the following page.

Unemployment by Sub-Region (000s)

Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	39.9	65.3	69.8	66.6	59.0	47.9	39.6	32.7	29.4	25.4
East Bay	80.1	135.6	140.2	133.4	118.2	97.8	81.2	66.6	60.1	52.3
South Bay	70.9	128.4	122.2	117.0	103.1	85.0	69.9	57.3	52.0	45.5
San Francisco	23.7	41.5	43.2	39.8	34.9	27.9	23.3	19.9	18.2	16.5
TOTAL	214.6	370.8	375.4	356.8	315.2	258.6	214.0	176.5	159.7	139.7

Annual Percentage Distribution

Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	18.6	17.6	18.6	18.7	18.7	18.5	18.5	18.5	18.4	18.2
East Bay	37.3	36.6	37.3	37.4	37.5	37.8	37.9	37.7	37.6	37.4
South Bay	33.0	34.6	32.6	32.8	32.7	32.9	32.7	32.5	32.6	32.6
San Francisco	11.0	11.2	11.5	11.2	11.1	10.8	10.9	11.3	11.4	11.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Sub-Region	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
North Bay	63.7	6.9	-4.6	-11.4	-18.8	-17.3	-17.4	-10.1	-13.6
East Bay	69.3	3.4	-4.9	-11.4	-17.3	-17.0	-18.0	-9.8	-13.0
South Bay	81.1	-4.8	-4.3	-11.9	-17.6	-17.8	-18.0	-9.2	-12.5
San Francisco	75.1	4.1	-7.9	-12.3	-20.1	-16.5	-14.6	-8.5	-9.3
TOTAL	72.8	1.2	-5.0	-11.7	-18.0	-17.2	-17.5	-9.5	-12.5

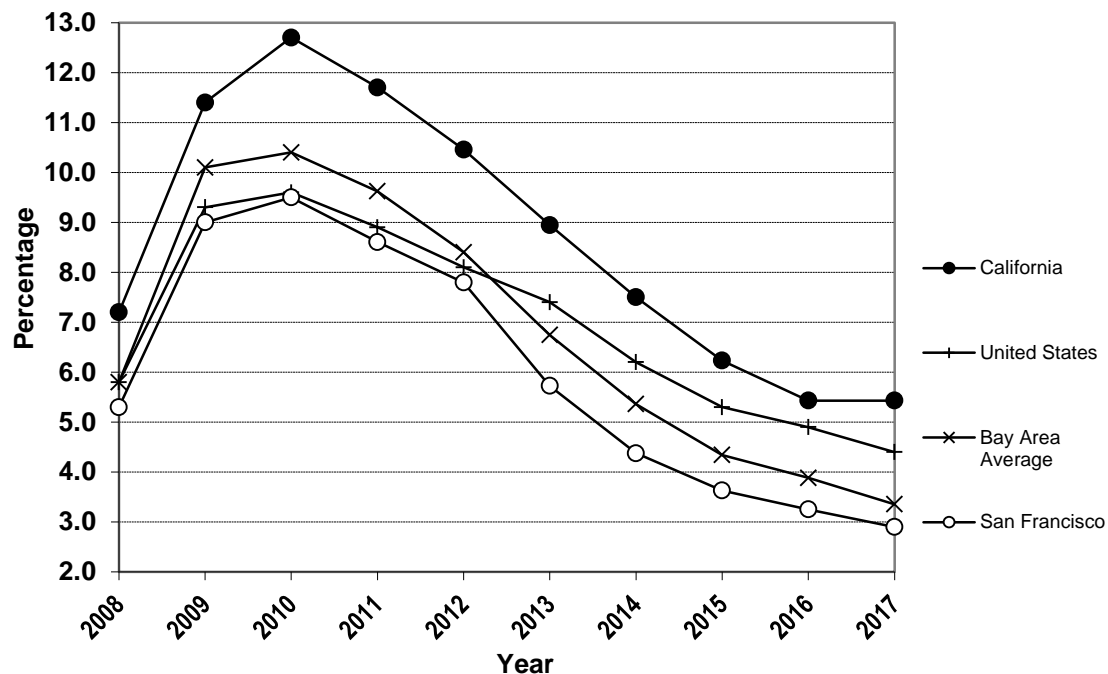
Average Annual Rate

Sub-Region	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
North Bay	5.8	9.6	10.4	9.7	8.5	6.9	5.9	4.8	4.3	3.7
East Bay	6.2	10.5	11.1	10.4	9.0	7.4	6.0	4.8	4.3	3.7
South Bay	5.6	10.3	9.9	9.2	7.9	6.4	4.9	3.9	3.5	3.0
San Francisco	5.3	9.0	9.5	8.6	7.8	5.7	4.4	3.6	3.3	2.9
Average	5.8	10.1	10.4	9.6	8.4	6.7	5.4	4.3	3.9	3.4

Average Annual Rate

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
California	7.2	11.4	12.7	11.7	10.5	8.9	7.5	6.2	5.4	5.4
United States	5.8	9.3	9.6	8.9	8.1	7.4	6.2	5.3	4.9	4.4

Figure 2.1.4
BAY AREA UNEMPLOYMENT RATE BY SUB-REGION, 2008–2017



Notes:

- North Bay: Marin, Napa, Sonoma, and Solano counties
- East Bay: Contra Costa and Alameda counties
- South Bay: Santa Clara and San Mateo counties
- San Francisco: City and County of San Francisco

Sources:

- CA Employment Development Department, annual averages (not seasonally adjusted).
- US Bureau of Labor Statistics; http://www.bls.gov/cps/prev_yrs.htm

Table 2.2.1 BAY AREA EMPLOYMENT BY INDUSTRY GROUP, 2008–2017

This table presents information about those who work in the Bay Area. It conveys the number of people working in each industry group. The breakdown for each Bay Area sub-region is presented in Tables 2.2.2 - 2.2.4. All tables utilize NAICS industrial categories for the entire period of analysis.

Number of Jobs (000s)

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Farm	20.2	20.1	19.0	18.7	18.9	20.0	20.2	20.1	20.5	20.3
Natural Resources, Mining & Construction	179.6	143.7	131.5	110.3	116.1	154.4	163.1	179.1	188.9	195.4
Manufacturing	344.9	313.9	305.4	310.5	312.1	310.9	320.9	327.6	334.9	346.4
Trade, Transportation & Utilities	563.5	518.6	509.2	513.3	527.8	547.5	562.1	575.9	588.1	593.4
Information	114.5	110.7	110.8	117.2	122.4	136.2	148.5	163.8	178.2	194.9
Financial Activities	193.5	179.3	170.4	170.4	175.0	173.9	177.2	179.9	193.5	194.3
Professional & Business Services	588.6	542.6	546.5	560.9	605.8	642.1	682.2	714.9	733.8	743.7
Educational & Health Services	391.4	394.5	409.7	415.0	425.2	520.7	540.2	551.1	567.5	587.9
Leisure & Hospitality	335.7	322.0	323.1	333.1	352.2	374.0	391.4	403.9	417.5	426.7
Other Services	112.5	107.2	108.8	110.3	112.9	117.0	121.5	123.4	126.0	128.7
Government	477.7	472.5	454.5	449.8	447.7	450.2	458.3	465.3	476.3	480.9
TOTAL	3,322.1	3,125.1	3,088.9	3,109.5	3,216.1	3,446.9	3,585.6	3,705.0	3,825.2	3,912.6

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Farm	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.5	0.5	0.5
Natural Resources, Mining & Construction	5.4	4.6	4.3	3.5	3.6	4.5	4.5	4.8	4.9	5.0
Manufacturing	10.4	10.0	9.9	10.0	9.7	9.0	8.9	8.8	8.8	8.9
Trade, Transportation & Utilities	17.0	16.6	16.5	16.5	16.4	15.9	15.7	15.5	15.4	15.2
Information	3.4	3.5	3.6	3.8	3.8	4.0	4.1	4.4	4.7	5.0
Financial Activities	5.8	5.7	5.5	5.5	5.4	5.0	4.9	4.9	5.1	5.0
Professional & Business Services	17.7	17.4	17.7	18.0	18.8	18.6	19.0	19.3	19.2	19.0
Educational & Health Services	11.8	12.6	13.3	13.3	13.2	15.1	15.1	14.9	14.8	15.0
Leisure & Hospitality	10.1	10.3	10.5	10.7	11.0	10.9	10.9	10.9	10.9	10.9
Other Services	3.4	3.4	3.5	3.5	3.5	3.4	3.4	3.3	3.3	3.3
Government	14.4	15.1	14.7	14.5	13.9	13.1	12.8	12.6	12.5	12.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Farm	-0.5	-5.5	-1.6	1.1	5.8	1.0	-0.5	1.8	-0.8
Natural Resources, Mining & Construction	-20.0	-8.5	-16.1	5.3	33.0	5.6	9.8	5.5	3.4
Manufacturing	-9.0	-2.7	1.7	0.5	-0.4	3.2	2.1	2.2	3.4
Trade, Transportation & Utilities	-8.0	-1.8	0.8	2.8	3.7	2.7	2.5	2.1	0.9
Information	-3.3	0.1	5.8	4.4	11.3	9.0	10.3	8.8	9.3
Financial Activities	-7.3	-5.0	0.0	2.7	-0.6	1.9	1.5	7.6	0.4
Professional & Business Services	-7.8	0.7	2.6	8.0	6.0	6.2	4.8	2.6	1.3
Educational & Health Services	0.8	3.9	1.3	2.5	22.5	3.7	2.0	3.0	3.6
Leisure & Hospitality	-4.1	0.3	3.1	5.7	6.2	4.7	3.2	3.4	2.2
Other Services	-4.7	1.5	1.4	2.4	3.6	3.8	1.6	2.1	2.1
Government	-1.1	-3.8	-1.0	-0.5	0.6	1.8	1.5	2.4	1.0
TOTAL	-5.9	-1.2	0.7	3.4	7.2	4.0	3.3	3.2	2.3

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average; March Benchmark.

Table 2.2.2**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2008–2017 – NUMBER OF JOBS**

This table contains the disaggregation of Table 2.2.1 by Bay Area sub-regions.

Total Number of Jobs (000s)

<i>Sub-Region</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
North Bay	497.8	467.3	459.2	453.8	461.9	497.0	514.2	522.9	532.5	541.5
East Bay	1,031.1	968.0	949.8	950.6	978.7	1,035.4	1,066.3	1,096.5	1,136.1	1,164.9
South Bay	1,243.8	1,165.5	1,158.2	1,178.6	1,217.6	1,305.9	1,365.6	1,416.6	1,453.1	1,487.3
San Francisco	549.4	524.3	521.7	526.5	557.9	608.6	639.5	669.0	703.6	718.9
Regional Total	3,322.1	3,125.1	3,088.9	3,109.5	3,216.1	3,446.9	3,585.6	3,705.0	3,825.2	3,912.6

Farm

North Bay	12.8	12.9	12.0	12.0	12.4	13.3	13.5	13.3	13.3	13.5
East Bay	1.4	1.5	1.5	1.5	1.4	1.5	1.4	1.2	1.3	1.4
South Bay	5.7	5.4	5.3	5.0	4.9	5.0	5.1	5.4	5.7	5.2
San Francisco	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.1	0.2
Regional Total	20.2	20.1	19.0	18.7	18.9	20.0	20.2	20.1	20.5	20.3

Natural Resources, Mining & Construction

North Bay	34.5	26.8	24.6	16.9	17.0	27.7	29.2	31.9	34.1	35.9
East Bay	65.8	54.7	48.7	48.5	50.6	57.3	59.5	63.3	68.4	71.5
South Bay	60.9	46.9	44.1	30.8	34.4	53.7	57.6	65.4	66.0	67.4
San Francisco	18.4	15.3	14.1	14.1	14.8	15.7	16.8	18.5	20.4	20.6
Regional Total	179.6	143.7	131.5	110.3	116.8	154.4	163.1	179.1	188.9	195.4

Manufacturing

North Bay	45.5	42.0	41.3	41.8	42.9	44.1	47.0	45.7	46.1	48.2
East Bay	93.3	82.5	78.6	79.1	80.3	78.6	81.9	86.7	89.9	95.6
South Bay	195.3	180.1	176.8	181.0	179.6	179.0	182.0	184.9	186.7	189.7
San Francisco	10.8	9.3	8.7	8.6	8.6	8.6	8.6	8.6	8.6	8.6
Regional Total	344.9	313.9	305.4	310.5	311.4	310.3	319.5	325.9	331.3	342.1

Trade, Transportation & Utilities

North Bay	89.4	82.3	82.2	83.4	85.4	87.8	90.6	92.0	92.7	92.9
East Bay	195.3	179.0	173.8	174.0	179.0	185.4	191.2	198.9	202.8	205.5
South Bay	210.9	193.7	191.2	193.5	198.4	204.9	208.7	210.1	213.7	212.2
San Francisco	67.9	63.6	62.0	62.4	65.0	69.4	71.6	74.9	78.8	82.8
Regional Total	563.5	518.6	509.2	513.3	527.8	547.5	562.1	575.9	588.1	593.4

Information

North Bay	7.4	7.0	6.6	6.8	7.1	7.2	7.0	6.9	6.8	6.9
East Bay	27.8	25.1	23.8	22.7	22.0	21.5	21.1	22.4	26.4	26.6
South Bay	60.2	59.1	61.2	66.8	69.6	82.2	92.5	102.8	106.1	119.9
San Francisco	19.1	19.5	19.2	20.9	23.7	25.3	27.9	31.7	39.0	41.5
Regional Total	114.5	110.7	110.8	117.2	122.4	136.2	148.5	163.8	178.2	194.9

CONTINUED >

Financial Activities

<i>Sub-Region</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
North Bay	24.3	22.8	21.4	22.1	21.8	22.1	21.5	21.7	22.4	21.8
East Bay	56.7	52.6	48.4	47.2	48.4	49.5	49.3	49.6	57.3	57.7
South Bay	54.8	50.5	49.0	50.8	53.3	53.4	55.5	56.6	57.7	58.5
San Francisco	57.7	53.4	51.6	50.3	51.5	48.9	50.9	52.0	56.1	56.3
Regional Total	193.5	179.3	170.4	170.4	175.0	173.9	177.2	179.9	193.5	194.3

Professional & Business Services

North Bay	59.9	53.9	56.7	53.1	51.2	53.9	54.5	56.0	56.6	56.2
East Bay	161.4	148.5	148.1	154.3	165.0	172.3	179.9	182.9	180.8	184.9
South Bay	242.2	221.9	221.7	232.8	250.7	261.2	278.0	291.4	305.8	307.7
San Francisco	125.1	118.3	120.0	120.7	138.9	154.7	169.8	184.6	190.6	194.9
Regional Total	588.6	542.6	546.5	560.9	605.8	642.1	682.2	714.9	733.8	743.7

Educational & Health Services

North Bay	66.2	66.4	67.4	67.4	70.0	81.7	85.6	87.3	89.2	92.1
East Bay	127.7	130.0	139.7	137.5	141.1	170.9	175.1	178.4	184.9	192.1
South Bay	139.4	140.2	144.0	151.1	153.0	183.1	192.5	199.7	205.7	214.6
San Francisco	58.1	57.9	58.6	59.0	61.1	85.0	87.0	85.7	87.7	89.1
Regional Total	391.4	394.5	409.7	415.0	425.2	520.7	540.2	551.1	567.5	587.9

Leisure & Hospitality

North Bay	57.0	54.6	54.2	56.3	59.8	62.7	66.5	67.3	68.6	70.4
East Bay	89.1	85.2	85.6	87.3	92.0	98.0	103.1	106.3	111.4	114.9
South Bay	111.0	106.5	106.8	110.6	117.7	125.6	131.7	137.0	140.2	144.6
San Francisco	78.6	75.7	76.5	78.9	82.7	87.7	90.1	93.3	97.3	96.8
Regional Total	335.7	322.0	323.1	333.1	352.2	374.0	391.4	403.9	417.5	426.7

Other Services

North Bay	17.4	16.3	16.5	16.3	17.2	17.8	17.9	18.4	19.0	19.6
East Bay	36.0	34.3	34.5	36.0	36.1	37.0	37.7	38.1	39.2	40.1
South Bay	36.8	35.3	36.3	36.1	37.1	38.3	39.9	40.7	40.9	41.7
San Francisco	22.3	21.3	21.5	21.9	22.5	23.9	26.0	26.2	26.9	27.3
Regional Total	112.5	107.2	108.8	110.3	112.9	117.0	121.5	123.4	126.0	128.7

Government

North Bay	83.4	82.3	76.3	77.7	77.1	78.7	80.9	82.4	83.6	84.0
East Bay	176.6	174.6	167.1	162.5	162.8	163.4	166.1	168.7	173.8	174.6
South Bay	126.6	125.9	121.8	120.1	118.9	119.5	122.1	122.6	124.5	125.8
San Francisco	91.1	89.7	89.3	89.5	88.9	88.6	89.2	91.6	94.3	96.5
Regional Total	477.7	472.5	454.5	449.8	447.7	450.2	458.3	465.3	476.2	480.9

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average.

Table 2.2.3**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2008–2017 – ANNUAL PERCENTAGE DISTRIBUTION**

This table contains the percentage distribution across the Bay Area of the industry group data from Table 2.2.2.

Total Annual Percentage Distribution

<i>Sub-Region</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
North Bay	15.0	15.0	14.9	14.6	14.4	14.4	14.3	14.1	13.9	13.8
East Bay	31.0	31.0	30.7	30.6	30.4	30.0	29.7	29.6	29.7	29.8
South Bay	37.4	37.3	37.5	37.9	37.9	37.9	38.1	38.2	38.0	38.0
San Francisco	16.5	16.8	16.9	16.9	17.3	17.7	17.8	18.1	18.4	18.4
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Farm

North Bay	63.4	64.2	63.2	64.2	65.6	66.5	66.8	66.2	65.2	66.5
East Bay	6.9	7.5	7.9	8.0	7.4	7.5	6.9	6.0	6.4	6.9
South Bay	28.2	26.9	27.9	26.7	25.9	25.0	25.2	26.9	27.9	25.6
San Francisco	1.5	1.5	1.1	1.1	1.1	1.0	1.0	1.0	0.6	1.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Natural Resources, Mining & Construction

North Bay	19.2	18.6	18.7	15.3	14.6	17.9	17.9	17.8	18.1	18.4
East Bay	36.6	38.1	37.0	44.0	43.3	37.1	36.5	35.3	36.2	36.6
South Bay	33.9	32.6	33.5	27.9	29.5	34.8	35.3	36.5	34.9	34.5
San Francisco ¹	10.2	10.6	10.7	12.8	12.7	10.2	10.3	10.3	10.8	10.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Manufacturing

North Bay	13.2	13.4	13.5	13.5	13.8	14.2	14.7	14.0	13.9	14.1
East Bay	27.1	26.3	25.7	25.5	25.8	25.3	25.6	26.6	27.1	27.9
South Bay	56.6	57.4	57.9	58.3	57.7	57.7	57.0	56.7	56.4	55.5
San Francisco	3.1	3.0	2.8	2.8	2.8	2.8	2.7	2.6	2.6	2.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Trade, Transportation & Utilities

North Bay	15.9	15.9	16.1	16.2	16.2	16.0	16.1	16.0	15.8	15.7
East Bay	34.7	34.5	34.1	33.9	33.9	33.9	34.0	34.5	34.5	34.6
South Bay	37.4	37.4	37.5	37.7	37.6	37.4	37.1	36.5	36.3	35.8
San Francisco	12.0	12.3	12.2	12.2	12.3	12.7	12.7	13.0	13.4	14.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Information

North Bay	6.5	6.3	6.0	5.8	5.8	5.3	4.7	4.2	3.8	3.5
East Bay	24.3	22.7	21.5	19.4	18.0	15.8	14.2	13.7	14.8	13.6
South Bay	52.6	53.4	55.2	57.0	56.9	60.4	62.3	62.8	59.5	61.5
San Francisco	16.7	17.6	17.3	17.8	19.4	18.6	18.8	19.4	21.9	21.3
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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Financial Activities

<i>Sub-Region</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
North Bay	12.6	12.7	12.6	13.0	12.5	12.7	12.1	12.1	11.6	11.2
East Bay	29.3	29.3	28.4	27.7	27.7	28.5	27.8	27.6	29.6	29.7
South Bay	28.3	28.2	28.8	29.8	30.5	30.7	31.3	31.5	29.8	30.1
San Francisco	29.8	29.8	30.3	29.5	29.4	28.1	28.7	28.9	29.0	29.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Professional & Business Services

North Bay	10.2	9.9	10.4	9.5	8.5	8.4	8.0	7.8	7.7	7.6
East Bay	27.4	27.4	27.1	27.5	27.2	26.8	26.4	25.6	24.6	24.9
South Bay	41.1	40.9	40.6	41.5	41.4	40.7	40.8	40.8	41.7	41.4
San Francisco	21.3	21.8	22.0	21.5	22.9	24.1	24.9	25.8	26.0	26.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Educational & Health Services

North Bay	16.9	16.8	16.5	16.2	16.5	15.7	15.8	15.8	15.7	15.7
East Bay	32.6	33.0	34.1	33.1	33.2	32.8	32.4	32.4	32.6	32.7
South Bay	35.6	35.5	35.1	36.4	36.0	35.2	35.6	36.2	36.2	36.5
San Francisco	14.8	14.7	14.3	14.2	14.4	16.3	16.1	15.6	15.5	15.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Leisure & Hospitality

North Bay	17.0	17.0	16.8	16.9	17.0	16.8	17.0	16.7	16.4	16.5
East Bay	26.5	26.5	26.5	26.2	26.1	26.2	26.3	26.3	26.7	26.9
South Bay	33.1	33.1	33.1	33.2	33.4	33.6	33.6	33.9	33.6	33.9
San Francisco	23.4	23.5	23.7	23.7	23.5	23.4	23.0	23.1	23.3	22.7
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Other Services

North Bay	15.5	15.2	15.2	14.8	15.2	15.2	14.7	14.9	15.1	15.2
East Bay	32.0	32.0	31.7	32.6	32.0	31.6	31.0	30.9	31.1	31.2
South Bay	32.7	32.9	33.4	32.7	32.9	32.7	32.8	33.0	32.5	32.4
San Francisco	19.8	19.9	19.8	19.9	19.9	20.4	21.4	21.2	21.3	21.2
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Government

North Bay	17.5	17.4	16.8	17.3	17.2	17.5	17.7	17.7	17.6	17.5
East Bay	37.0	37.0	36.8	36.1	36.4	36.3	36.2	36.3	36.5	36.3
South Bay	26.5	26.6	26.8	26.7	26.6	26.5	26.6	26.3	26.1	26.2
San Francisco	19.1	19.0	19.6	19.9	19.9	19.7	19.5	19.7	19.8	20.1
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average.

Table 2.2.4**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUB-REGION, 2008–2017 – PERCENTAGE CHANGE**

This table contains the annual percentage change in employment by industry group within each sub-region of the Bay Area.

Total Percentage Change

<i>Sub-Region</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>
North Bay	-6.1	-1.7	-1.2	1.8	7.6	3.5	1.7	1.8	1.7
East Bay	-6.1	-1.9	0.1	3.0	5.8	3.0	2.8	3.6	2.5
South Bay	-6.3	-0.6	1.8	3.3	7.3	4.6	3.7	2.6	2.4
San Francisco	-4.6	-0.5	0.9	6.0	9.1	5.1	4.6	5.2	2.2
Regional Total	-5.9	-1.2	0.7	3.4	7.2	4.0	3.3	3.2	2.3

Farm

North Bay	0.8	-7.0	0.0	3.3	7.3	1.5	-1.5	0.3	1.3
East Bay	7.1	0.0	0.0	-6.7	7.1	-6.7	-14.3	8.3	7.7
South Bay	-5.3	-1.9	-5.7	-2.0	2.0	2.0	5.9	5.6	-8.8
San Francisco	0.0	-33.3	0.0	0.0	0.0	0.0	0.0	-37.5	60.0
Regional Total	-0.5	-5.5	-1.6	1.1	5.8	1.0	-0.5	1.8	-0.8

Natural Resources, Mining & Construction

North Bay	-22.3	-8.2	-31.3	0.6	62.9	5.4	9.2	7.0	5.2
East Bay	-16.9	-11.0	-0.4	4.3	13.2	3.8	6.4	8.0	4.5
South Bay	-23.0	-6.0	-30.2	11.7	56.1	7.3	13.5	0.9	2.1
San Francisco	-16.8	-7.8	0.0	5.0	6.1	7.0	10.1	10.4	0.9
Regional Total	-20.0	-8.5	-16.1	5.9	32.2	5.6	9.8	5.5	3.4

Manufacturing

North Bay	-7.7	-1.7	1.2	2.6	2.8	6.6	-2.8	0.9	4.6
East Bay	-11.6	-4.7	0.6	1.5	-2.1	4.2	5.9	3.7	6.4
South Bay	-7.8	-1.8	2.4	-0.8	-0.3	1.7	1.6	1.0	1.6
San Francisco ¹	-13.9	-6.5	-1.1	0.0	0.0	0.0	0.0	0.0	0.0
Regional Total	-9.0	-2.7	1.7	0.3	-0.4	3.0	2.0	1.7	3.3

Trade, Transportation & Utilities

North Bay	-7.9	-0.1	1.5	2.4	2.8	3.2	1.5	0.8	0.2
East Bay	-8.3	-2.9	0.1	2.9	3.6	3.1	4.0	1.9	1.4
South Bay	-8.2	-1.3	1.2	2.5	3.3	1.9	0.7	1.7	-0.7
San Francisco	-6.3	-2.5	0.6	4.2	6.8	3.2	4.6	5.3	5.0
Regional Total	-8.0	-1.8	0.8	2.8	3.7	2.7	2.5	2.1	0.9

Information

North Bay	-5.4	-5.7	3.0	4.4	1.4	-2.8	-1.4	-1.9	2.0
East Bay	-9.7	-5.2	-4.6	-3.1	-2.3	-1.9	6.2	17.6	0.9
South Bay	-1.8	3.6	9.2	4.2	18.1	12.5	11.1	3.2	13.0
San Francisco	2.1	-1.5	8.9	13.4	6.8	10.3	13.6	23.1	6.4
Regional Total	-3.3	0.1	5.8	4.4	11.3	9.0	10.3	8.8	9.3

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Financial Activities

<i>Sub-Region</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>
North Bay	-6.2	-6.1	3.3	-1.4	1.4	-2.7	0.9	3.1	-2.6
East Bay	-7.2	-8.0	-2.5	2.5	2.3	-0.4	0.6	15.5	0.7
South Bay	-7.8	-3.0	3.7	4.9	0.2	3.9	2.0	2.0	1.3
San Francisco	-7.5	-3.4	-2.5	2.4	-5.0	4.1	2.2	8.0	0.3
Regional Total	-7.3	-5.0	0.0	2.7	-0.6	1.9	1.5	7.6	0.4

Professional & Business Services

North Bay	-10.0	5.2	-6.3	-3.6	5.3	1.1	2.8	1.0	-0.7
East Bay	-8.0	-0.3	4.2	6.9	4.4	4.4	1.7	-1.1	2.2
South Bay	-8.4	-0.1	5.0	7.7	4.2	6.4	4.8	4.9	0.6
San Francisco	-5.4	1.4	0.6	15.1	11.4	9.8	8.7	3.2	2.3
Regional Total	-7.8	0.7	2.6	8.0	6.0	6.2	4.8	2.6	1.3

Educational & Health Services

North Bay	0.3	1.5	0.0	3.9	16.7	4.8	2.0	2.2	3.3
East Bay	1.8	7.5	-1.6	2.6	21.1	2.5	1.9	3.6	3.9
South Bay	0.6	2.7	4.9	1.3	19.7	5.1	3.7	3.0	4.3
San Francisco	-0.3	1.2	0.7	3.6	39.1	2.4	-1.5	2.4	1.6
Regional Total	0.8	3.9	1.3	2.5	22.5	3.7	2.0	3.0	3.6

Leisure & Hospitality

North Bay	-4.2	-0.7	3.9	6.2	4.8	6.1	1.2	1.9	2.6
East Bay	-4.4	0.5	2.0	5.4	6.5	5.2	3.1	4.8	3.1
South Bay	-4.1	0.3	3.6	6.4	6.7	4.9	4.0	2.3	3.1
San Francisco	-3.7	1.1	3.1	4.8	6.0	2.7	3.6	4.3	-0.5
Regional Total	-4.1	0.3	3.1	5.7	6.2	4.7	3.2	3.4	2.2

Other Services

North Bay	-6.3	1.2	-1.2	5.5	3.5	0.6	2.8	3.3	3.2
East Bay	-4.7	0.6	4.3	0.3	2.5	1.9	1.1	2.9	2.3
South Bay	-4.1	2.8	-0.6	2.8	3.2	4.2	2.0	0.5	2.0
San Francisco	-4.5	0.9	1.9	2.7	6.2	8.8	0.8	2.7	1.5
Regional Total	-4.7	1.5	1.4	2.4	3.6	3.8	1.6	2.1	2.1

Government

North Bay	-1.3	-7.3	1.8	-0.8	2.1	2.8	1.9	1.5	0.5
East Bay	-1.1	-4.3	-2.8	0.2	0.4	1.7	1.6	3.0	0.5
South Bay	-0.6	-3.3	-1.4	-1.0	0.5	2.2	0.4	1.5	1.0
San Francisco	-1.5	-0.4	0.2	-0.7	-0.3	0.7	2.7	2.9	2.3
Regional Total	-1.1	-3.8	-1.0	-0.5	0.6	1.8	1.5	2.3	1.0

Source: California Employment Development Department, Industry Employment & Labor Force - by Annual Average.



3.0 Employment

This chapter provides information about the employment trends in San Francisco over the last decade. The employment data presented in this chapter are based on the payroll jobs in San Francisco provided by the California Employment Development Department (EDD). The data are reported as annual average based on the quarterly average employment data. It is important to note that these employment data differ from the benchmark data provided by EDD on its web site (<http://www.labormarketinfo.edd.ca.gov>). The latter data omit private household employment data (NAICS 814) and are adjusted throughout the year. The NAICS 814 classification counts private households that engage in employing workers on or about the premises in activities primarily concerned with the operation of the household as distinct employment “establishments.” These household employees include cooks, maids, butlers, private caregivers, gardeners, grounds keeper/caretakers, and other household maintenance workers.

Employment data are presented by the major economy sectors under each type of land use category. Up until 2000, the C&I organized economic sectors according to the Standard Industrial Classification system (SIC). In 2001, these economic sectors were reorganized according to North American Industry Classification system (NAICS). The NAICS industry classification system is discussed in Section 1.2 – Data Formats. *Tables 1.1* and *1.2* show the NAICS economic sectors.

Employment is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. A person holding a job in San Francisco is part of the San Francisco employment pool regardless of his or her place of residence. A person holding more than one job is counted separately for each job. Moreover, the EDD wage and salary employment data do not include self-employed persons, of which there were approximately 61,000 in 2006 according to the City of San Francisco’s Office of the Treasurer and Tax Collector. The EDD wage and salary employment data also do not include unpaid family workers, volunteers, or persons involved in trade disputes.

Employment data is reported both for the entire city and the city’s ten Commerce and Industry Districts under five Land Use categories - Office, Retail, Production/Distribution/Repair (PDR), Hotel, and Cultural/Institutional/Educational (CIE). Beginning in 2009, numbers are also available for Private Households (Pvt HH). For an explanation of Land Use Category and Commerce and Industry District, refer to Section 1.2 – Data Formats.

Employment data reported by land use category will not be consistent with C&I Inventories published before 2001. Public administration jobs have been included in different land use categories in previous C&I Inventories.

This publication includes public administration jobs in the Office land use category for all years; necessary adjustments were made to data from previous years. Public administration jobs were also classified as Office land uses in the 2001 publication. For C&I Inventories 2000 and earlier, public administration jobs were separated from Office, PDR, and CIE land use categories.

Table 3.1 shows employment data by Land Use Category from 2008 to 2017. *Tables 3.2.1* through *3.2.4* show employment data by Industry Group within each Land Use Category in San Francisco from 2008 to 2017. *Table 3.3* presents San Francisco employment in its geographic context. It shows employment data by Land Use Category in ten Commerce and Industry Districts in San Francisco in 2017. It also shows Private Household employment as its own land use category. This category represents home-based business establishments and organizations, particularly caregivers. These employees were previously classified under the Cultural/Institutional/Educational land use category. In 2012, Treasure Island was added as a new C&I District.

Table 3.1 (next page)

SAN FRANCISCO EMPLOYMENT BY LAND USE CATEGORY, 2008–2017

This table contains the number of jobs in each of the five major non-residential land use categories in San Francisco. Employment for an additional land use category, Private Households (Pvt HH), was added in 2009. These jobs were previously counted under CIE. Data is presented from 2009–2014 (see Section 1.2 - Data Formats for a description of land use categories and the NAICS economic sectors). Also included is the percentage distribution in any given year and the annual change within each land use category. The data include graphs below in Figures 3.1.1 (a snapshot of job distribution this year) and 3.1.1 (a look at ten-year trends).

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural, Institutional, or Educational
- Pvt HH = Private Household employment
- *Prior to 2008, Households were counted as part of CIE.
- The 12% decline in CIE employment between 2008–2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- From 2003–2006, annual average includes last quarter of previous year, and first three quarters of current year.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Annual Average Number of Jobs

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	221,250	211,885	211,050	218,837	231,908	244,262	260,976	279,911	293,320	298,644
Retail	103,443	98,278	98,139	100,598	106,305	111,754	117,654	122,860	125,333	126,110
PDR	84,710	76,727	72,967	72,466	75,637	78,234	81,519	85,589	94,138	98,853
Hotel	19,527	17,828	17,568	17,795	17,400	18,136	16,646	17,282	16,520	16,142
CIE	141,848	124,831	126,208	129,015	132,851	156,157	157,988	161,801	167,069	168,810
Pvt HH	-	19,443	19,819	20,327	22,156	4,113	5,597	7,015	6,853	6,138
TOTAL	570,778	548,992	545,751	559,038	586,257	612,656	640,380	674,458	703,233	714,697

Annual Percentage Distribution

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	38.8	38.6	38.7	39.1	39.6	39.9	40.8	41.5	41.7	41.8
Retail	18.1	17.9	18.0	18.0	18.1	18.2	18.4	18.2	17.8	17.6
PDR	14.8	14.0	13.4	13.0	12.9	12.8	12.7	12.7	13.4	13.8
Hotel	3.4	3.2	3.2	3.2	3.0	3.0	2.6	2.6	2.3	2.3
CIE	24.9	22.7	23.1	23.1	22.7	25.5	24.7	24.0	23.8	23.6
Pvt HH	-	-	3.6	3.6	3.8	0.7	0.9	1.0	1.0	0.9
TOTAL	100.0	96.5	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-4.2	-0.4	3.7	6.0	5.3	6.8	7.3	4.8	1.8
Retail	-5.0	-0.1	2.5	5.7	5.1	5.3	4.4	2.0	0.6
PDR	-9.4	-4.9	-0.7	4.4	3.4	4.2	5.0	10.0	5.0
Hotel	-8.7	-1.5	1.3	-2.2	4.2	-8.2	3.8	-4.4	-2.3
CIE	-12.0	1.1	2.2	3.0	17.5	1.2	2.4	3.3	1.0
Pvt HH	-	-	2.6	9.0	-81.4	36.1	25.3	-2.3	-10.4
TOTAL	-3.8	-0.6	2.4	4.9	4.5	4.5	5.3	4.3	1.6

Note:

- Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Figure 3.1.1
SAN FRANCISCO EMPLOYMENT BY
LAND USE CATEGORY, 2017

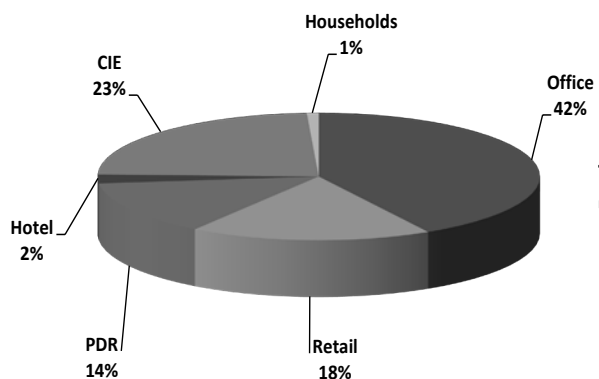


Figure 3.1.2
SAN FRANCISCO EMPLOYMENT BY LAND
USE CATEGORY, 2008–2017

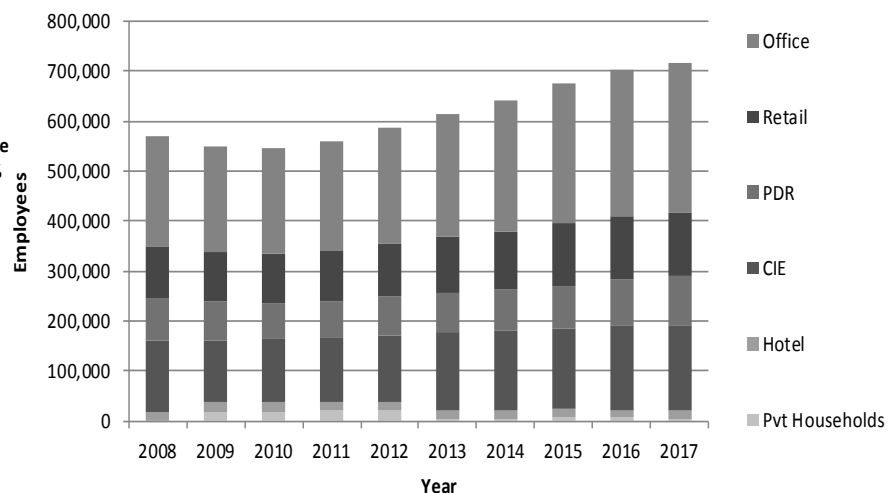


Table & Figure 3.2.1**OFFICE EMPLOYMENT BY INDUSTRY GROUP, 2008–2017**

This table presents job trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 3.2.1 presents the job trends graphically.

Annual Average Number of Jobs

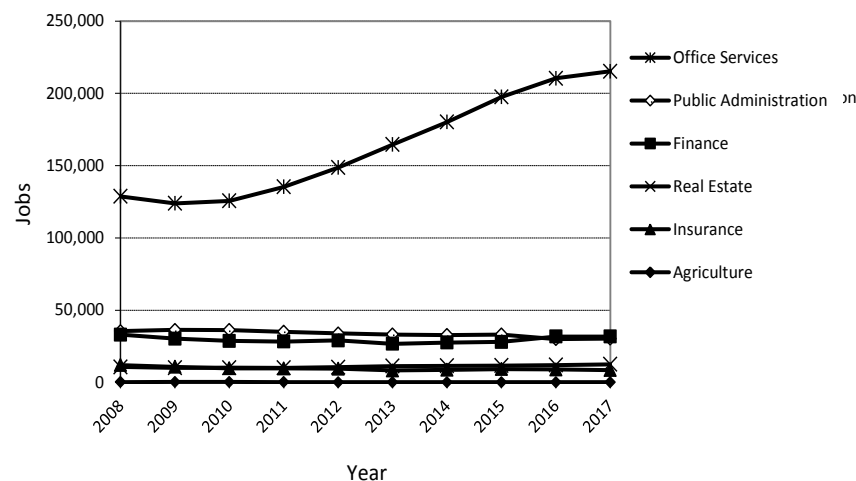
Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Agriculture	251	330	357	272	184	159	172	166	163	198
Finance	33,033	30,313	28,742	28,316	29,048	26,736	27,621	28,040	31,777	31,769
Insurance	12,003	10,799	9,796	9,729	9,512	8,306	8,734	9,296	8,966	8,527
Real Estate	10,739	10,146	10,206	10,126	10,554	11,292	11,507	11,695	12,053	12,588
Office Services	128,754	123,917	125,641	135,363	148,682	164,602	180,174	197,553	210,389	215,301
Public Administration	35,458	36,380	36,308	35,032	33,928	33,166	32,768	33,161	29,972	30,261
TOTAL	220,237	211,885	211,050	218,838	231,908	244,261	260,976	279,911	293,320	298,644

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Agriculture	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Finance	15.0	14.3	13.6	12.9	12.5	10.9	10.6	10.0	10.8	10.6
Insurance	5.5	5.1	4.6	4.4	4.1	3.4	3.3	3.3	3.1	2.9
Real Estate	4.9	4.8	4.8	4.6	4.6	4.6	4.4	4.2	4.1	4.2
Office Services	58.5	58.5	59.5	61.9	64.1	67.4	69.0	70.6	71.7	72.1
Public Administration	16.1	17.2	17.2	16.0	14.6	13.6	12.6	11.8	10.2	10.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Agriculture	31.7	8.2	-23.8	-32.4	-13.6	8.2	-3.5	-1.8	21.5
Finance	-8.2	-5.2	-1.5	2.6	-8.0	3.3	1.5	13.3	0.0
Insurance	-10.0	-9.3	-0.7	-2.2	-12.7	5.2	6.4	-3.5	-4.9
Real Estate	-5.5	0.6	-0.8	4.2	7.0	1.9	1.6	3.1	4.4
Office Services	-3.8	1.4	7.7	9.8	10.7	9.5	9.6	6.5	2.3
Public Administration	2.6	-0.2	-3.5	-3.2	-2.2	-1.2	1.2	-9.6	1.0
TOTAL	-3.8	-0.4	3.7	6.0	5.3	6.8	7.3	4.8	1.8

**Notes:**

- Due to rounding, figures may not add to the total shown.
- For years before 2009, sum are less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- Agriculture refers to those working in offices whose line of work is related to agriculture.
- Office Services consists of the following:
 - Management of companies and enterprises
 - Professional, scientific, and technical Services
 - Administrative and support
 - Internet publishing & broadcasting
 - Internet, web search, & data processing services
 - Other information services

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table & Figure 3.2.2
RETAIL EMPLOYMENT BY INDUSTRY GROUP, 2008–2017

This table presents job trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 3.2.2 presents the job trends graphically.

Annual Average Number of Jobs

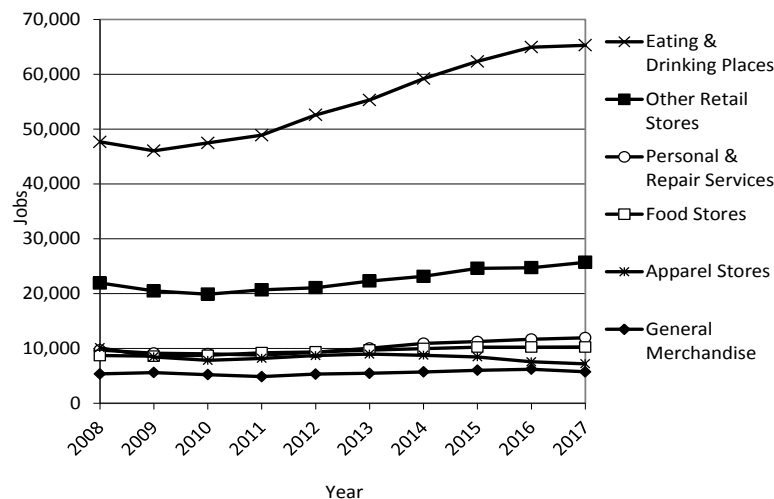
Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Merchandise	5,337	5,598	5,219	4,846	5,302	5,457	5,696	6,017	6,201	5,723
Food Stores	8,694	8,575	8,727	9,213	9,349	9,695	9,959	10,223	10,239	10,248
Apparel Stores	10,117	8,434	7,815	8,184	8,687	8,957	8,743	8,447	7,558	7,194
Eating & Drinking Places	47,662	46,049	47,483	48,893	52,600	55,312	59,203	62,340	64,942	65,295
Other Retail Stores	21,926	20,486	19,886	20,678	21,070	22,291	23,147	24,601	24,722	25,714
Personal & Repair Services	9,707	9,136	9,009	8,784	9,298	10,041	10,906	11,232	11,671	11,936
TOTAL	103,443	98,278	98,139	100,598	106,306	111,753	117,654	122,860	125,333	126,110

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Merchandise	5.2	5.7	5.3	4.8	5.0	4.9	4.8	4.9	4.9	4.5
Food Stores	8.4	8.7	8.9	9.2	8.8	8.7	8.5	8.3	8.2	8.1
Apparel Stores	9.8	8.6	8.0	8.1	8.2	8.0	7.4	6.9	6.0	5.7
Eating & Drinking Places	46.1	46.9	48.4	48.6	49.5	49.5	50.3	50.7	51.8	51.8
Other Retail Stores	21.2	20.8	20.3	20.6	19.8	19.9	19.7	20.0	19.7	20.4
Personal & Repair Services	9.4	9.3	9.2	8.7	8.7	9.0	9.3	9.1	9.3	9.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
General Merchandise	4.9	-6.8	-7.1	9.4	2.9	4.4	5.6	3.1	-7.7
Food Stores	-1.4	1.8	5.6	1.5	3.7	2.7	2.7	0.2	0.1
Apparel Stores	-16.6	-7.3	4.7	6.1	3.1	-2.4	-3.4	-10.5	-4.8
Eating & Drinking Places	-3.4	3.1	3.0	7.6	5.2	7.0	5.3	4.2	0.5
Other Retail Stores	-6.6	-2.9	4.0	1.9	5.8	3.8	6.3	0.5	4.0
Personal & Repair Services	-5.9	-1.4	-2.5	5.9	8.0	8.6	3.0	3.9	2.3
TOTAL	-5.0	-0.1	2.5	5.7	5.1	5.3	4.4	2.0	0.6



Notes:

- Due to rounding, figures may not add to the total shown.
- Other Retail Stores include:
 - Motor vehicle parts and dealers
 - Electronics and appliance stores
 - Furniture and home furnishings stores
 - Miscellaneous retail stores
 - Rental and leasing services
 - Building material and garden equipment supply dealers
 - Health and personal care stores
 - Gasoline stations
 - Sporting goods, hobby, book, and music stores
 - Non-store retailers

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 3.2.3**PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT BY INDUSTRY GROUP, 2008–2017**

This table presents job trends in the PDR land use category. Also included is the percentage distribution in any given year and the annual change within the PDR land use category. Figure 3.2.3 presents the job trends graphically.

Annual Average Number of Jobs

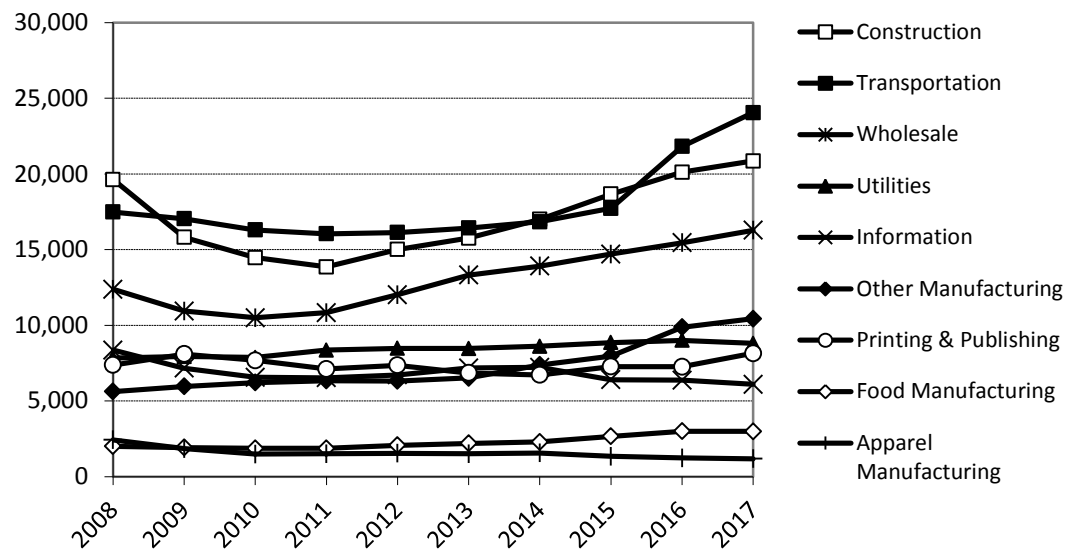
Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Construction	19,630	15,813	14,474	13,860	15,011	15,759	17,000	18,669	20,119	20,860
Transportation	17,484	17,044	16,305	16,052	16,135	16,431	16,837	17,726	21,825	24,055
Utilities	7,837	7,936	7,874	8,364	8,479	8,466	8,614	8,854	9,010	8,807
Information	8,359	7,165	6,565	6,531	6,724	7,176	7,221	6,400	6,371	6,096
Wholesale	12,377	10,943	10,499	10,830	12,015	13,317	13,908	14,706	15,453	16,283
Food Manufacturing	2,008	1,920	1,865	1,867	2,063	2,199	2,286	2,658	3,000	2,987
Apparel Manufacturing	2,426	1,847	1,487	1,513	1,536	1,512	1,559	1,334	1,232	1,184
Printing & Publishing	7,379	8,096	7,687	7,114	7,351	6,849	6,722	7,272	7,261	8,144
Other Manufacturing	5,626	5,963	6,211	6,335	6,323	6,525	7,372	7,971	9,867	10,435
TOTAL	83,125	76,727	72,967	72,466	75,637	78,234	81,519	85,590	94,138	98,851

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Construction	23.6	20.6	19.8	19.1	19.8	20.1	20.9	21.8	21.4	21.1
Transportation	21.0	22.2	22.3	22.2	21.3	21.0	20.7	20.7	23.2	24.3
Utilities	9.4	10.3	10.8	11.5	11.2	10.8	10.6	10.3	9.6	8.9
Information	10.1	9.3	9.0	9.0	8.9	9.2	8.9	7.5	6.8	6.2
Wholesale	14.9	14.3	14.4	14.9	15.9	17.0	17.1	17.2	16.4	16.5
Food Manufacturing	2.4	2.5	2.6	2.6	2.7	2.8	2.8	3.1	3.2	3.0
Apparel Manufacturing	2.9	2.4	2.0	2.1	2.0	1.9	1.9	1.6	1.3	1.2
Printing & Publishing	8.9	10.6	10.5	9.8	9.7	8.8	8.2	8.5	7.7	8.2
Other Manufacturing	6.8	7.8	8.5	8.7	8.4	8.3	9.0	9.3	10.5	10.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Construction	-19.4	-8.5	-4.2	8.3	5.0	7.9	9.8	7.8	3.7
Transportation	-2.5	-4.3	-1.6	0.5	1.8	2.5	5.3	23.1	10.2
Utilities	1.3	-0.8	6.2	1.4	-0.2	1.7	2.8	1.8	-2.3
Information	-14.3	-8.4	-0.5	3.0	6.7	0.6	-11.4	-0.5	-4.3
Wholesale	-11.6	-4.1	3.2	10.9	10.8	4.4	5.7	5.1	5.4
Food Manufacturing	-4.4	-2.9	0.1	10.5	6.6	4.0	16.3	12.9	-0.4
Apparel Manufacturing	-23.9	-19.5	1.7	1.5	-1.6	3.1	-14.4	-7.6	-3.9
Printing & Publishing	9.7	-5.1	-7.5	3.3	-6.8	-1.9	8.2	-0.2	12.2
Other Manufacturing	6.0	4.2	2.0	-0.2	3.2	13.0	8.1	23.8	5.8
TOTAL	-7.7	-4.9	-0.7	4.4	3.4	4.2	5.0	10.0	5.0

Figure 3.2.3**PRODUCTION/DISTRIBUTION/REPAIR (PDR) EMPLOYMENT BY INDUSTRY GROUP, 2008–2017****Notes:**

- PDR = Production/Distribution/Repair
- Due to rounding, figures may not add to the total shown.
- Sum is less than in Table 3.1 due to increased data suppression warranted by the smaller industrial scale of analysis.
- Information Establishments include:
 - Broadcasting except internet
 - Telecommunications
- Other Manufacturing includes:
 - Lumber, furniture & fixtures, paper products
 - Chemicals and petroleum production
 - Rubber, leather, stone/clay/glass/concrete
 - Metal, industrial machinery & equipment
 - Electric and electronic manufacturing
 - Transportation equipment
 - Instruments, miscellaneous
 - Motion picture production & sound recording

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table & Figure 3.2.4**CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) EMPLOYMENT BY INDUSTRY GROUP, 2008–2017**

This table presents job trends in the cultural/institutional/educational (CIE) land use category. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 3.2.4 presents the job trends graphically.

Annual Average Number of Jobs

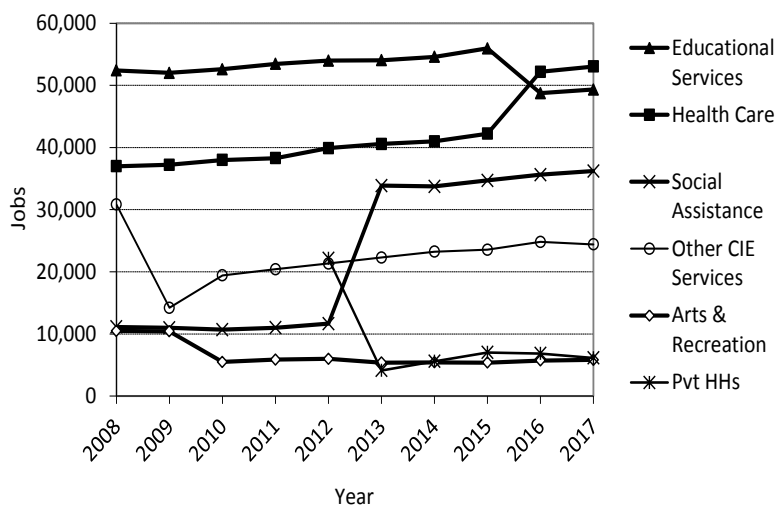
Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Art & Recreation	10,477	10,420	5,491	5,863	5,995	5,388	5,430	5,375	5,722	5,812
Health Care	36,995	37,211	37,999	38,279	39,896	40,575	40,988	42,228	52,177	53,037
Educational Services	52,424	52,022	52,595	53,470	53,996	54,048	54,602	55,951	48,746	49,327
Social Assistance	11,117	10,977	10,690	11,000	11,642	33,860	33,734	34,700	35,622	36,221
Other CIE Services	30,835	14,201	19,433	20,403	21,324	22,286	23,233	23,547	24,801	24,412
Pvt HH	-	19,443	19,819	20,327	22,156	4,113	5,597	7,015	6,853	6,138
TOTAL	141,848	144,274	146,027	149,342	155,009	160,270	163,584	168,816	173,921	174,947

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Art & Recreation	7.4	7.2	3.8	3.9	3.9	3.4	3.3	3.2	3.3	3.3
Health Care	26.1	25.8	26.0	25.6	25.7	25.3	25.1	25.0	30.0	30.3
Educational Services	37.0	36.1	36.0	35.8	34.8	33.7	33.4	33.1	28.0	28.2
Social Assistance	7.8	7.6	7.3	7.4	7.5	21.1	20.6	20.6	20.5	20.7
Other CIE Services	21.7	9.8	13.3	13.7	13.8	13.9	14.2	13.9	14.3	14.0
Pvt HH	-	13.5	13.3	13.6	14.3	2.6	3.4	4.2	3.9	3.5
TOTAL	100.0	100.0	99.7	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Art & Recreation	-0.5	-47.3	6.8	2.3	-10.1	0.8	-1.0	6.5	1.6
Health Care	0.6	2.1	0.7	4.2	1.7	1.0	3.0	23.6	1.6
Educational Services	-0.8	1.1	1.7	1.0	0.1	1.0	2.5	-12.9	1.2
Social Assistance	-1.3	-2.6	2.9	5.8	190.8	-0.4	2.9	2.7	1.7
Other CIE Services	-53.9	36.8	5.0	4.5	4.5	4.2	1.4	5.3	-1.6
Pvt HH	-	1.9	2.6	9.0	-81.4	36.1	25.3	-2.3	-10.4
TOTAL	1.7	1.2	2.3	3.8	3.4	2.1	3.2	3.0	0.6

**Notes:**

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- *Pvt HH = Private Household employment
- Prior to 2009, private households were counted as part of Other CIE Services and constituted the majority of Other CIE Services.
- The 54% decline in "Other CIE Services" employment between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE. This explains the 190% jump in Social Assistance jobs from 2012-2014.
- Due to rounding, figures may not add to the total shown.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 3.3**EMPLOYMENT BY
COMMERCE & INDUSTRY
DISTRICT AND LAND USE
CATEGORY, 2017**

This table presents the geographic distribution of jobs within San Francisco's eleven Commerce & Industry Districts, by land use category (see Section 1.2 – Data Formats for more on these districts). The Treasure Island District was added this year.

Employment by Land Use Category and C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	2,561	3,195	12,400	11	3,224	121	21,512
Civic Center	13,790	10,529	1,855	4,367	11,709	171	42,421
Financial	156,565	20,615	31,467	5,207	16,438	850	231,142
Mission	5,706	7,467	3,336	29	6,961	379	23,878
North Beach	4,557	8,375	1,536	1,060	5,043	191	20,762
North Central	5,268	12,602	2,274	595	29,910	956	51,605
Northwest	5,111	7,120	2,860	50	14,626	634	30,401
South of Market	80,248	28,206	32,566	3,517	42,332	630	187,499
Southwest	8,008	16,391	4,597	141	27,611	1,181	57,929
Van Ness	4,273	7,239	929	999	7,426	358	21,224
Treasure Island	42	15	135	0	709	5	906
Unclassified	12,515	4,356	4,898	166	2,821	662	25,418
TOTAL	298,644	126,110	98,853	16,142	168,810	6,138	714,697

Percentage Distribution by Commerce and Industry District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	0.9	2.5	12.5	0.1	1.9	2.0	3.0
Civic Center	4.6	8.3	1.9	27.1	6.9	2.8	5.9
Financial	52.4	16.3	31.8	32.3	9.7	13.8	32.3
Mission	1.9	5.9	3.4	0.2	4.1	6.2	3.3
North Beach	1.5	6.6	1.6	6.6	3.0	3.1	2.9
North Central	1.8	10.0	2.3	3.7	17.7	15.6	7.2
Northwest	1.7	5.6	2.9	0.3	8.7	10.3	4.3
South of Market	26.9	22.4	32.9	21.8	25.1	10.3	26.2
Southwest	2.7	13.0	4.7	0.9	16.4	19.2	8.1
Van Ness	1.4	5.7	0.9	6.2	4.4	5.8	3.0
Treasure Island	0.0	0.0	0.1	0.0	0.4	0.1	0.1
Unclassified	4.2	3.5	5.0	1.0	1.7	10.8	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HH</i>	<i>Total</i>
Bayview	11.9	14.9	57.6	0.1	15.0	0.6	100.0
Civic Center	32.5	24.8	4.4	10.3	27.6	0.4	100.0
Financial	67.7	8.9	13.6	2.3	7.1	0.4	100.0
Mission	23.9	31.3	14.0	0.1	29.2	1.6	100.0
North Beach	21.9	40.3	7.4	5.1	24.3	0.9	100.0
North Central	10.2	24.4	4.4	1.2	58.0	1.9	100.0
Northwest	16.8	23.4	9.4	0.2	48.1	2.1	100.0
South of Market	42.8	15.0	17.4	1.9	22.6	0.3	100.0
Southwest	13.8	28.3	7.9	0.2	47.7	2.0	100.0
Van Ness	20.1	34.1	4.4	4.7	35.0	1.7	100.0
Treasure Island	4.6	1.7	14.9	0.0	78.3	0.6	100.0
Unclassified	49.2	17.1	19.3	0.7	11.1	2.6	100.0
TOTAL	41.8	17.6	13.8	2.3	23.6	0.9	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = Private Household employment
- Prior to 2008, Households (NAICS 814) were counted under the CIE land use category; In 2009, they were counted as Other.
- See Map 1.1 for San Francisco C & I district boundaries

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department



MEXICANOS, C...

WIC
WOMEN, INFANTS & CHILDREN

YELLOW NECTARINS
\$1.29/LB

YELLOW PEACHES
\$1.49/LB

WHITE PEACHES
\$1.49/LB

YELLOW PEACHES
\$1.29/LB

PLUMS
\$1.29/LB

LIMES
\$0.60/R

TOMATOES
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4.0 Establishments

This chapter provides information about the number and distribution of establishments in San Francisco. This data is gathered from the California Employment Development Department (EDD).

This chapter reports establishment data by the locations of business, production, or operations. A single company or owner may conduct operations or services at multiple locations; each location is included. The data does not include San Francisco businesses that are exempt from paying local business tax. Government agencies and various non-profit organizations are exempt from local business tax. Businesses that fail to file taxes are also not included.

Establishment data is reported both for the entire city and the city's ten Commerce and Industry Districts by five Land Use categories - Office, Retail, Production/Distribution/Repair (PDR), Hotel, and Cultural/Institutional/Educational (CIE). Beginning in 2009, establishment data are also reported for Private Households (Pvt HH). This category includes home-based business establishments and organizations, such as cooks, maids, butlers, private caregivers and outside workers, such as gardeners, caretakers, and other maintenance workers. These household establishments were previously counted under the CIE land use category. For an explanation of Land Use Category and Commerce and Industry District, refer to Section 1.2 - Data Formats. In addition, some data are reported for a new Commerce and Industry District, Treasure Island.

Table 4.1 shows establishment data by Land Use Category from 2008 to 2017. *Tables 4.2.1* through *4.2.4* show establishment data by Industry Group within each Land Use Category in San Francisco from 2008 to 2017. *Tables 4.3* and *4.4* present San Francisco establishments for 2017 in geographic context. *Table 4.3* shows the distribution of establishments throughout the city by Land

Use Category type. *Table 4.4* shows the distribution of establishments throughout the city by employer size.

The tables show a number of establishments for whom the geographical location is not known or which are at the San Francisco International Airport. These have been placed under an Unclassified category. Other establishments that have not registered a physical address with the State and thus cannot be classified under a specific geographic district are also included in this category.

Table 4.1**SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2008–2017**

This table contains the number of establishments in each of the five major non-residential land use categories in San Francisco. Also included is the percentage distribution in any given year and the annual change within each land use category. The data is also presented graphically below in Figures 4.1.1 (a snapshot of establishment distribution in 2011) and 4.1.2 (a look at ten year trends).

Number of Establishments

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	11,292	11,419	11,430	11,511	11,938	12,542	13,366	13,595	13,578	13,989
Retail	7,473	7,496	7,541	7,516	7,666	7,947	8,189	8,332	8,403	8,464
PDR	4,812	4,718	4,614	4,483	4,500	4,596	4,700	4,717	4,799	4,878
Hotel	288	292	299	290	297	305	311	312	304	306
CIE	20,710	4,739	4,794	4,844	4,930	25,597	26,246	26,469	26,564	26,792
Pvt HH		22,864	24,161	26,607	26,140	4,184	4,240	5,034	5,654	5,132
TOTAL	44,575	51,528	52,839	55,251	55,471	55,171	57,052	58,459	59,302	59,561

Annual Percentage Distribution

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	25.3	22.2	21.6	20.8	21.5	22.7	23.4	23.3	22.9	23.5
Retail	16.8	14.5	14.3	13.6	13.8	14.4	14.4	14.3	14.2	14.2
PDR	10.8	9.2	8.7	8.1	8.1	8.3	8.2	8.1	8.1	8.2
Hotel	0.6	0.6	0.6	0.5	0.5	0.6	0.5	0.5	0.5	0.5
CIE	46.5	9.2	9.1	8.8	8.9	46.4	46.0	45.3	44.8	45.0
Pvt HH	-	44.4	45.7	48.2	47.1	7.6	7.4	8.6	9.5	8.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	1.1	0.1	0.7	3.7	5.1	6.6	1.7	-0.1	3.0
Retail	0.3	0.6	-0.3	2.0	3.7	3.0	1.7	0.9	0.7
PDR	-2.0	-2.2	-2.8	0.4	2.1	2.3	0.4	1.7	1.6
Hotel	1.4	2.4	-3.0	2.4	2.7	2.0	0.3	-2.6	0.7
CIE	-77.1	1.2	1.0	1.8	419.2	2.5	0.8	0.4	0.9
Pvt HH	-	5.7	10.1	-1.8	-84.0	1.3	18.7	12.3	-9.2
TOTAL	15.6	2.5	4.6	0.4	-0.5	3.4	2.5	1.4	0.4

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = Private Household employment
- *The 81% decline in CIE establishments between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Prior to 2009, private households were counted as part of CIE.
- Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

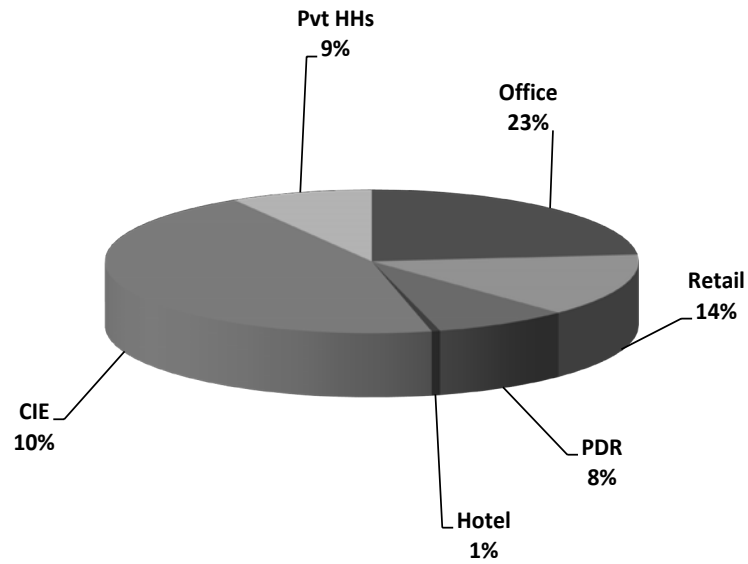


Figure 4.1.1b
SAN FRANCISCO ESTABLISHMENTS BY LAND USE CATEGORY, 2008–2017

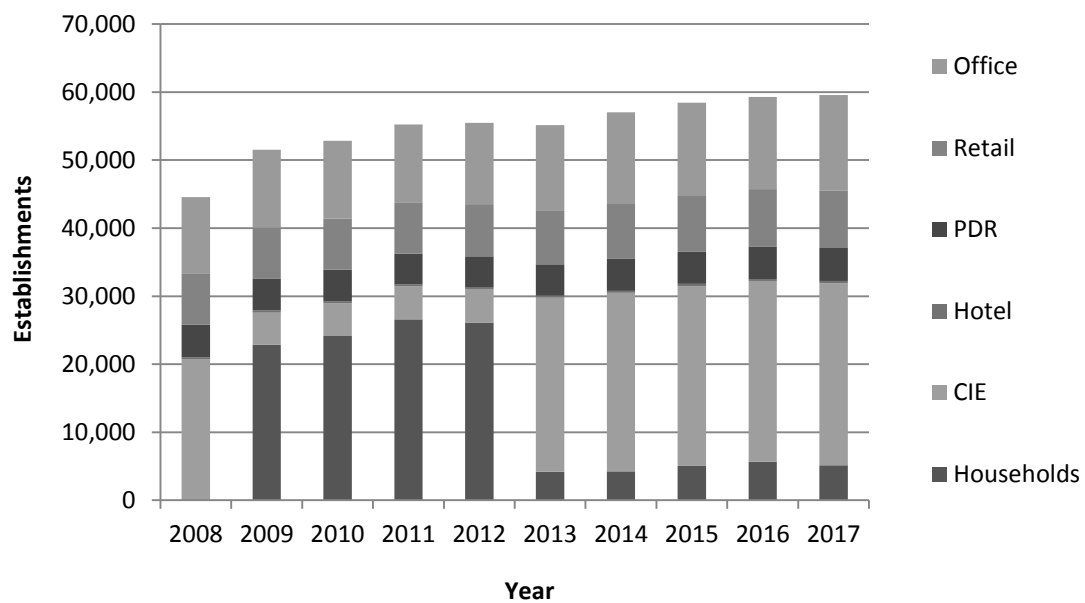


Table & Figure 4.2.1**OFFICE ESTABLISHMENTS BY INDUSTRY GROUP, 2008–2017**

This table presents establishment trends in the office land use category. Also included is the percentage distribution in any given year and the annual change within the office land use category. Figure 4.2.1 presents the establishment trends graphically.

Number of Establishments

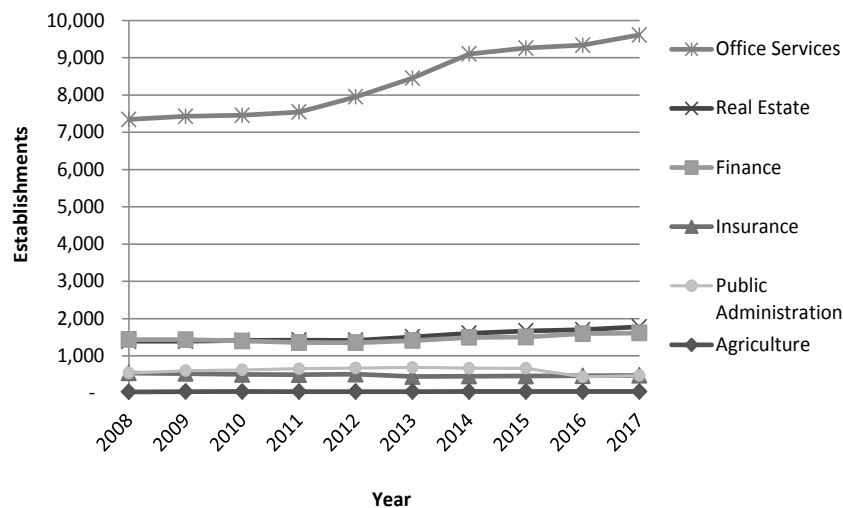
Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Agriculture	34	39	43	41	38	40	44	43	42	44
Finance	1,436	1,434	1,399	1,357	1,353	1,410	1,493	1,504	1,593	1,612
Insurance	537	525	498	492	508	445	454	456	466	474
Real Estate	1,393	1,391	1,412	1,424	1,417	1,506	1,604	1,668	1,699	1,778
Office Services	7,343	7,429	7,456	7,544	7,951	8,454	9,104	9,260	9,340	9,612
Public Administration	540	601	622	653	671	688	668	663	438	468
TOTAL	11,283	11,419	11,430	11,511	11,938	12,543	13,367	13,594	13,578	13,988

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Agriculture	0.3	0.3	0.4	0.4	0.3	0.3	0.3	0.3	0.3	0.3
Finance	12.7	12.6	12.2	11.8	11.3	11.2	11.2	11.1	11.7	11.5
Insurance	4.8	4.6	4.4	4.3	4.3	3.5	3.4	3.4	3.4	3.4
Real Estate	12.3	12.2	12.4	12.4	11.9	12.0	12.0	12.3	12.5	12.7
Office Services	65.1	65.1	65.2	65.5	66.6	67.4	68.1	68.1	68.8	68.7
Public Administration	4.8	5.3	5.4	5.7	5.6	5.5	5.0	4.9	3.2	3.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Agriculture	14.7	10.3	-4.7	-7.3	15.8	10.0	-2.3	-2.3	4.8
Finance	-0.1	-2.4	-3.0	-0.3	10.3	5.9	0.7	5.9	1.2
Insurance	-2.3	-5.1	-1.2	3.3	-10.6	2.0	0.4	2.2	1.7
Real Estate	-0.1	1.5	0.8	-0.5	13.2	6.5	4.0	1.9	4.6
Office Services	1.2	0.4	1.2	5.4	14.5	7.7	1.7	0.9	2.9
Public Administration	11.4	3.5	5.0	2.8	-0.4	-2.9	-0.7	-33.9	6.8
TOTAL	1.2	0.1	0.7	3.7	12.0	6.6	1.7	-0.1	3.0

**Notes:**

- Due to rounding, figures may not add to the total shown.
- Office Service consists of the following:
 - Management of companies and enterprises
 - Professional, scientific, and technical services
 - Administrative and support
 - Internet publishing & broadcasting
 - Internet, web search, & data processing services
 - Other information services
- Prior to 2009, sums are less than in Table 4.1 due to increased data suppression warranted by the smaller industrial scale of analysis.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table & Figure 4.2.2**RETAIL ESTABLISHMENTS BY INDUSTRY GROUP, 2008–2017**

This table presents establishment trends in the retail land use category. Also included is the percentage distribution in any given year and the annual change within the retail land use category. Figure 4.2.2 presents the establishment trends graphically.

Number of Establishments

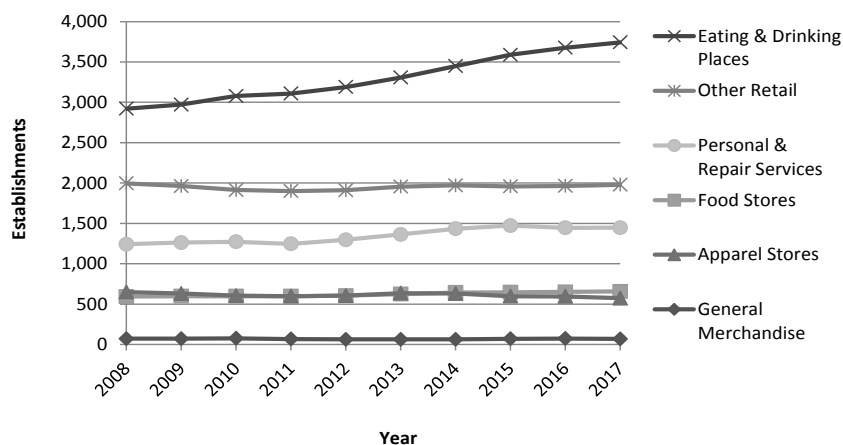
Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Merchandise	71	72	76	67	62	63	63	70	73	68
Food Stores	594	598	597	597	605	624	644	646	651	656
Apparel Stores	650	630	604	598	605	635	630	597	594	573
Eating & Drinking Places	2,921	2,972	3,078	3,108	3,189	3,307	3,448	3,588	3,676	3,742
Other Retail	1,995	1,962	1,914	1,900	1,910	1,955	1,971	1,958	1,964	1,978
Personal & Repair Services	1,242	1,262	1,272	1,246	1,296	1,363	1,433	1,472	1,445	1,446
TOTAL	7,473	7,496	7,541	7,516	7,667	7,947	8,189	8,331	8,403	8,463

Annual Percentage Distribution

Industry Group	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Merchandise	1.0	1.0	1.0	0.9	0.8	0.8	0.8	0.8	0.9	0.8
Food Stores	7.9	8.0	7.9	7.9	7.9	7.9	7.9	7.8	7.7	7.8
Apparel Stores	8.7	8.4	8.0	8.0	7.9	8.0	7.7	7.2	7.1	6.8
Eating & Drinking Places	39.1	39.6	40.8	41.4	41.6	41.6	42.1	43.1	43.7	44.2
Other Retail	26.7	26.2	25.4	25.3	24.9	24.6	24.1	23.5	23.4	23.4
Personal & Repair Services	16.6	16.8	16.9	16.6	16.9	17.2	17.5	17.7	17.2	17.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Industry Group	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
General Merchandise	1.4	5.6	-11.8	-7.5	1.6	0.0	11.1	4.3	-6.8
Food Stores	0.8	-0.2	0.0	1.3	6.4	3.2	0.3	0.8	0.8
Apparel Stores	-3.1	-4.1	-1.0	1.2	4.1	-0.8	-5.2	-0.5	-3.5
Eating & Drinking Places	1.8	3.6	1.0	2.6	8.1	4.3	4.1	2.5	1.8
Other Retail	-1.7	-2.4	-0.7	0.5	3.2	0.8	-0.7	0.3	0.7
Personal & Repair Services	1.6	0.8	-2.0	4.0	10.6	5.1	2.7	-1.8	0.1
TOTAL	0.3	0.6	-0.3	2.0	6.8	3.0	1.7	0.9	0.7

**Notes:**

- Due to rounding, figures may not add to the total shown.
- Other Retail Stores include:
 - Motor vehicle parts and dealers
 - Electronics and appliance stores
 - Furniture and home furnishings stores
 - Miscellaneous retail stores
 - Rental and leasing services
 - Building material and garden equipment supply dealers
 - Health and personal care stores
 - Gasoline stations
 - Sporting goods, hobby, book, and music stores
 - Non-store retailers

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 4.2.3**PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2008–2017**

This table presents establishment trends in the PDR land use category. Also included is the percentage distribution in any given year and the annual change within the PDR land use category. Figure 4.2.3 presents the establishment trends graphically.

Number of Establishments

<i>Industry Group</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Construction	1,676	1,641	1,598	1,538	1,515	1,551	1,610	1,632	1,686	1,715
Transportation	503	418	417	398	400	408	429	433	430	437
Utilities	25	22	25	31	36	36	44	48	46	52
Information	249	247	240	230	229	228	218	180	170	164
Wholesale	1,302	1,253	1,210	1,178	1,196	1,268	1,257	1,236	1,212	1,171
Food Manufacturing	143	140	144	146	157	161	170	177	190	204
Apparel Manufacturing	163	155	146	141	133	128	119	113	107	97
Printing & Publishing	343	342	328	324	338	318	343	392	445	496
Other Manufacturing	410	500	506	499	495	498	511	506	513	543
TOTAL	4,812	4,718	4,614	4,485	4,499	4,596	4,701	4,717	4,799	4,879

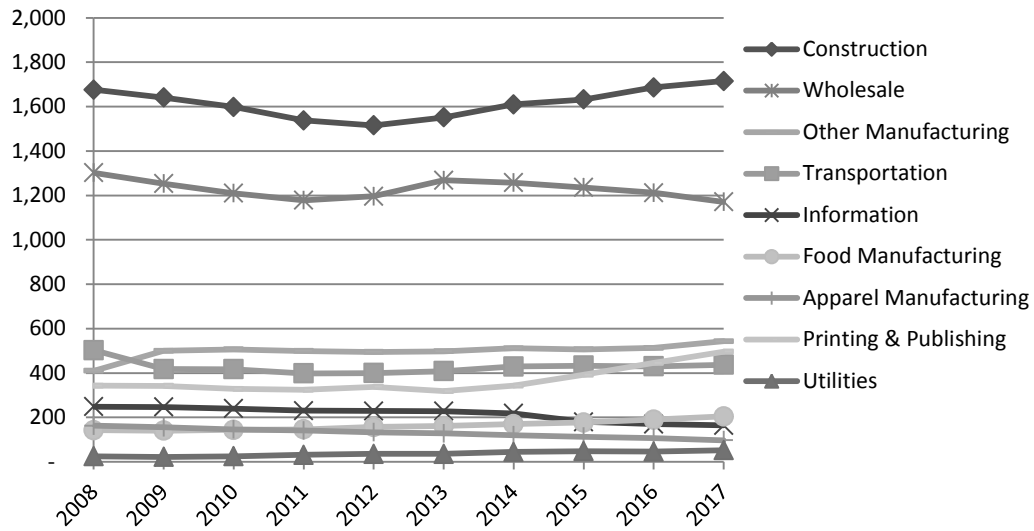
Annual Percentage Distribution

<i>Industry Group</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Construction	34.8	34.8	34.6	34.3	33.7	33.7	34.2	34.6	35.1	35.2
Transportation	10.4	8.9	9.0	8.9	8.9	8.9	9.1	9.2	9.0	9.0
Utilities	0.5	0.5	0.5	0.7	0.8	0.8	0.9	1.0	1.0	1.1
Information	5.2	5.2	5.2	5.1	5.1	5.0	4.6	3.8	3.5	3.4
Wholesale	27.1	26.6	26.2	26.3	26.6	27.6	26.7	26.2	25.3	24.0
Food Manufacturing	3.0	3.0	3.1	3.3	3.5	3.5	3.6	3.8	4.0	4.2
Apparel Manufacturing	3.4	3.3	3.2	3.1	3.0	2.8	2.5	2.4	2.2	2.0
Printing & Publishing	7.1	7.2	7.1	7.2	7.5	6.9	7.3	8.3	9.3	10.2
Other Manufacturing	8.5	10.6	11.0	11.1	11.0	10.8	10.9	10.7	10.7	11.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Industry Group</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-2017</i>
Construction	-2.1	-2.6	-3.8	-1.5	6.3	3.8	1.4	3.3	1.7
Transportation	-16.8	-0.2	-4.6	0.5	7.3	5.1	0.9	-0.7	1.6
Utilities	-12.0	13.6	24.0	16.1	22.2	22.2	9.1	-4.2	13.0
Information	-0.6	-2.8	-4.2	-0.4	-4.8	-4.4	-17.4	-5.6	-3.5
Wholesale	-3.7	-3.4	-2.6	1.5	5.1	-0.9	-1.7	-1.9	-3.4
Food Manufacturing	-1.8	2.9	1.4	7.5	8.3	5.6	4.1	7.3	7.4
Apparel Manufacturing	-4.6	-5.8	-3.4	-5.7	-10.5	-7.0	-5.0	-5.3	-9.3
Printing & Publishing	-0.3	-4.1	-1.2	4.3	1.5	7.9	14.3	13.5	11.5
Other Manufacturing	22.0	1.2	-1.4	-0.8	3.2	2.6	-1.0	1.4	5.8
TOTAL	-1.9	-2.2	-2.8	0.3	4.5	2.3	0.3	1.7	1.7

Figure 4.2.3
PDR ESTABLISHMENTS BY INDUSTRY GROUP, 2008–2017



Notes:

- PDR = Production/Distribution/Repair
- Due to rounding, figures may not add to the total shown.
- Information Establishments include:
 - Broadcasting except internet
 - Telecommunications
- Other Manufacturing includes:
 - Lumber, furniture & fixtures, paper products
 - Chemicals and petroleum production
 - Rubber, leather, stone/clay/glass/concrete
 - Instruments, miscellaneous
 - Metal, industrial machinery & equipment
 - Electric and electronic manufacturing
 - Transportation equipment
 - Motion picture production & sound recording

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 4.2.4**CULTURAL/INSTITUTIONAL/EDUCATIONAL (CIE) AND PRIVATE HOUSEHOLD (Pvt HH) ESTABLISHMENTS BY INDUSTRY GROUP, 2008–2017**

This table presents establishment trends in the cultural/institutional/educational (CIE) and in the private household (Pvt HH) land use categories. Also included is the percentage distribution in any given year and the annual change within the CIE land use category. Figure 4.2.4 presents the establishment trends graphically.

Number of Establishments

<i>Industry Group</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Arts & Recreation	416	416	246	249	253	265	287	291	306	304
Health Care	2,055	2,071	2,111	2,113	2,120	2,152	2,238	2,259	2,290	2,285
Educational Services	697	703	705	714	726	906	934	934	972	991
Social Assistance*	600	623	628	655	677	21,082	21,523	21,706	21,684	21,864
Other CIE Services*	21,122	926	1,104	1,112	1,154	1,192	1,264	1,279	1,311	1,349
Pvt HH*	-	22,864	24,161	26,607	26,140	4,183	4,239	5,034	5,655	5,131
TOTAL	24,888	27,603	28,955	31,450	31,070	29,780	30,485	31,503	32,218	31,924

Annual Percentage Distribution

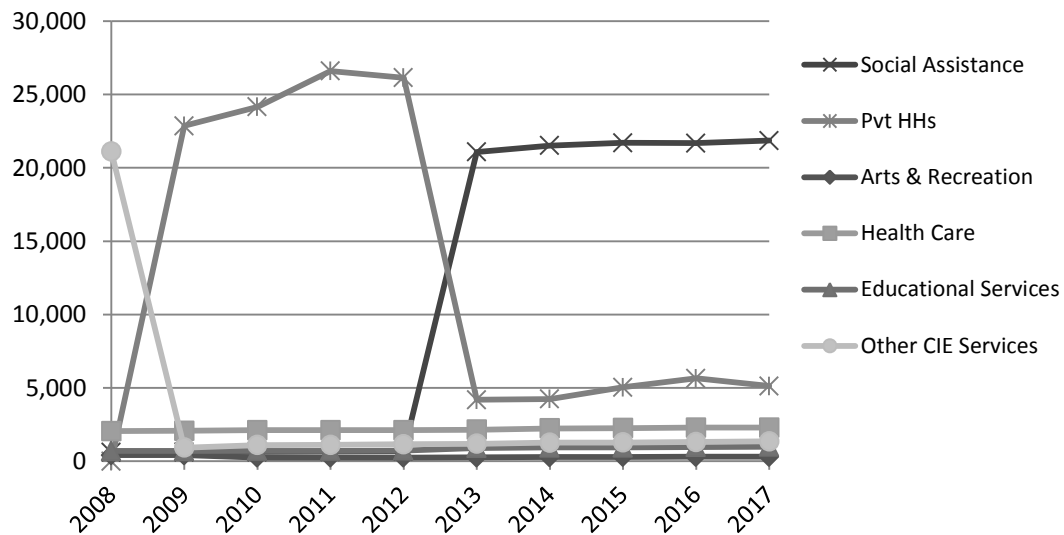
<i>Industry Group</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Arts & Recreation	1.7	1.5	0.8	0.8	0.8	0.9	0.9	0.9	0.9	1.0
Health Care	8.3	7.5	7.3	6.7	6.8	7.2	7.3	7.2	7.1	7.2
Educational Services	2.8	2.5	2.4	2.3	2.3	3.0	3.1	3.0	3.0	3.1
Social Assistance*	2.4	2.3	2.2	2.1	2.2	70.8	70.6	68.9	67.3	68.5
Other CIE Services*	84.9	3.4	3.8	3.5	3.7	4.0	4.1	4.1	4.1	4.2
Pvt HH*	-	82.8	83.4	84.6	84.1	14.0	13.9	16.0	17.6	16.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Industry Group</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>
Arts & Recreation	0.0	-40.8	1.2	1.6	4.7	8.3	1.4	5.2	-0.7
Health Care	0.8	1.9	0.1	0.3	1.5	4.0	0.9	1.4	-0.2
Educational Services	0.9	0.3	1.3	1.7	24.8	3.1	0.0	4.1	2.0
Social Assistance*	3.9	0.8	4.3	3.4	3,014.0	2.1	0.9	-0.1	0.8
Other CIE Services*	-95.6	19.2	0.7	3.8	3.3	6.0	1.2	2.5	2.9
Pvt HH*	-	5.7	10.1	-1.8	-84.0	1.3	18.8	12.3	-9.3
TOTAL	10.9	4.9	8.6	-1.2	-4.2	2.4	3.3	2.3	-0.9

* The grouping of subcategories of data has changed periodically between sectors and this accounts for the data discontinuities.

Figure 4.2.4
CULTURAL/INSTITUTIONAL/EDUCATIONAL ESTABLISHMENTS BY INDUSTRY GROUP, 2008–2017



Notes:

- Other CIE Services include:
 - Museums, historical sites, zoos, and parks
 - Membership associations and organizations
 - Private household employment (prior to 2009)
- Pvt HH = Private Household employment
- *The 95.6% decline in Other CIE Services establishments between 2008-2009 can be attributed to the treatment of Private Households as a separate land use category in 2009.
- Starting in 2014, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs) from the Private Household category to CIE. This explains the large jump in Social Assistance establishments from 2012-2014.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

* * The grouping of subcategories of data has changed periodically between sectors and this accounts for the data discontinuities.

Table 4.3
ESTABLISHMENTS BY
COMMERCE & INDUSTRY
DISTRICT AND LAND USE
CATEGORY, 2017

This table presents the geographic distribution of establishments within San Francisco's eleven Commerce & Industry Districts by land use category (see Section 1.2 – Data Formats for more on these Districts).

Number of Establishments

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HHs</i>	<i>Total</i>
Bayview	202	254	683	3	1,504	101	2,747
Civic Center	868	508	114	64	2,291	137	3,982
Financial	5,507	1,310	781	50	2,031	584	10,263
Mission	552	646	310	8	1,616	324	3,456
North Beach	438	508	140	23	1,712	151	2,972
North Central	1,010	1,043	241	44	2,616	833	5,787
Northwest	654	609	279	4	2,231	508	4,285
South of Market	2,176	1,285	1,056	42	2,751	466	7,776
Southwest	1,528	1,559	974	18	7,659	1,358	13,096
Van Ness	554	561	112	41	1,777	258	3,303
Treasure Island	9	3	14	0	69	6	101
Unclassified	491	178	174	9	535	406	1,793
TOTAL	13,989	8,464	4,878	306	26,792	5,132	59,561

Percentage Distribution by Commerce and Industry District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HHs</i>	<i>Total</i>
Bayview	1.4	3.0	14.0	1.0	5.6	2.0	4.6
Civic Center	6.2	6.0	2.3	20.9	8.6	2.7	6.7
Financial	39.4	15.5	16.0	16.3	7.6	11.4	17.2
Mission	3.9	7.6	6.4	2.6	6.0	6.3	5.8
North Beach	3.1	6.0	2.9	7.5	6.4	2.9	5.0
North Central	7.2	12.3	4.9	14.4	9.8	16.2	9.7
Northwest	4.7	7.2	5.7	1.3	8.3	9.9	7.2
South of Market	15.6	15.2	21.6	13.7	10.3	9.1	13.1
Southwest	10.9	18.4	20.0	5.9	28.6	26.5	22.0
Van Ness	4.0	6.6	2.3	13.4	6.6	5.0	5.5
Treasure Island	0.1	0.0	0.3	0.0	0.3	0.1	0.2
Unclassified	3.5	2.1	3.6	2.9	2.0	7.9	3.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Pvt HHs</i>	<i>Total</i>
Bayview	7.4	9.2	24.9	0.1	54.8	3.7	100.0
Civic Center	21.8	12.8	2.9	1.6	57.5	3.4	100.0
Financial	53.7	12.8	7.6	0.5	19.8	5.7	100.0
Mission	16.0	18.7	9.0	0.2	46.8	9.4	100.0
North Beach	14.7	17.1	4.7	0.8	57.6	5.1	100.0
North Central	17.5	18.0	4.2	0.8	45.2	14.4	100.0
Northwest	15.3	14.2	6.5	0.1	52.1	11.9	100.0
South of Market	28.0	16.5	13.6	0.5	35.4	6.0	100.0
Southwest	11.7	11.9	7.4	0.1	58.5	10.4	100.0
Van Ness	16.8	17.0	3.4	1.2	53.8	7.8	100.0
Treasure Island	8.9	3.0	13.9	0.0	68.3	5.9	100.0
Unclassified	27.4	9.9	9.7	0.5	29.8	22.6	100.0
TOTAL	23.5	14.2	8.2	0.5	45.0	8.6	100.0

Notes:

- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HH = Private Household employment
- Prior to 2009, Private households (NAICS 814) were counted under the CIE land use category.
- Tables 4.2.1-4.2.4 provide detailed information of various components of Office, Retail, PDR and CIE respectively.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department

Table 4.4
ESTABLISHMENTS BY
COMMERCE & INDUSTRY
DISTRICT AND SIZE
CLASS, 2017

This table presents the geographic distribution of establishments within San Francisco's eleven Commerce & Industry Districts, by the size of the establishment (see Section 1.2 – Data Formats for more on these Districts).

Number of Employees

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	2,005	267	231	158	51	31	4	0	0	2,747
Civic Center	2,889	383	306	251	94	37	11	8	3	3,982
Financial	5,546	1,560	1,226	1,071	467	251	87	35	22	10,265
Mission	2,548	391	274	166	53	18	4	2	0	3,456
North Beach	2,283	273	212	139	38	21	4	2	0	2,972
North Central	4,408	588	441	226	80	33	3	2	6	5,787
Northwest	3,395	385	278	149	42	20	10	4	2	4,285
South of Market	4,921	984	825	583	221	145	52	22	22	7,775
Southwest	10,814	1,053	679	394	104	41	8	2	1	13,096
Van Ness	2,587	297	217	133	40	22	6	0	1	3,303
Treasure Island	78	12	6	3	0	1	1	0	0	101
Unclassified	1,323	187	142	81	29	22	7	2	1	1,794
TOTAL	42,797	6,380	4,837	3,354	1,219	642	197	79	58	59,563

Percentage Distribution by C&I District

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	4.7	4.2	4.8	4.7	4.2	4.8	2.0	0.0	0.0	4.6
Civic Center	6.8	6.0	6.3	7.5	7.7	5.8	5.6	10.1	5.2	6.7
Financial	13.0	24.5	25.3	31.9	38.3	39.1	44.2	44.3	37.9	17.2
Mission	6.0	6.1	5.7	4.9	4.3	2.8	2.0	2.5	0.0	5.8
North Beach	5.3	4.3	4.4	4.1	3.1	3.3	2.0	2.5	0.0	5.0
North Central	10.3	9.2	9.1	6.7	6.6	5.1	1.5	2.5	10.3	9.7
Northwest	7.9	6.0	5.7	4.4	3.4	3.1	5.1	5.1	3.4	7.2
South of Market	11.5	15.4	17.1	17.4	18.1	22.6	26.4	27.8	37.9	13.1
Southwest	25.3	16.5	14.0	11.7	8.5	6.4	4.1	2.5	1.7	22.0
Van Ness	6.0	4.7	4.5	4.0	3.3	3.4	3.0	0.0	1.7	5.5
Treasure Island	0.2	0.2	0.1	0.1	0.0	0.2	0.5	0.0	0.0	0.2
Unclassified	3.1	2.9	2.9	2.4	2.4	3.4	3.6	2.5	1.7	3.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Size Class

<i>C&I District</i>	<i>0-4</i>	<i>5-9</i>	<i>10-19</i>	<i>20-49</i>	<i>50-99</i>	<i>100-249</i>	<i>250-499</i>	<i>500-999</i>	<i>1000+</i>	<i>TOTAL</i>
Bayview	73.0	9.7	8.4	5.8	1.9	1.1	0.1	0.0	0.0	100.0
Civic Center	72.6	9.6	7.7	6.3	2.4	0.9	0.3	0.2	0.1	100.0
Financial	54.0	15.2	11.9	10.4	4.5	2.4	0.8	0.3	0.2	100.0
Mission	73.7	11.3	7.9	4.8	1.5	0.5	0.1	0.1	0.0	100.0
North Beach	76.8	9.2	7.1	4.7	1.3	0.7	0.1	0.1	0.0	100.0
North Central	76.2	10.2	7.6	3.9	1.4	0.6	0.1	0.0	0.1	100.0
Northwest	79.2	9.0	6.5	3.5	1.0	0.5	0.2	0.1	0.0	100.0
South of Market	63.3	12.7	10.6	7.5	2.8	1.9	0.7	0.3	0.3	100.0
Southwest	82.6	8.0	5.2	3.0	0.8	0.3	0.1	0.0	0.0	100.0
Van Ness	78.3	9.0	6.6	4.0	1.2	0.7	0.2	0.0	0.0	100.0
Treasure Island	77.2	11.9	5.9	3.0	0.0	1.0	1.0	0.0	0.0	100.0
Unclassified	73.7	10.4	7.9	4.5	1.6	1.2	0.4	0.1	0.1	100.0
TOTAL	71.9	10.7	8.1	5.6	2.0	1.1	0.3	0.1	0.1	100.0

Notes:

- Due to rounding, figures may not add to the total shown.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department



5.0 Monetary Transactions

This chapter presents information about trends in monetary transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic health in monetary terms. The chapter is divided into three sections, each relating to a key source of revenue in the city's economy such as annual wages, retail sales and permits, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco over the past decade, using data supplied by the California Employment Development Department (EDD). Section 5.2 presents the State Board of Equalization's data on San Francisco's taxable retail sales and sales tax permits in 2017. Section 5.3 reports city government revenues and expenditures in fiscal year 2017 (July 1, 2015 to June 30, 2017). This data is obtained from the City Controller's office. The tables in each section report each indicator's quantity in specific units and annual percentage distribution.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments have been made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments have been made by dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics.

5.1 WAGES BY LAND USE CATEGORY

This section describes total annual earnings received by persons for work in San Francisco from 2006 to 2016. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The California Employment Development Department (EDD) prepares the measure of total annual wages. It includes each employee's total wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data. Total annual wages are presented in thousands of dollars, annual percentage distribution, and percentage change.

This section complements Chapter 3, Employment. The employment and wages data in this inventory are derived from the same source, and are organized by Land Use Category. For an explanation of the Land Use Categories and C&I Districts, refer to Section 1.2, Data Formats.

5.2 TAXABLE SALES AND PERMITS

Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 2008–2017. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone), public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported quarterly by type of business for all cities and counties in California.

Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

5.3 CITY REVENUES AND EXPENDITURES

Section 5.3 presents San Francisco city government revenues and expenditures for the fiscal year. The fiscal year ends on June 30th. The data in this subsection is from the Comprehensive Annual Financial Report, prepared by the San Francisco Controller's Office. This data covers the general fund, special revenue funds, and debt service funds. *Table 5.3.1* describes general governmental revenues by source. *Table 5.3.2* describes general governmental expenditures by major function.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, which are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

Table 5.3.1 general governmental revenues are presented by major source while *Table 5.3.2* presents them by government function for the fiscal year. Major revenue sources are property taxes; business taxes; other local taxes; licenses, fines and penalties; interest and investment income; rents and concessions; intergovernmental; and charges for services. The major functions of general governmental expenditures include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; debt service; and capital outlay.

Table 5.1.1 (next page) **TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2008–2017**

This table contains the amount of wages paid to workers in each of the five major non-residential land use categories in San Francisco (see Section 1.2 - Data Formats for a description of land use categories and discussion of NAICS categories). Also included is the percentage distribution in each year and the annual change within each land use category. The data are also presented graphically below in Figures 5.1.1a (a snapshot of job distribution in 2014) and 5.1.1b (a look at ten-year trends).

Notes:

- Totals also include wages from some unclassified land uses.
- Due to rounding, figures may not add to the total shown.
- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Pvt HH = Private Household employment
- Prior to 2009, Private Households were counted under the CIE land use category.

Sources:

- California Employment Development Department
- Data not publicly available
- Additional calculations by the San Francisco Planning Department
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics

Nominal – Non-Adjusted for Inflation (\$ 000s)

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$25,544,356	\$23,203,283	\$24,028,220	\$26,733,245	\$28,914,202	\$31,429,114	\$36,255,578	\$40,710,069	\$44,405,346	\$48,718,274
Retail	\$3,233,372	\$3,020,532	\$3,139,383	\$3,333,231	\$3,638,752	\$3,915,844	\$4,183,695	\$4,647,516	\$4,751,705	\$5,121,471
PDR	\$6,319,130	\$5,897,953	\$5,868,508	\$6,007,279	\$6,852,515	\$7,137,839	\$7,928,621	\$8,649,602	\$10,123,258	\$11,290,552
Hotel	\$764,622	\$695,174	\$691,582	\$736,805	\$740,550	\$803,545	\$778,152	\$830,804	\$848,666	\$825,242
CIE	\$7,325,473	\$7,249,460	\$7,541,484	\$7,858,454	\$8,406,144	\$8,999,560	\$9,462,599	\$10,220,937	\$10,975,933	\$11,584,895
Pvt HH	--	\$375,303	\$314,522	\$288,029	\$293,476	\$75,279	\$267,581	\$391,952	\$374,003	\$363,945
TOTAL	\$43,316,200	\$40,441,705	\$41,667,560	\$45,112,659	\$48,993,364	\$52,480,447	\$58,876,225	\$65,450,879	\$71,478,911	\$77,904,378

Inflation-Adjusted (2017 \$ 000s)

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$31,525,121	\$28,428,171	\$29,041,032	\$31,490,684	\$33,170,073	\$35,264,517	\$39,556,039	\$43,284,559	\$45,835,819	\$48,718,274
Retail	\$3,990,410	\$3,700,692	\$3,794,327	\$3,926,412	\$4,174,339	\$4,393,707	\$4,564,550	\$4,941,423	\$4,904,776	\$5,121,471
PDR	\$7,798,644	\$7,226,047	\$7,092,807	\$7,076,332	\$7,861,134	\$8,008,895	\$8,650,389	\$9,196,599	\$10,449,368	\$11,290,552
Hotel	\$943,645	\$851,712	\$835,862	\$867,927	\$849,551	\$901,604	\$848,989	\$883,344	\$876,005	\$825,242
CIE	\$9,040,604	\$8,881,885	\$9,114,802	\$9,256,942	\$9,643,441	\$10,097,808	\$10,324,009	\$10,867,306	\$11,329,512	\$11,584,895
Pvt HH	-	\$459,813	\$481,493	\$522,595	\$506,143	\$218,285	\$291,940	\$416,739	\$386,051	\$363,945
TOTAL	\$53,457,931	\$49,548,320	\$50,360,323	\$53,140,892	\$56,204,680	\$58,884,816	\$64,235,916	\$69,589,969	\$73,781,531	\$77,904,378

Annual Percentage Distribution

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	59.0	57.4	57.7	59.3	59.0	59.9	61.6	62.2	62.1	62.5
Retail	7.5	7.5	7.5	7.4	7.4	7.5	7.1	7.1	6.6	6.6
PDR	14.6	14.6	14.1	13.3	14.0	13.6	13.5	13.2	14.2	14.5
Hotel	1.8	1.7	1.7	1.6	1.5	1.5	1.3	1.3	1.2	1.1
CIE	16.9	17.9	18.1	17.4	17.2	17.1	16.1	15.6	15.4	14.9
Pvt HH	-	-	1.0	1.0	0.9	0.4	0.5	0.6	0.5	0.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-9.8	2.2	8.4	5.3	6.3	12.2	9.4	5.9	6.3
Retail	-7.3	2.5	3.5	6.3	5.3	3.9	8.3	-0.7	4.4
PDR	-7.3	-1.8	-0.2	11.1	1.9	8.0	6.3	13.6	8.1
Hotel	-9.7	-1.9	3.8	-2.1	6.1	-5.8	4.0	-0.8	-5.8
CIE	-1.8	2.6	1.6	4.2	4.7	2.2	5.3	4.3	2.3
Pvt HH	-	-	8.5	-3.1	-56.9	33.7	42.7	-7.4	-5.7
TOTAL	-7.3	1.6	5.5	5.8	4.8	9.1	8.3	6.0	5.6

Figure 5.1.1a
TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2017

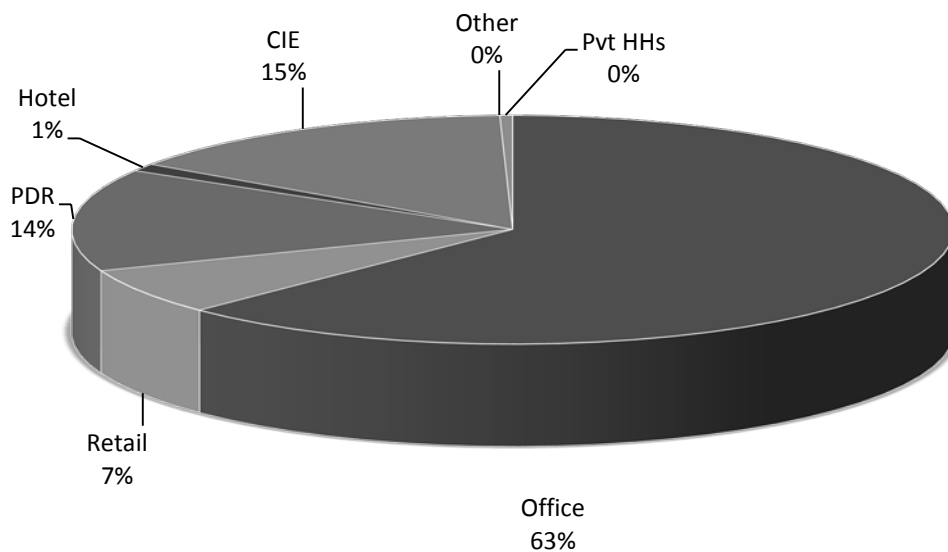


Figure 5.1.1b
TOTAL ANNUAL WAGES BY LAND USE CATEGORY, 2008–2017

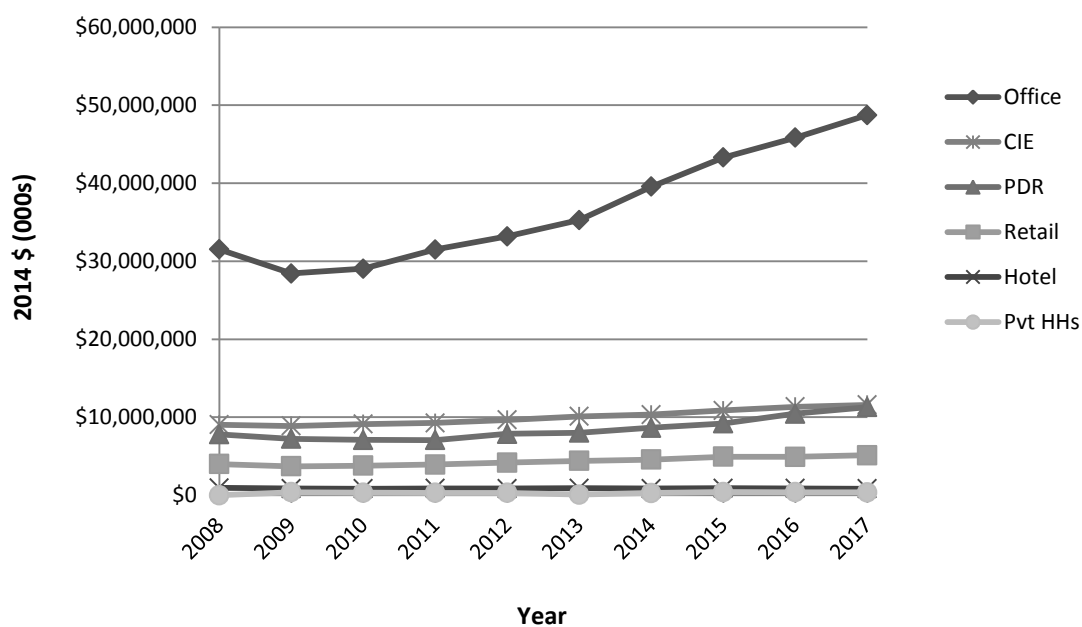


Table & Figure 5.1.2**ANNUAL WAGES PER WORKER BY LAND USE CATEGORY, 2008–2017**

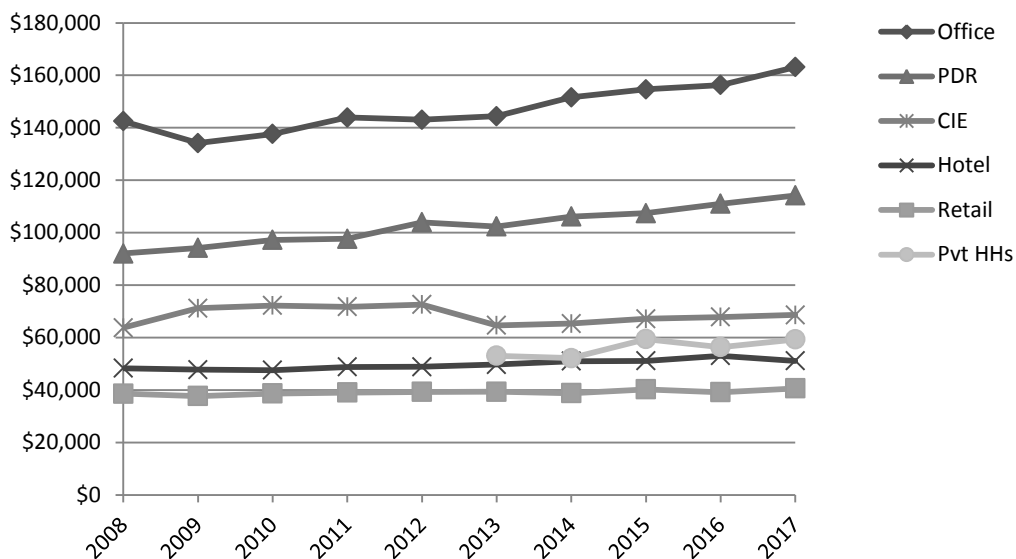
This table conveys the change in pay per worker. It is based on the wages (Table 5.1.1) and employment data (Table 3.1) previously presented in this document. This information is shown graphically in Figure 5.1.2.

Wages per Worker (2017 \$)

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$142,486	\$134,168	\$137,603	\$143,900	\$143,031	\$144,372	\$151,570	\$154,637	\$156,266	\$163,132
Retail	\$38,576	\$37,655	\$38,663	\$39,031	\$39,268	\$39,316	\$38,796	\$40,220	\$39,134	\$40,611
PDR	\$92,063	\$94,179	\$97,206	\$97,650	\$103,932	\$102,371	\$106,115	\$107,451	\$111,001	\$114,216
Hotel	\$48,325	\$47,774	\$47,579	\$48,774	\$48,825	\$49,713	\$51,003	\$51,114	\$53,027	\$51,124
CIE	\$63,734	\$71,151	\$72,220	\$71,751	\$72,588	\$64,664	\$65,347	\$67,165	\$67,813	\$68,627
Pvt HH	-	-	\$24,295	\$25,709	\$22,844	\$53,072	\$52,160	\$59,407	\$56,333	\$59,294
Average	\$93,658	\$93,567	\$95,754	\$98,645	\$95,870	\$96,114	\$100,309	\$103,179	\$104,918	\$109,003

Percentage Change

Land Use Category	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-5.8	2.6	4.6	-0.6	0.9	5.0	2.0	1.1	4.4
Retail	-2.4	2.7	1.0	0.6	0.1	-1.3	3.7	-2.7	3.8
PDR	2.3	3.2	0.5	6.4	-1.5	3.7	1.3	3.3	2.9
Hotel	-1.1	-0.4	2.5	0.1	1.8	2.6	0.2	3.7	-3.6
CIE	11.6	1.5	-0.7	1.2	-10.9	1.1	2.8	1.0	1.2
Pvt HH	-	-	5.8	-11.1	132.3	-1.7	13.9	-5.2	5.3
TOTAL	-0.1	2.3	3.0	-2.8	0.3	4.4	2.9	1.7	3.9



Note: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Pvt HH = Private Household employment

Sources: Employees from Table 3.1 of this report; Wages from Table 5.1.1 of this report

Table 5.2.1

This is a table of taxable sales in San Francisco for the last ten years. The first table shows the amount of dollars as recorded each year, and the second shows this amount adjusted to reflect inflation. This information is presented graphically in Figure 5.2.1.

Nominal - Non-Adjusted for Inflation (\$ 000s)

Type of Sales	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
All Retail Sales	\$9,804,636	\$8,511,146	\$8,971,759	\$9,939,895	\$10,883,271	\$11,869,555	\$12,633,214	\$12,725,260	\$13,222,462	\$13,352,559
All Outlets	\$14,837,689	\$12,633,575	\$13,443,121	\$14,890,527	\$15,953,605	\$17,094,163	\$18,469,729	\$18,679,679	\$19,294,636	\$19,695,158

Inflation-Adjusted (2017 \$ 000s)

Type of Sales	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
All Retail Sales	\$12,100,220	\$10,427,676	\$10,843,464	\$11,708,795	\$12,485,176	\$13,318,037	\$13,783,256	\$13,530,001	\$13,648,410	\$13,352,559
All Outlets	\$18,311,675	\$15,478,388	\$16,247,650	\$17,540,440	\$18,301,811	\$19,180,223	\$20,151,087	\$19,860,975	\$19,916,193	\$19,695,158

Percentage Change

Type of Sales	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
All Retail Sales	-13.8%	4.0%	8.0%	6.6%	6.7%	3.5%	-1.8%	0.9%	-2.2%
All Outlets	-15.5%	5.0%	8.0%	4.3%	4.8%	5.1%	-1.4%	0.3%	-1.1%

Sources:

- California State Board of Equalization, Taxable Sales in California
- CPI-U for the San Francisco-Oakland-San Jose Metropolitan Statistical Area from the US Bureau of Labor Statistics
- Additional calculations by the San Francisco Planning Department

Figure 5.2.1
TAXABLE RETAIL SALES AND ALL OUTLET SALES, 2008–2017 (2017 \$000s)

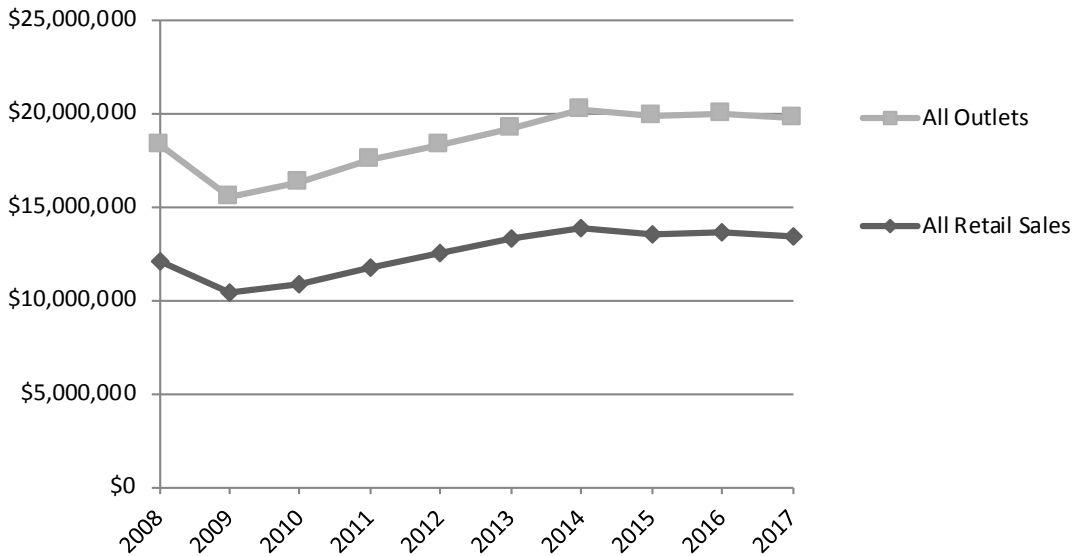


Table 5.2.2
TAXABLE RETAIL SALES & SALES TAX PERMITS BY TYPE OF OUTLET, 2017

This table looks more closely at the type of retail sales that occurred in 2017, as well as the number of sales permits issued in that time.

<i>Type of Retail Sales</i>	<i>Sales Tax Permits</i>	<i>Taxable Sales Transactions (\$ 000s)</i>
Apparel Stores	3,120	\$2,059,404
General Merchandise	339	\$765,146
Food Stores	1,359	\$860,087
Eating & Drinking	5,144	\$4,691,452
Home Furnishings & Appliances	1,115	\$868,069
Building Materials	322	\$585,656
Service Stations	118	\$463,027
Automotive Dealers and Supplies	241	\$659,869
Other Retail Stores	7,961	\$2,368,488
TOTAL RETAIL STORES	19,686	\$13,352,559
TOTAL OUTLETS	30,775	\$19,695,158

Notes:

- Other Retail Stores include:
 - Packaged liquor stores
 - Second hand merchandise
 - Farm and garden supply stores
 - Fuel and ice dealers
 - Mobile homes, trailers, and campers
 - Boat, motorcycle, and plane dealers
 - Specialty store group.

- In other derivations of BOE data all their retail stores includes farm implements.

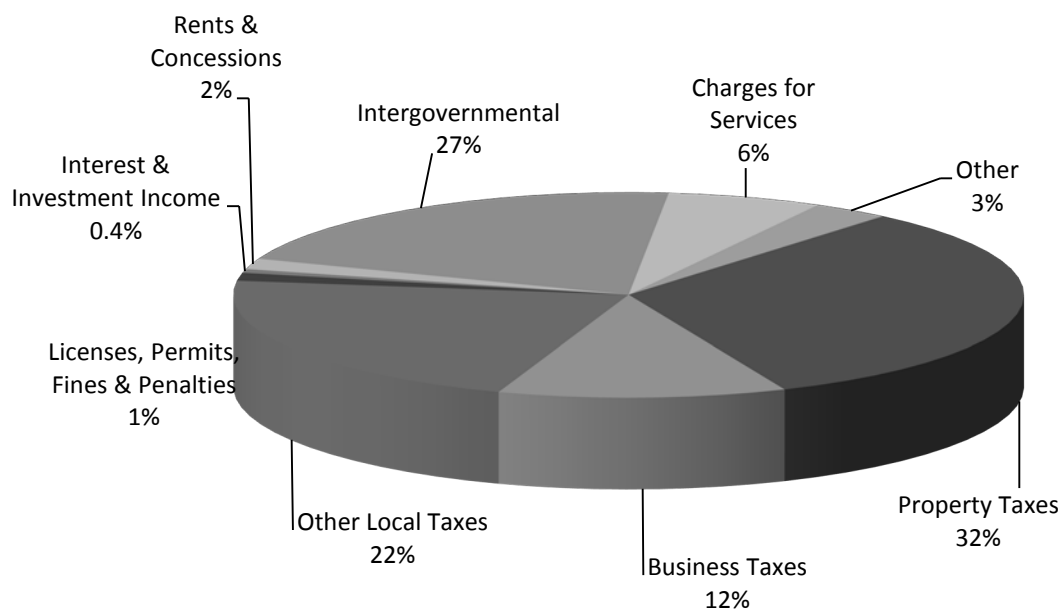
Sources:

- California State Board of Equalization, Taxable Sales in California
- Additional calculations by the San Francisco Planning Department

Table & Figure 5.3.1**SAN FRANCISCO GOVERNMENT GENERAL REVENUE BY SOURCE, FISCAL YEAR 2017**

Table 5.3.1 conveys the expenditures by the City and County of San Francisco in Fiscal Year 2016. This data is shown graphically in Figure 5.3.1.

<i>Revenue Source</i>	<i>Amount (\$ 000s)</i>	<i>% Distribution</i>
Property Taxes	\$1,937,694	32.4
Business Taxes	\$702,331	11.8
Other Local Taxes	\$1,305,824	21.9
Licenses, Permits, Fines & Penalties	\$75,195	1.3
Interest & Investment Income	\$35,089	0.6
Rents & Concessions	\$100,544	1.7
Intergovernmental	\$1,248,195	20.9
Federal -	\$411,369	6.9
State -	\$823,012	13.8
Other -	\$13,814	0.2
Charges for Services	\$378,437	6.3
Other	\$188,311	3.2
TOTAL	\$5,971,620	100.0



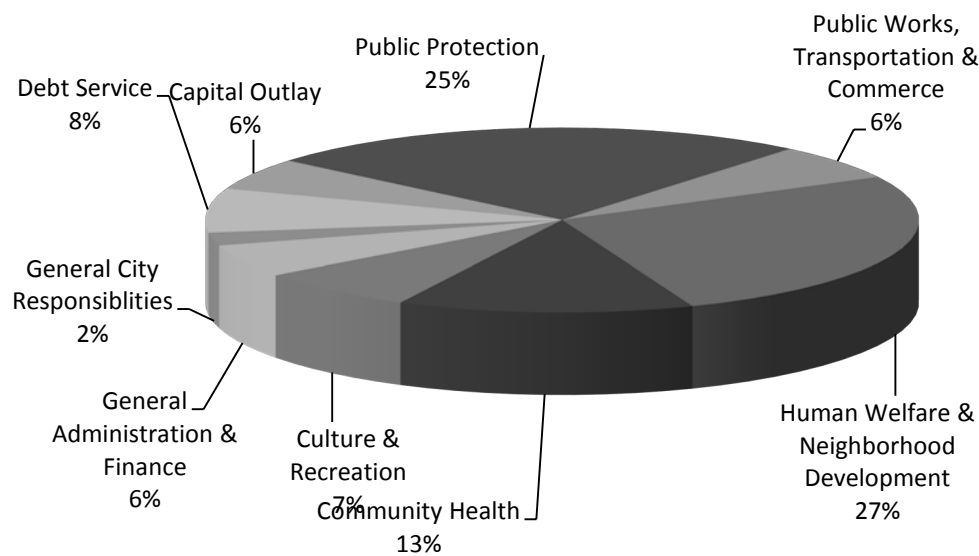
Note: Fiscal Year 2016 runs from July 1, 2016 to June 30, 2017

Source: San Francisco Controller, Comprehensive Annual Financial Report.

Table & Figure 5.3.2**SAN FRANCISCO GOVERNMENT GENERAL EXPENDITURES BY FUNCTION, FISCAL YEAR 2017**

Table 5.3.1 conveys the revenues for the City and County of San Francisco in Fiscal Year 2017. This data is shown graphically in Figure 5.3.2.

<i>Expenditure Function</i>	<i>Amount (\$ 000s)</i>	<i>% Distribution</i>
Public Protection	\$1,323,577	24.9
Public Works, Transportation & Commerce	\$332,693	6.3
Human Welfare & Neighborhood Development	\$1,424,425	26.8
Community Health	\$712,495	13.4
Culture & Recreation	\$390,038	7.3
General Administration & Finance	\$303,113	5.7
General City Responsibilities	\$121,447	2.3
Debt Service	\$411,142	7.7
Capital Outlay	\$297,089	5.6
TOTAL	\$5,316,019	100.00



Note: Fiscal Year 2016 runs from July 1, 2016 to June 30, 2017

Source: San Francisco Controller, Comprehensive Annual Financial Report.



6.0 Building and Land Use

The tables and graphs in this chapter present information about building permit applications for the past decade, as well as land use data. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco, which accounts for approximately 20% of employment annually over the past 10 years. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

6.1 BUILDING

The discussion of building in San Francisco is presented in five sub-sections, 6.1 through 6.5 as follows: (1) All Permits & Costs by Land Use District (10 years); (2) All Permits & Costs by C&I District (10 years); (3) All Permits & Costs by C&I District and Land Use Categories (current year); (4) Permit Status by C&I District and Land Use Categories (current year); (5) Total Office Space (10 years).

Sections 6.1 and 6.2. Data are reported by the year that a project was filed with the Department of Building Inspection. Although all filed applications may not ultimately lead to completed projects, trends in the number of building permit applications filed are an important economic indicator. Construction activity and spending is a gauge of business confidence. Economic health is measured, among other things, by housing starts. Residential construction often leads commercial activity by about a year. Construction activity and its attendant costs generate jobs and wages, which in turn stimulate spending and consumption throughout the local economy.

In Section 6.1, data are reported by Land Use Category; in Section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Categories and C&I Districts, refer to the Data Formats section in Appendix Chapter 1.

Tables in these sections are subdivided into three groups: (1) all building permits, (2) building permits for new construction activity, and (3) building permits for alterations and demolitions. In turn, each group contains tables that report information on permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s *Materials/Labor Cost Index for Construction*, where the current year is designated as the base year.

Section 6.3. Permit and construction cost data are cross-tabulated by Land Use Category and C&I District. This section includes all permit applications filed in the current year.

Section 6.4 describes permit applications by application status by Land Use Category and then by C&I District for 2014. These permit status categories are grouped into the following five major categories: (1) building permit applications that were *approved* for construction but not yet issued; (2) building permit applications that were *issued* but not completed; (3) *other* permit applications, which includes those that were not yet been acted upon, that were abandoned, reinstated, appealed, or for which no information was available; (4) building permit applications that were *cancelled*, including applications that have been withdrawn, revoked or disapproved; (5) building permit applications where the authorized work was *completed*.

The construction cost data reported in some tables are project cost estimates as reported by DBI, but are more usefully understood as estimates of construction expenditure or spending in the local and wider economy for each project. Hence, it's a measure of the size of the construction sector of the economy. Total and average construction cost data measure the scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the extent of active permit applications, some of which are under construction in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, revealing a rough estimate of project size. Construction cost data are adjusted for inflation using Saylor Inc.'s *Materials/Labor Cost Index for Construction*, where 1983 is designated as the base year (1983=100).

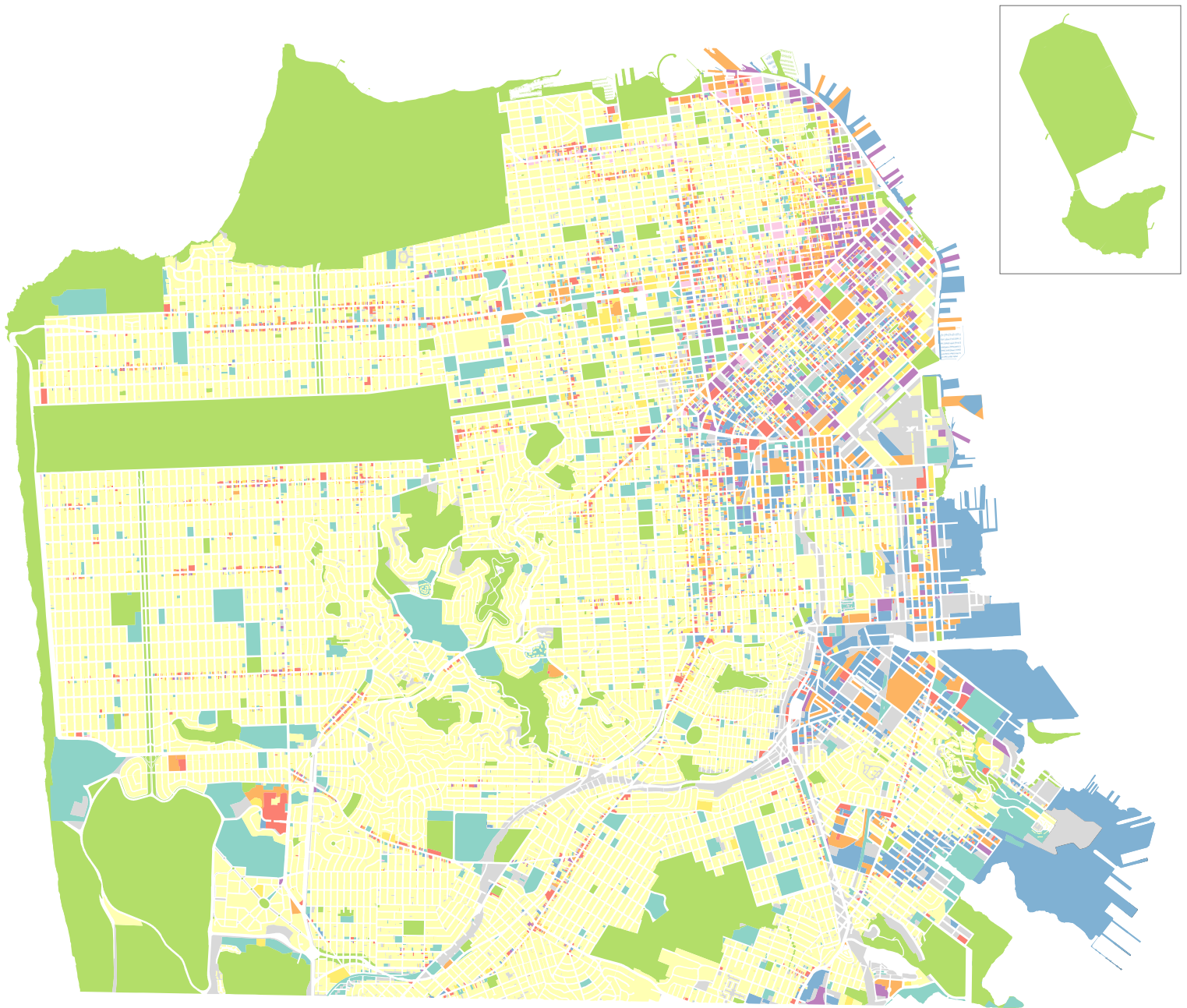
Section 6.5 reports total office space in San Francisco from 2004 to 2014. It includes absolute numbers as well as percentage changes over time. The source of these data is Cushman & Wakefield realtors.

6.2 LAND USE

Section 6.6 reports land use activity in San Francisco. Land use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dun & Bradstreet databases. Dun & Bradstreet is a firm that conducts national surveys of existing businesses, gathering information that includes number of employees, square footage of businesses, and an industry classification system which best classifies those businesses. A parcel has to have 80% or more of its usable building space occupied by one specific land use in order to warrant that particular land use classification. Less than 80% in any one land use results in a Mixed Uses designation. If either the Planning Department or the Department of Building Inspection has a record of a residence on a lot, it is determined to be a Residential land use. If a lot contains a residence and a business establishment, that lot is classified as Mixed Residential.

Land Use is also determined by the location of a given parcel. The impact of location on land use classification is illustrated by the following example. If an establishment with a NAICS (North American Industry Classification System) code of 236 (Construction) is in the Financial District, it will be classified as Office use. If an establishment with the same NAICS code is located in South of Market or Bayview districts, it will be classified as PDR. Construction is generally considered part of the PDR land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services in more of an office setting and should therefore be assigned an Office land use classification.

The NAICS code for land uses under Office, Retail, PDR, Hotel, and Cultural/Institutional/ Educational (CIE) land use categories are noted in [Table 1.2](#), Chapter 1. The Residential land use category data are gathered from Housing Inventory and the Department of Building Inspection's Permit Tracking System. Data on vacant sites are gathered from information supplied by the Assessor's Office. [Table 6.6](#) provides details on the amount of square footage (building footprint, not total) for each land use, as a predominant use on each parcel of land for 20 plan areas in San Francisco. [Map 6.2](#) shows the location of these 20 plan areas. [Table 6.6](#) is based on the information available in year 2016.



Land Use San Francisco

MAP 6.1

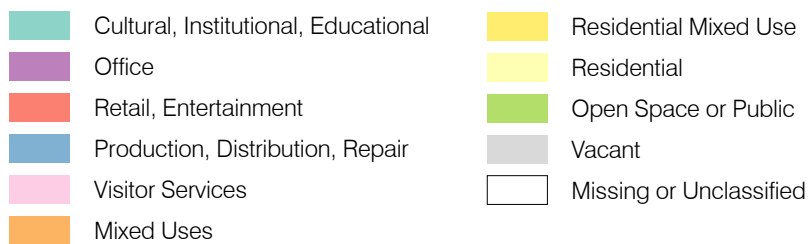


Table 6.1.1.A
ALL BUILDING PERMITS BY LAND USE CATEGORY, 2008–2017

This table presents the number of building permits filed by land use category (see Section 1.2 – Data Formats for a definition of land use categories). All building permits include new construction, alterations, and demolitions. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	3,791	2,907	2,968	3,406	3,712	4,410	4,465	4,981	4,679	4,275
Retail	1,927	2,203	1,967	2,178	2,442	2,337	2,209	2,222	2,191	2,015
PDR	235	236	205	248	231	283	306	371	324	396
Hotel	310	260	126	198	224	249	285	355	310	327
CIE	602	547	494	541	614	696	702	697	741	685
Residential	18,226	15,714	15,533	15,288	15,876	17,800	18,900	20,198	19,537	20,850
Other	819	600	631	754	1,196	1,227	1,304	987	970	986
TOTAL	25,910	22,467	21,924	22,613	24,295	27,002	28,171	29,811	28,752	29,534

Annual Percentage Distribution

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	14.6	12.9	13.5	15.1	15.3	16.3	15.8	16.7	16.3	14.5
Retail	7.4	9.8	9.0	9.6	10.1	8.7	7.8	7.5	7.6	6.8
PDR	0.9	1.1	0.9	1.1	1.0	1.0	1.1	1.2	1.1	1.3
Hotel	1.2	1.2	0.6	0.9	0.9	0.9	1.0	1.2	1.1	1.1
CIE	2.3	2.4	2.3	2.4	2.5	2.6	2.5	2.3	2.6	2.3
Residential	70.3	69.9	70.8	67.6	65.3	65.9	67.1	67.8	68.0	70.6
Other	3.2	2.7	2.9	3.3	4.9	4.5	4.6	3.3	3.4	3.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-23.3	2.1	14.8	9.0	18.8	1.2	11.6	-6.1	-8.6
Retail	14.3	-10.7	10.7	12.1	-4.3	-5.5	0.6	-1.4	-8.0
PDR	0.4	-13.1	21.0	-6.9	22.5	8.1	21.2	-12.7	22.2
Hotel	-16.1	-51.5	57.1	13.1	11.2	14.5	24.6	-12.7	5.5
CIE	-9.1	-9.7	9.5	13.5	13.4	0.9	-0.7	6.3	-7.6
Residential	-13.8	-1.2	-1.6	3.8	12.1	6.2	6.9	-3.3	6.7
Other	-26.7	5.2	19.5	58.6	2.6	6.3	-24.3	-1.7	1.6
TOTAL	-13.3	-2.4	3.1	7.4	11.1	4.3	5.8	-3.6	2.7

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.1.B**TOTAL CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY LAND USE CATEGORY, 2008–2017**

This table presents the total cost of construction associated with building permits filed by land use category. For consistency with previous C&I reports, costs are adjusted for inflation, with 2017 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$581,984	\$342,627	\$449,744	\$982,163	\$852,554	\$1,400,446	\$1,168,115	\$1,634,982	\$1,000,696	\$1,086,257
Retail	\$205,483	\$110,938	\$206,788	\$179,724	\$338,900	\$216,091	\$156,987	\$448,275	\$219,725	\$207,056
PDR	\$32,608	\$27,655	\$14,845	\$19,643	\$20,329	\$37,595	\$97,063	\$62,604	\$85,501	\$59,969
Hotel	\$47,926	\$31,109	\$23,977	\$61,277	\$36,232	\$126,892	\$62,877	\$156,190	\$263,632	\$53,179
CIE	\$144,106	\$97,444	\$158,221	\$199,197	\$223,507	\$169,813	\$404,167	\$140,409	\$983,560	\$168,001
Residential	\$976,420	\$807,031	\$1,213,213	\$1,218,621	\$2,322,150	\$2,924,599	\$2,799,236	\$3,744,571	\$3,932,195	\$2,170,417
Other	\$14,844	\$10,070	\$9,844	\$18,003	\$461,465	-\$113,347	\$58,628	\$109,898	\$141,656	\$87,382
TOTAL	\$2,003,372	\$1,426,874	\$2,076,633	\$2,678,628	\$4,255,137	\$4,762,089	\$4,747,071	\$6,296,927	\$6,626,966	\$3,832,262

Annual Percentage Distribution

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	29.1	24.0	21.7	36.7	20.0	29.4	24.6	26.0	15.1	28.3
Retail	10.3	7.8	10.0	6.7	8.0	4.5	3.3	7.1	3.3	5.4
PDR	1.6	1.9	0.7	0.7	0.5	0.8	2.0	1.0	1.3	1.6
Hotel	7.2	6.8	7.6	7.4	5.3	3.6	8.5	2.2	14.8	1.4
CIE	2.4	2.2	1.2	2.3	0.9	2.7	1.3	2.5	4.0	4.4
Residential	48.7	56.6	58.4	45.5	54.6	61.4	59.0	59.5	59.3	56.6
Other	0.7	0.7	0.5	0.7	10.8	-2.4	1.2	1.7	2.1	2.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-41.1	31.3	118.4	-13.2	64.3	-16.6	40.0	-38.8	8.6
Retail	-46.0	86.4	-13.1	88.6	-36.2	-27.4	185.5	-51.0	-5.8
PDR	-15.2	-46.3	32.3	3.5	84.9	158.2	-35.5	36.6	-29.9
Hotel	-32.4	62.4	25.9	12.2	-24.0	138.0	-65.3	600.5	-79.8
CIE	-35.1	-22.9	155.6	-40.9	250.2	-50.4	148.4	68.8	-82.9
Residential	-17.3	50.3	0.4	90.6	25.9	-4.3	33.8	5.0	-44.8
Other	-32.2	-2.2	82.9	2463.2	-124.6	-151.7	87.4	28.9	-38.3
TOTAL	-28.8	45.5	29.0	58.9	11.9	-0.3	32.6	5.2	-42.2

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

1. The large increase in 'Other' construction spending in 2011 is due to permits filed for the Transbay Terminal, a transportation facility.

Table 6.1.1.C**AVERAGE CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY LAND USE CATEGORY, 2008–2017**

This table presents the average construction cost for all building permits filed by land use category. It represents the total costs (Table 6.1.1.B) divided by the total permits (Table 6.1.1.A).

Average Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$153.5	\$117.9	\$151.5	\$288.4	\$229.7	\$317.6	\$261.6	\$328.2	\$213.9	\$254.1
Retail	\$106.6	\$50.4	\$105.1	\$82.5	\$138.8	\$92.5	\$71.1	\$201.7	\$100.3	\$102.8
PDR	\$138.8	\$117.2	\$72.4	\$79.2	\$88.0	\$132.8	\$317.2	\$168.7	\$263.9	\$151.4
Hotel	\$154.6	\$119.6	\$190.3	\$309.5	\$161.7	\$509.6	\$220.6	\$440.0	\$850.4	\$162.6
CIE	\$239.4	\$178.1	\$320.3	\$368.2	\$364.0	\$244.0	\$575.7	\$201.4	\$1,327.3	\$245.3
Residential	\$53.6	\$51.4	\$78.1	\$79.7	\$146.3	\$164.3	\$148.1	\$185.4	\$201.3	\$104.1
Other	\$18.1	\$16.8	\$15.6	\$23.9	\$385.8	-\$92.4	\$45.0	\$111.3	\$146.0	\$88.6
Average	\$77.3	\$63.5	\$94.7	\$118.5	\$175.1	\$176.4	\$168.5	\$211.2	\$230.5	\$129.8

Percentage Change

<i>Land Use Category</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-23.2	28.6	90.3	-20.4	38.3	-17.6	25.5	-34.8	18.8
Retail	-52.8	108.8	-21.5	68.2	-33.4	-23.1	183.9	-50.3	2.5
PDR	-15.6	-38.2	9.4	11.1	50.9	138.8	-46.8	56.4	-42.6
Hotel	-22.6	59.0	62.6	-47.7	215.1	-56.7	99.4	93.3	-80.9
CIE	-25.6	79.8	15.0	-1.1	-33.0	136.0	-65.0	558.9	-81.5
Residential	-4.1	52.1	2.1	83.5	12.3	-9.9	25.2	8.6	-48.3
Other	-7.4	-7.0	53.0	1515.9	-123.9	-148.7	147.7	31.2	-39.3
TOTAL	-17.9	49.1	25.1	47.9	0.7	-4.5	25.4	9.1	-43.7

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.2.A**BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE CATEGORY, 2008–2017**

This table presents the number of building permits filed for new construction by land use category. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	9	0	1	8	9	8	7	11	6	5
Retail	5	6	10	9	10	8	10	12	10	6
PDR	13	4	5	5	5	9	7	9	4	5
Hotel	0	0	0	1	0	2	1	2	4	0
CIE	5	5	8	3	10	10	5	9	9	4
Residential	101	63	92	58	148	155	225	268	164	107
Other	0	3	0	9	17	9	5	0	1	0
TOTAL	133	81	116	93	199	201	260	311	198	127

Annual Percentage Distribution

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	6.8	0.0	0.9	8.6	4.5	4.0	2.7	3.5	3.0	3.9
Retail	3.8	7.4	8.6	9.7	5.0	4.0	3.8	3.9	5.1	4.7
PDR	9.8	4.9	4.3	5.4	2.5	4.5	2.7	2.9	2.0	3.9
Hotel	0.0	0.0	0.0	1.1	0.0	1.0	0.4	0.6	2.0	0.0
CIE	3.8	6.2	6.9	3.2	5.0	5.0	1.9	2.9	4.5	3.1
Residential	75.9	77.8	79.3	62.4	74.4	77.1	86.5	86.2	82.8	84.3
Other	0.0	3.7	0.0	9.7	8.5	4.5	1.9	0.0	0.5	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-100.0	--	700.0	12.5	-11.1	-12.5	57.1	-45.5	-16.7
Retail	20.0	66.7	-10.0	11.1	-20.0	25.0	20.0	-16.7	-40.0
PDR	-69.2	25.0	0.0	0.0	80.0	-22.2	28.6	-55.6	25.0
Hotel	--	--	--	-100.0	--	-50.0	100.0	100.0	-100.0
CIE	0.0	60.0	-62.5	233.3	0.0	-50.0	80.0	0.0	-55.6
Residential	-37.6	46.0	-37.0	155.2	4.7	45.2	19.1	-38.8	-34.8
Other	--	-100.0	--	88.9	-47.1	-44.4	-100.0	--	--
TOTAL	-39.1	43.2	-19.8	114.0	1.0	29.4	19.6	-36.3	-35.9

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.2.B**TOTAL
CONSTRUCTION
COSTS FOR NEW
CONSTRUCTION
BY LAND USE
CATEGORY,
2008–2017**

This table presents the total cost of new construction associated with building permits filed by land use category over the last ten years. For consistency with previous C&I reports, costs are adjusted for inflation, with 2017 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$127,236	\$0	\$4,535	\$471,117	\$128,532	\$491,044	\$300,151	\$554,498	\$202,040	\$147,108
Retail	\$69,445	\$5,005	\$74,338	\$11,585	\$87,906	\$4,706	\$9,219	\$214,058	\$26,971	\$12,265
PDR	\$14,750	\$2,270	\$697	\$837	\$689	\$21,023	\$66,880	\$8,461	\$1,451	\$4,029
Hotel	\$0	\$0	\$0	\$30,306	\$0	\$56,037	\$0	\$101,558	\$193,509	\$0
CIE	\$27,958	\$26,498	\$73,471	\$15,233	\$13,200	\$30,759	\$3,751	\$35,497	\$948,046	\$25,595
Residential	\$274,237	\$273,180	\$645,448	\$735,722	\$1,658,830	\$1,727,873	\$1,957,208	\$2,327,142	\$3,012,769	\$1,204,006
Other	\$0	\$23	\$0	\$0	\$250,885	\$342	\$0	\$0	\$15,405	\$0
TOTAL	\$513,626	\$306,976	\$798,488	\$1,264,800	\$2,140,042	\$2,331,783	\$2,337,210	\$3,241,214	\$4,300,191	\$1,393,004

Annual Percentage Distribution

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	24.8	0.0	0.6	37.2	6.0	21.1	12.8	17.1	4.7	10.6
Retail	13.5	1.6	9.3	0.9	4.1	0.2	0.4	6.6	0.6	0.9
PDR	2.9	0.7	0.1	0.1	0.0	0.9	2.9	0.3	0.0	0.3
Hotel	0.0	0.0	0.0	2.4	0.0	2.4	0.0	3.1	4.5	0.0
CIE	5.4	8.6	9.2	1.2	0.6	1.3	0.2	1.1	19.7	1.8
Residential	53.4	89.0	80.8	58.2	77.5	74.1	83.7	71.8	70.1	86.4
Other	0.0	0.0	0.0	0.0	11.7	0.0	0.0	0.0	0.4	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

Land Use Category	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	--	--	10,288.0	-72.7	282.0	-38.9	84.7	-63.6	-27.2
Retail	-92.8	1,385.4	-84.4	658.8	-94.6	95.9	2,221.8	-87.4	-54.5
PDR	-84.6	-69.3	20.2	-17.6	2,949.1	218.1	-87.3	-82.9	177.7
Hotel	--	--	--	--	--	--	--	90.5	-100.0
CIE	-5.2	177.3	-79.3	-13.3	133.0	-87.8	846.4	2,289.1	-97.0
Residential	-0.4	136.3	14.0	125.5	4.2	13.3	18.9	29.5	-60.0
Other	--	--	--	--	--	--	--	--	-100.0
TOTAL	-40.2	160.1	58.4	69.2	9.0	0.2	38.7	32.7	-67.6

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational

Sources:

San Francisco Planning Department; Department of Building Inspection

Table 6.1.2.C
AVERAGE
CONSTRUCTION
COSTS FOR NEW
CONSTRUCTION BY
LAND USE CATEGORY,
2008–2017

This table presents the average cost of new construction for all building permits filed by land use category. It represents the total costs (Table 6.1.2.B) divided by the total permits (Table 6.1.2.A).

Average Construction Costs (Inflation-Adjusted 2017 \$ 000s)

Land Use Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$14,137	--	\$4,535	\$58,890	\$14,281	\$61,381	\$42,879	\$50,409	\$33,673	\$29,422
Retail	\$13,889	\$834	\$7,434	\$1,287	\$8,791	\$588	\$922	\$17,838	\$2,697	\$2,044
PDR	\$1,135	\$568	\$139	\$167	\$138	\$2,336	\$9,554	\$940	\$363	\$806
Hotel	--	--	--	\$30,306	--	\$28,018	\$0	\$50,779	\$48,377	--
CIE	\$5,592	\$5,300	\$9,184	\$5,078	\$1,320	\$3,076	\$750	\$3,944	\$94,227	\$6,399
Residential	\$2,715	\$4,336	\$7,016	\$12,685	\$11,208	\$11,148	\$8,699	\$8,683	\$18,371	\$11,252
Other	--	\$8	--	\$0	\$14,758	\$38	\$0	--	\$15,405	--
TOTAL	\$3,862	\$3,790	\$6,884	\$13,600	\$10,754	\$11,601	\$8,989	\$10,422	\$21,718	\$10,969

Percentage Change

Land Use Category	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	--	--	1,198.5	-75.7	329.8	-30.1	17.6	-33.2	-12.6
Retail	-94.0	791.2	-82.7	582.9	-93.3	56.7	1,834.9	-84.9	-24.2
PDR	-50.0	-75.5	20.2	-17.6	1,593.9	309.0	-90.2	-61.4	122.1
Hotel	--	--	--	--	--	-100.0	--	-4.7	--
CIE	-5.2	73.3	-44.7	-74.0	133.0	-75.6	425.8	2,289.1	-93.2
Residential	59.7	61.8	80.8	-11.6	-0.5	-22.0	-0.2	111.6	-38.7
Other	--	--	--	--	-99.7	-100.0	--	--	--
TOTAL	-1.9	81.6	97.6	-20.9	7.9	-22.5	15.9	108.4	-49.5

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.3.A**BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2008–2017**

This table presents the number of building permits filed for alterations and demolitions by land use category. Also included is the percentage distribution in any given year and the annual change within each land use category.

Number of Permits

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	3,782	2,907	2,967	3,398	3,704	4,402	4,458	4,970	4,682	4,270
Retail	1,922	2,197	1,955	2,168	2,432	2,329	2,199	2,210	2,188	2,009
PDR	222	232	200	243	226	274	299	362	323	391
Hotel	310	260	126	197	224	247	284	353	306	327
CIE	597	542	486	538	605	686	697	688	737	681
Residential	18,125	15,651	15,441	15,230	15,728	17,645	18,675	19,930	19,508	20,743
Other	270	218	212	271	330	462	580	353	488	346
TOTAL	25,228	22,007	21,387	22,045	23,249	26,045	27,192	28,866	28,232	28,767

Annual Percentage Distribution

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	15.0	13.2	13.9	15.4	15.9	16.9	16.4	17.2	16.6	14.8
Retail	7.6	10.0	9.1	9.8	10.5	8.9	8.1	7.7	7.8	7.0
PDR	0.9	1.1	0.9	1.1	1.0	1.1	1.1	1.3	1.1	1.4
Hotel	1.2	1.2	0.6	0.9	1.0	0.9	1.0	1.2	1.1	1.1
CIE	2.4	2.5	2.3	2.4	2.6	2.6	2.6	2.4	2.6	2.4
Residential	71.8	71.1	72.2	69.1	67.7	67.7	68.7	69.0	69.1	72.1
Other	1.1	1.0	1.0	1.2	1.4	1.8	2.1	1.2	1.7	1.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Office	-23.1	2.1	14.5	9.0	18.8	1.3	11.5	-5.8	-8.8
Retail	14.3	-11.0	10.9	12.2	-4.2	-5.6	0.5	-1.0	-8.2
PDR	4.5	-13.8	21.5	-7.0	21.2	9.1	21.1	-10.8	21.1
Hotel	-16.1	-51.5	56.3	13.7	10.3	15.0	24.3	-13.3	6.9
CIE	-9.2	-10.3	10.7	12.5	13.4	1.6	-1.3	7.1	-7.6
Residential	-13.6	-1.3	-1.4	3.3	12.2	5.8	6.7	-2.1	6.3
Other	-19.3	-2.8	27.8	21.8	40.0	25.5	-39.1	38.2	-29.1
TOTAL	-12.8	-2.8	3.1	5.5	12.0	4.4	6.2	-2.2	1.9

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.3.B**TOTAL CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2008–2017**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by land use category. For consistency with previous C&I reports, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each land use category.

Total Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$454,748	\$342,627	\$445,208	\$511,046	\$724,022	\$909,401	\$867,963	\$1,080,484	\$798,657	\$939,148
Retail	\$136,039	\$105,934	\$132,446	\$168,138	\$250,995	\$211,386	\$147,768	\$234,217	\$192,754	\$194,791
PDR	\$17,859	\$25,384	\$14,149	\$18,805	\$19,640	\$16,571	\$30,182	\$54,142	\$84,050	\$55,940
Hotel	\$47,926	\$31,109	\$23,977	\$30,971	\$36,232	\$70,855	\$62,877	\$54,632	\$70,123	\$53,179
CIE	\$116,148	\$70,947	\$84,751	\$183,964	\$210,307	\$139,054	\$400,416	\$104,912	\$135,514	\$142,406
Residential	\$702,182	\$533,851	\$567,766	\$482,899	\$663,320	\$1,196,727	\$842,028	\$1,417,429	\$919,426	\$966,411
Other	\$7,478	\$5,240	\$3,505	\$11,531	\$182,436	\$71,495	\$37,007	\$86,646	\$112,495	\$65,829
TOTAL	\$1,482,380	\$1,115,092	\$1,271,802	\$1,407,354	\$2,086,952	\$2,615,489	\$2,388,241	\$3,032,462	\$2,313,019	\$2,417,704

Annual Percentage Distribution

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	30.7	30.7	35.0	36.3	34.7	34.8	36.3	35.6	34.5	38.8
Retail	9.2	9.5	10.4	11.9	12.0	8.1	6.2	7.7	8.3	8.1
PDR	1.2	2.3	1.1	1.3	0.9	0.6	1.3	1.8	3.6	2.3
Hotel	3.2	2.8	1.9	2.2	1.7	2.7	2.6	1.8	3.0	2.2
CIE	7.8	6.4	6.7	13.1	10.1	5.3	16.8	3.5	5.9	5.9
Residential	47.4	47.9	44.6	34.3	31.8	45.8	35.3	46.7	39.8	40.0
Other	0.5	0.5	0.3	0.8	8.7	2.7	1.5	2.9	4.9	2.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>Land Use Category</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-24.7	29.9	14.8	41.7	25.6	-4.6	24.5	-26.1	17.6
Retail	-22.1	25.0	26.9	49.3	-15.8	-30.1	58.5	-17.7	1.1
PDR	42.1	-44.3	32.9	4.4	-15.6	82.1	79.4	55.2	-33.4
Hotel	-35.1	-22.9	29.2	17.0	95.6	-11.3	-13.1	28.4	-24.2
CIE	-38.9	19.5	117.1	14.3	-33.9	188.0	-73.8	29.2	5.1
Residential	-24.0	6.4	-14.9	37.4	80.4	-29.6	68.3	-35.1	5.1
Other	-29.9	-33.1	229.0	1482.1	-60.8	-48.2	134.1	29.8	-41.5
TOTAL	-24.8	14.1	10.7	48.3	25.3	-8.7	27.0	-23.7	4.5

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.1.3.C**AVERAGE CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE CATEGORY, 2008–2017**

This table presents the average construction cost for all building permits filed for alterations and demolitions by land use category. It represents the total costs (Table 6.1.3.B) divided by the total permits (Table 6.1.3.A).

Average Construction Costs (Inflation-Adjusted 2016 \$ 000s)

<i>Land Use Category</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Office	\$120.2	\$117.9	\$150.1	\$150.4	\$195.5	\$206.6	\$194.7	\$217.4	\$170.6	\$219.9
Retail	\$70.8	\$48.2	\$67.7	\$77.6	\$103.2	\$90.8	\$67.2	\$106.0	\$88.1	\$97.0
PDR	\$80.4	\$109.4	\$70.7	\$77.4	\$86.9	\$60.5	\$100.9	\$149.6	\$260.2	\$143.1
Hotel	\$154.6	\$119.7	\$190.3	\$157.2	\$161.8	\$286.9	\$221.4	\$154.8	\$229.2	\$162.6
CIE	\$194.6	\$130.9	\$174.4	\$341.9	\$347.6	\$202.7	\$574.5	\$152.5	\$183.9	\$209.1
Residential	\$38.7	\$34.1	\$36.8	\$31.7	\$42.2	\$67.8	\$45.1	\$71.1	\$47.1	\$46.6
Other	\$27.7	\$24.0	\$16.5	\$42.5	\$552.8	\$154.8	\$63.8	\$245.5	\$230.5	\$190.3
TOTAL	\$58.8	\$50.7	\$59.5	\$63.8	\$89.8	\$100.4	\$87.8	\$105.1	\$81.9	\$84.0

Percentage Change

<i>Land Use Category</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Office	-2.0	27.3	0.2	30.0	5.7	-5.8	11.7	-21.5	28.9
Retail	-31.9	40.5	14.5	33.1	-12.1	-26.0	57.7	-16.9	10.1
PDR	36.0	-35.3	9.4	12.3	-30.4	66.9	48.2	74.0	-45.0
Hotel	-22.6	59.0	-17.4	2.9	77.3	-22.8	-30.1	48.1	-29.0
CIE	-32.7	33.2	96.1	1.7	-41.7	183.4	-73.5	20.6	13.7
Residential	-12.0	7.8	-13.8	33.0	60.8	-33.5	57.7	-33.7	-1.1
Other	-13.2	-31.2	157.4	1199.3	-72.0	-58.8	284.7	-6.1	-17.5
TOTAL	-13.8	17.4	7.4	40.6	11.9	-12.5	19.6	-22.0	2.6

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.1.A ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2008–2017

This table presents the number of building permits filed by Commerce & Industry District (see Section 1.2 - Data Formats for a definition of Commerce & Industry Districts). All building permits include new construction, alterations, and demolitions. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	633	554	572	599	663	691	680	854	752	869
Civic Center	899	751	710	781	793	1,062	1,157	1,148	1,173	1,085
Financial	3,370	2,688	2,600	2,994	3,443	3,668	3,635	4,214	4,065	3,757
Mission	1,972	1,781	1,894	1,821	1,880	2,068	2,233	2,326	2,314	2,392
North Beach	832	713	649	730	709	918	872	963	920	859
North Central	3,506	3,202	2,981	2,916	3,221	3,493	3,675	3,984	3,972	4,249
Northwest	2,478	1,897	1,904	1,936	1,953	2,118	2,372	2,545	2,474	2,698
South of Market	2,263	2,072	1,969	2,131	2,481	2,913	3,056	3,019	2,907	2,792
Southwest	8,656	7,582	7,550	7,368	7,656	8,377	8,541	9,181	8,697	9,190
Van Ness	1,186	987	1,064	1,108	1,254	1,396	1,534	1,542	1,457	1,621
Unclassified	91	232	185	221	243	298	416	34	21	22
TOTAL	25,886	22,459	22,078	22,605	24,296	27,002	28,171	29,810	28,752	29,534

Annual Percentage Distribution

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	2.4	2.5	2.6	2.6	2.7	2.6	2.4	2.9	2.6	2.9
Civic Center	3.5	3.3	3.2	3.5	3.3	3.9	4.1	3.9	4.1	3.7
Financial	13.0	12.0	11.8	13.2	14.2	13.6	12.9	14.1	14.1	12.7
Mission	7.6	7.9	8.6	8.1	7.7	7.7	7.9	7.8	8.0	8.1
North Beach	3.2	3.2	2.9	3.2	2.9	3.4	3.1	3.2	3.2	2.9
North Central	13.5	14.3	13.5	12.9	13.3	12.9	13.0	13.4	13.8	14.4
Northwest	9.6	8.4	8.6	8.6	8.0	7.8	8.4	8.5	8.6	9.1
South of Market	8.7	9.2	8.9	9.4	10.2	10.8	10.8	10.1	10.1	9.5
Southwest	33.4	33.8	34.2	32.6	31.5	31.0	30.3	30.8	30.2	31.1
Van Ness	4.6	4.4	4.8	4.9	5.2	5.2	5.4	5.2	5.1	5.5
Unclassified	0.4	1.0	0.8	1.0	1.0	1.1	1.5	0.1	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	-12.5	3.2	4.7	10.7	4.2	-1.6	25.6	-11.9	15.6
Civic Center	-16.5	-5.5	10.0	1.5	33.9	8.9	-0.8	2.2	-7.5
Financial	-20.2	-3.3	15.2	15.0	6.5	-0.9	15.9	-3.5	-7.6
Mission	-9.7	6.3	-3.9	3.2	10.0	8.0	4.2	-0.5	3.4
North Beach	-14.3	-9.0	12.5	-2.9	29.5	-5.0	10.4	-4.5	-6.6
North Central	-8.7	-6.9	-2.2	10.5	8.4	5.2	8.4	-0.3	7.0
Northwest	-23.4	0.4	1.7	0.9	8.4	12.0	7.3	-2.8	9.1
South of Market	-8.4	-5.0	8.2	16.4	17.4	4.9	-1.2	-3.7	-4.0
Southwest	-12.4	-0.4	-2.4	3.9	9.4	2.0	7.5	-5.3	5.7
Van Ness	-16.8	7.8	4.1	13.2	11.3	9.9	0.5	-5.5	11.3
Unclassified	154.9	-20.3	19.5	10.0	22.6	39.6	-91.8	-38.2	4.8
TOTAL	-13.2	-1.7	2.4	7.5	11.1	4.3	5.8	-3.5	2.7

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.1.B**TOTAL CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the total cost of construction associated with building permits filed by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 2017 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	\$26,645	\$159,922	\$50,556	\$38,571	\$81,487	\$197,307	\$349,674	\$227,231	\$282,027	\$275,938
Civic Center	\$98,340	\$65,887	\$174,575	\$96,573	\$741,712	\$379,284	\$343,081	\$273,363	\$557,343	\$400,042
Financial	\$541,232	\$299,371	\$600,497	\$523,205	\$1,227,732	\$1,375,020	\$1,176,734	\$1,608,160	\$1,166,890	\$706,493
Mission	\$65,226	\$58,243	\$77,215	\$82,840	\$79,159	\$176,362	\$197,176	\$357,247	\$331,148	\$267,085
North Beach	\$72,843	\$43,468	\$38,100	\$45,023	\$32,725	\$70,938	\$74,102	\$145,918	\$64,280	\$55,290
North Central	\$243,657	\$124,936	\$176,335	\$147,513	\$377,483	\$296,062	\$210,747	\$420,347	\$257,467	\$274,212
Northwest	\$132,331	\$67,384	\$83,777	\$73,100	\$96,590	\$107,938	\$133,281	\$133,003	\$203,586	\$176,830
South of Market	\$407,554	\$230,532	\$497,917	\$1,184,341	\$1,113,661	\$1,662,305	\$1,685,415	\$1,871,292	\$2,475,735	\$903,940
Southwest	\$340,917	\$319,858	\$322,485	\$249,560	\$352,345	\$480,700	\$457,430	\$1,114,793	\$880,724	\$640,120
Van Ness	\$73,087	\$57,140	\$54,727	\$236,890	\$152,139	\$234,572	\$119,111	\$141,057	\$391,363	\$125,706
Unclassified	\$1,542	\$134	\$451	\$1,014	\$105	\$1,600	\$318	\$4,516	\$16,404	\$6,606
TOTAL	\$2,003,374	\$1,426,875	\$2,076,635	\$2,678,630	\$4,255,138	\$4,982,088	\$4,747,069	\$6,296,927	\$6,626,967	\$3,832,262

Annual Percentage Distribution

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	1.3	11.2	2.4	1.4	1.9	4.0	7.4	3.6	4.3	7.2
Civic Center	4.9	4.6	8.4	3.6	17.4	7.6	7.2	4.3	8.4	10.4
Financial	27.0	21.0	28.9	19.5	28.9	27.6	24.8	25.5	17.6	18.4
Mission	3.3	4.1	3.7	3.1	1.9	3.5	4.2	5.7	5.0	7.0
North Beach	3.6	3.0	1.8	1.7	0.8	1.4	1.6	2.3	1.0	1.4
North Central	12.2	8.8	8.5	5.5	8.9	5.9	4.4	6.7	3.9	7.2
Northwest	6.6	4.7	4.0	2.7	2.3	2.2	2.8	2.1	3.1	4.6
South of Market	20.3	16.2	24.0	44.2	26.2	33.4	35.5	29.7	37.4	23.6
Southwest	17.0	22.4	15.5	9.3	8.3	9.6	9.6	17.7	13.3	16.7
Van Ness	3.6	4.0	2.6	8.8	3.6	4.7	2.5	2.2	5.9	3.3
Unclassified	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	500.2	-68.4	-23.7	111.3	142.1	77.2	-35.0	24.1	-2.2
Civic Center	-33.0	165.0	-44.7	668.0	-48.9	-9.5	-20.3	103.9	-28.2
Financial	-44.7	100.6	-12.9	134.7	12.0	-14.4	36.7	-27.4	-39.5
Mission	-10.7	32.6	7.3	-4.4	122.8	11.8	81.2	-7.3	-19.3
North Beach	-40.3	-12.3	18.2	-27.3	116.8	4.5	96.9	-55.9	-14.0
North Central	-48.7	41.1	-16.3	155.9	-21.6	-28.8	99.5	-38.7	6.5
Northwest	-49.1	24.3	-12.7	32.1	11.7	23.5	-0.2	53.1	-13.1
South of Market	-43.4	116.0	137.9	-6.0	49.3	1.4	11.0	32.3	-63.5
Southwest	-6.2	0.8	-22.6	41.2	36.4	-4.8	143.7	-21.0	-27.3
Van Ness	-21.8	-4.2	332.9	-35.8	54.2	-49.2	18.4	177.5	-67.9
Unclassified	-91.3	236.6	124.8	-89.6	1,423.8	-80.1	1,320.1	263.2	-59.7
TOTAL	-28.8	45.5	29.0	58.9	17.1	-4.7	32.6	5.2	-42.2

1. Starting in 2010, there are a large number of permits for which locational information is not available.

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.1.C**AVERAGE CONSTRUCTION COSTS FOR ALL BUILDING PERMITS BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the average construction cost for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.1.B) divided by the total permits (Table 6.2.1.A).

Average Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>C&I District</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Bayview	\$42.1	\$288.7	\$88.4	\$64.4	\$122.9	\$285.5	\$514.2	\$266.1	\$375.0	\$317.5
Civic Center	\$109.4	\$87.7	\$245.9	\$123.7	\$935.3	\$357.1	\$296.5	\$238.1	\$475.1	\$368.7
Financial	\$160.6	\$111.4	\$231.0	\$174.8	\$356.6	\$374.9	\$323.7	\$381.6	\$287.1	\$188.0
Mission	\$33.1	\$32.7	\$40.8	\$45.5	\$42.1	\$85.3	\$88.3	\$153.6	\$143.1	\$111.7
North Beach	\$87.6	\$61.0	\$58.7	\$61.7	\$46.2	\$77.3	\$85.0	\$151.5	\$69.9	\$64.4
North Central	\$69.5	\$39.0	\$59.2	\$50.6	\$117.2	\$84.8	\$57.3	\$105.5	\$64.8	\$64.5
Northwest	\$53.4	\$35.5	\$44.0	\$37.8	\$49.5	\$51.0	\$56.2	\$52.3	\$82.3	\$65.5
South of Market	\$180.1	\$111.3	\$252.9	\$555.8	\$448.9	\$570.7	\$551.5	\$619.8	\$851.6	\$323.8
Southwest	\$39.4	\$42.2	\$42.7	\$33.9	\$46.0	\$57.4	\$53.6	\$121.4	\$101.3	\$69.7
Van Ness	\$61.6	\$57.9	\$51.4	\$213.8	\$121.3	\$168.0	\$77.6	\$91.5	\$268.6	\$77.5
Unclassified	\$16.9	\$0.6	\$2.4	\$4.6	\$0.4	\$5.4	\$0.8	\$132.8	\$781.1	\$300.3
Citywide Average	\$77.4	\$63.5	\$94.1	\$118.5	\$175.1	\$184.5	\$168.5	\$211.2	\$230.5	\$129.8

Percentage Change

<i>C&I District</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>
Bayview	585.8	-69.4	-27.1	90.9	132.3	80.1	-48.3	40.9	-15.3
Civic Center	-19.8	180.3	-49.7	656.4	-61.8	-17.0	-19.7	99.5	-22.4
Financial	-30.7	107.4	-24.3	104.1	5.1	-13.6	17.9	-24.8	-34.5
Mission	-1.1	24.7	11.6	-7.4	102.5	3.5	73.9	-6.8	-22.0
North Beach	-30.4	-3.7	5.1	-25.2	67.4	10.0	78.3	-53.9	-7.9
North Central	-43.9	51.6	-14.5	131.7	-27.7	-32.3	84.0	-38.6	-0.4
Northwest	-33.5	23.9	-14.2	31.0	3.0	10.3	-7.0	57.5	-20.4
South of Market	-38.2	127.3	119.8	-19.2	27.1	-3.4	12.4	37.4	-62.0
Southwest	7.1	1.2	-20.7	35.9	24.7	-6.7	126.7	-16.6	-31.2
Van Ness	-6.1	-11.2	315.7	-43.3	38.5	-53.8	17.8	193.6	-71.1
Unclassified	-96.6	322.1	88.2	-90.6	1,142.6	-85.8	17,275.7	488.1	-61.6
Citywide Average	-17.9	48.0	26.0	47.8	5.4	-8.7	25.4	9.1	-43.7

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.A**BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the number of building permits filed for new construction by Commerce & Industry District. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	16	15	9	3	13	20	18	78	26	17
Civic Center	4	3	9	3	6	11	3	6	9	6
Financial	3	1	3	4	10	9	7	7	10	3
Mission	8	4	4	4	8	15	29	21	20	14
North Beach	1	0	0	1	1	2	1	5	8	1
North Central	14	2	11	7	17	15	12	25	12	9
Northwest	7	3	7	3	5	10	14	5	7	6
South of Market	20	9	8	19	21	34	45	33	33	24
Southwest	55	39	62	19	77	53	81	129	47	42
Van Ness	2	4	3	3	6	2	6	2	11	3
Unclassified	2	1	23	27	34	30	44	0	15	2
TOTAL	132	81	139	93	198	201	260	311	198	127

Annual Percentage Distribution

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	12.1	18.5	6.5	3.2	6.6	10.0	6.9	25.1	13.1	13.4
Civic Center	3.0	3.7	6.5	3.2	3.0	5.5	1.2	1.9	4.5	4.7
Financial	2.3	1.2	2.2	4.3	5.1	4.5	2.7	2.3	5.1	2.4
Mission	6.1	4.9	2.9	4.3	4.0	7.5	11.2	6.8	10.1	11.0
North Beach	0.8	0.0	0.0	1.1	0.5	1.0	0.4	1.6	4.0	0.8
North Central	10.6	2.5	7.9	7.5	8.6	7.5	4.6	8.0	6.1	7.1
Northwest	5.3	3.7	5.0	3.2	2.5	5.0	5.4	1.6	3.5	4.7
South of Market	15.2	11.1	5.8	20.4	10.6	16.9	17.3	10.6	16.7	18.9
Southwest	41.7	48.1	44.6	20.4	38.9	26.4	31.2	41.5	23.7	33.1
Van Ness	1.5	4.9	2.2	3.2	3.0	1.0	2.3	0.6	5.6	2.4
Unclassified	1.5	1.2	16.5	29.0	17.2	14.9	16.9	0.0	7.6	1.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	-6.3	-40.0	-66.7	333.3	53.8	-10.0	333.3	-66.7	-34.6
Civic Center	-25.0	200.0	-66.7	100.0	83.3	-72.7	100.0	50.0	-33.3
Financial	-66.7	200.0	33.3	150.0	-10.0	-22.2	0.0	42.9	-70.0
Mission	-50.0	0.0	0.0	100.0	87.5	93.3	-27.6	-4.8	-30.0
North Beach	-100.0	--	--	0.0	100.0	-50.0	400.0	60.0	-87.5
North Central	-85.7	450.0	-36.4	142.9	-11.8	-20.0	108.3	-52.0	-25.0
Northwest	-57.1	133.3	-57.1	66.7	100.0	40.0	-64.3	40.0	-14.3
South of Market	-55.0	-11.1	137.5	10.5	61.9	32.4	-26.7	0.0	-27.3
Southwest	-29.1	59.0	-69.4	305.3	-31.2	52.8	59.3	-63.6	-10.6
Van Ness	100.0	-25.0	0.0	100.0	-66.7	200.0	-66.7	450.0	-72.7
Unclassified	-50.0	2,200.0	17.4	25.9	-11.8	46.7	-100.0	--	--
TOTAL	-38.6	71.6	-33.1	112.9	1.5	29.4	19.6	-36.3	-35.9

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.B TOTAL CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2008–2017

This table presents the total cost of new construction associated with building permits filed by Commerce & Industry District. For consistency with previous C&I reports, costs are adjusted for inflation, with 2017 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 2017 \$ 000s)

C&I District	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	\$6,096	\$123,041	\$26,042	\$890	\$56,485	\$160,728	\$255,069	\$86,308	\$213,401	\$247,662
Civic Center	\$13,413	\$13,171	\$105,996	\$29,670	\$329,342	\$18,136	\$220,269	\$101,739	\$455,839	\$249,000
Financial	\$29,092	\$21,468	\$219,625	\$171,947	\$767,564	\$746,857	\$689,198	\$756,299	\$565,113	\$53,913
Mission	\$4,696	\$4,121	\$7,122	\$5,333	\$6,572	\$60,795	\$84,114	\$222,582	\$174,684	\$126,084
North Beach	\$30,992	\$0	\$0	\$8,256	\$425	\$11,163	\$709	\$15,167	\$13,135	\$100
North Central	\$93,268	\$2,503	\$47,303	\$24,883	\$196,669	\$23,212	\$27,127	\$75,265	\$28,809	\$25,779
Northwest	\$31,743	\$2,805	\$5,045	\$3,826	\$4,971	\$9,550	\$17,476	\$5,003	\$84,821	\$39,951
South of Market	\$215,451	\$9,888	\$276,095	\$821,578	\$625,473	\$923,952	\$924,461	\$1,277,005	\$2,036,552	\$378,020
Southwest	\$82,091	\$112,761	\$105,047	\$15,440	\$91,343	\$112,801	\$94,883	\$685,234	\$413,376	\$243,994
Van Ness	\$6,785	\$17,220	\$6,212	\$182,978	\$61,197	\$44,588	\$23,904	\$16,612	\$298,544	\$23,500
Unclassified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,918	\$5,000
TOTAL	\$513,627	\$306,978	\$798,487	\$1,264,801	\$2,140,041	\$2,111,782	\$2,337,210	\$3,241,214	\$4,300,192	\$1,393,003

Annual Percentage Distribution

C&I District	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	1.2	40.1	3.3	0.1	2.6	7.6	10.9	2.7	5.0	17.8
Civic Center	2.6	4.3	13.3	2.3	15.4	0.9	9.4	3.1	10.6	17.9
Financial	5.7	7.0	27.5	13.6	35.9	35.4	29.5	23.3	13.1	3.9
Mission	0.9	1.3	0.9	0.4	0.3	2.9	3.6	6.9	4.1	9.1
North Beach	6.0	0.0	0.0	0.7	0.0	0.5	0.0	0.5	0.3	0.0
North Central	18.2	0.8	5.9	2.0	9.2	1.1	1.2	2.3	0.7	1.9
Northwest	6.2	0.9	0.6	0.3	0.2	0.5	0.7	0.2	2.0	2.9
South of Market	41.9	3.2	34.6	65.0	29.2	43.8	39.6	39.4	47.4	27.1
Southwest	16.0	36.7	13.2	1.2	4.3	5.3	4.1	21.1	9.6	17.5
Van Ness	1.3	5.6	0.8	14.5	2.9	2.1	1.0	0.5	6.9	1.7
Unclassified	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

C&I District	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	1,918.4	-78.8	-96.6	6,246.6	184.5	58.7	-66.2	147.3	16.1
Civic Center	-1.8	704.8	-72.0	1,010.0	-94.5	1,114.5	-53.8	348.0	-45.4
Financial	-26.2	923.0	-21.7	346.4	-2.7	-7.7	9.7	-25.3	-90.5
Mission	-12.2	72.8	-25.1	23.2	825.1	38.4	164.6	-21.5	-27.8
North Beach	--	--	--	-94.9	2,526.6	-93.6	2,039.2	-13.4	-99.2
North Central	-97.3	1,789.9	-47.4	690.4	-88.2	16.9	177.5	-61.7	-10.5
Northwest	-91.2	79.9	-24.2	29.9	92.1	83.0	-71.4	1,595.4	-52.9
South of Market	-95.4	2,692.2	197.6	-23.9	47.7	0.1	38.1	59.5	-81.4
Southwest	37.4	-6.8	-85.3	491.6	23.5	-15.9	622.2	-39.7	-41.0
Van Ness	153.8	-63.9	2,845.6	-66.6	-27.1	-46.4	-30.5	1,697.2	-92.1
Unclassified	--	--	--	--	--	--	--	--	-68.6
TOTAL	-40.2	160.1	58.4	69.2	-1.3	10.7	38.7	32.7	-67.6

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.2.C**AVERAGE CONSTRUCTION COSTS FOR NEW CONSTRUCTION BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the average cost of new construction for all building permits filed by Commerce & Industry District. It represents the total costs (Table 6.2.2.B) divided by the total permits (Table 6.2.2.A).

Average Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>C&I District</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
Bayview	\$381	\$8,203	\$2,894	\$297	\$4,345	\$8,036	\$14,171	\$1,107	\$8,208	\$14,568
Civic Center	\$3,353	\$4,390	\$11,777	\$9,890	\$54,890	\$1,649	\$73,423	\$16,957	\$50,649	\$41,500
Financial	\$9,697	\$21,468	\$73,208	\$42,987	\$76,756	\$82,984	\$98,457	\$108,043	\$56,511	\$17,971
Mission	\$587	\$1,030	\$1,781	\$1,333	\$822	\$4,053	\$2,900	\$10,599	\$8,734	\$9,006
North Beach	\$30,992	--	--	\$8,256	\$425	\$5,582	\$709	\$3,033	\$1,642	\$100
North Central	\$6,662	\$1,252	\$4,300	\$3,555	\$11,569	\$1,547	\$2,261	\$3,011	\$2,401	\$2,864
Northwest	\$4,535	\$935	\$721	\$1,275	\$994	\$955	\$1,248	\$1,001	\$12,117	\$6,659
South of Market	\$10,773	\$1,099	\$34,512	\$43,241	\$29,784	\$27,175	\$20,544	\$38,697	\$61,714	\$15,751
Southwest	\$1,493	\$2,891	\$1,694	\$813	\$1,186	\$2,128	\$1,171	\$5,312	\$8,795	\$5,809
Van Ness	\$3,393	\$4,305	\$2,071	\$60,993	\$10,200	\$22,294	\$3,984	\$8,306	\$27,140	\$7,833
Unclassified	\$0	\$0	\$0	\$0	\$0	\$0	\$0	--	\$1,061	\$2,500
Citywide Average	\$3,891	\$3,790	\$5,745	\$13,600	\$10,808	\$10,506	\$8,989	\$10,422	\$21,718	\$10,969

Percentage Change

<i>C&I District</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>
Bayview	2,052.9	-64.7	-89.7	1,364.6	85.0	76.3	-92.2	641.8	77.5
Civic Center	30.9	168.3	-16.0	455.0	-97.0	4,353.3	-76.9	198.7	-18.1
Financial	121.4	241.0	-41.3	78.6	8.1	18.6	9.7	-47.7	-68.2
Mission	75.5	72.8	-25.1	-38.4	393.4	-28.4	265.4	-17.6	3.1
North Beach	--	--	--	-94.9	1,213.3	-87.3	327.8	-45.9	-93.9
North Central	-81.2	243.6	-17.3	225.4	-86.6	46.1	33.2	-20.3	19.3
Northwest	-79.4	-22.9	77.0	-22.0	-3.9	30.7	-19.8	1,111.0	-45.0
South of Market	-89.8	3,041.3	25.3	-31.1	-8.8	-24.4	88.4	59.5	-74.5
Southwest	93.7	-41.4	-52.0	46.0	79.4	-45.0	353.5	65.6	-33.9
Van Ness	26.9	-51.9	2,845.6	-83.3	118.6	-82.1	108.5	226.8	-71.1
Unclassified	--	--	--	--	--	--	--	--	--
Citywide Average	-2.6	51.6	136.7	-20.5	-2.8	-14.4	15.9	108.4	-49.5

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.A**BUILDING PERMITS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the number of building permits filed for alterations and demolitions by Commerce & Industry District. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Number of Permits

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	601	524	544	572	635	646	647	762	701	826
Civic Center	843	723	674	734	736	1,003	1,100	1,072	1,086	1,023
Financial	3,238	2,608	2,508	2,882	3,213	3,548	3,481	4,068	3,909	3,642
Mission	1,939	1,753	1,864	1,785	1,839	2,019	2,178	2,279	2,257	2,337
North Beach	805	689	626	705	673	836	822	936	867	835
North Central	3,433	3,165	2,943	2,870	3,116	3,401	3,614	3,917	3,898	4,179
Northwest	2,440	1,874	1,877	1,916	1,904	2,045	2,326	2,508	2,449	2,655
South of Market	2,152	2,004	1,841	2,019	2,298	2,722	2,859	2,850	2,725	2,628
Southwest	8,519	7,476	7,431	7,282	7,435	8,216	8,335	8,944	8,569	9,051
Van Ness	1,148	956	1,048	1,085	1,208	1,356	1,495	1,497	1,429	1,574
Unclassified	88	227	156	187	191	253	335	33	19	17
TOTAL	25,206	21,999	21,512	22,037	23,248	26,045	27,192	28,866	27,909	28,767

Annual Percentage Distribution

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	2.4	2.4	2.5	2.6	2.7	2.5	2.4	2.6	2.5	2.9
Civic Center	3.3	3.3	3.1	3.3	3.2	3.9	4.0	3.7	3.9	3.6
Financial	12.8	11.9	11.7	13.1	13.8	13.6	12.8	14.1	14.0	12.7
Mission	7.7	8.0	8.7	8.1	7.9	7.8	8.0	7.9	8.1	8.1
North Beach	3.2	3.1	2.9	3.2	2.9	3.2	3.0	3.2	3.1	2.9
North Central	13.6	14.4	13.7	13.0	13.4	13.1	13.3	13.6	14.0	14.5
Northwest	9.7	8.5	8.7	8.7	8.2	7.9	8.6	8.7	8.8	9.2
South of Market	8.5	9.1	8.6	9.2	9.9	10.5	10.5	9.9	9.8	9.1
Southwest	33.8	34.0	34.5	33.0	32.0	31.5	30.7	31.0	30.7	31.5
Van Ness	4.6	4.3	4.9	4.9	5.2	5.2	5.5	5.2	5.1	5.5
Unclassified	0.3	1.0	0.7	0.8	0.8	1.0	1.2	0.1	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	-12.8	3.8	5.1	11.0	1.7	0.2	17.8	-8.0	17.8
Civic Center	-14.2	-6.8	8.9	0.3	36.3	9.7	-2.5	1.3	-5.8
Financial	-19.5	-3.8	14.9	11.5	10.4	-1.9	16.9	-3.9	-6.8
Mission	-9.6	6.3	-4.2	3.0	9.8	7.9	4.6	-1.0	3.5
North Beach	-14.4	-9.1	12.6	-4.5	24.2	-1.7	13.9	-7.4	-3.7
North Central	-7.8	-7.0	-2.5	8.6	9.1	6.3	8.4	-0.5	7.2
Northwest	-23.2	0.2	2.1	-0.6	7.4	13.7	7.8	-2.4	8.4
South of Market	-6.9	-8.1	9.7	13.8	18.5	5.0	-0.3	-4.4	-3.6
Southwest	-12.2	-0.6	-2.0	2.1	10.5	1.4	7.3	-4.2	5.6
Van Ness	-16.7	9.6	3.5	11.3	12.3	10.3	0.1	-4.5	10.1
Unclassified	158.0	-31.3	19.9	2.1	32.5	32.4	-90.1	-42.4	-10.5
TOTAL	-12.7	-2.2	2.4	5.5	12.0	4.4	6.2	-3.3	3.1

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.B**TOTAL CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the total cost of construction associated with building permits filed for alterations and demolitions by Commerce & Industry District. For ease of comprehension, costs are adjusted for inflation, with 2016 being the base year. Also included is the percentage distribution in any given year and the annual change within each Commerce & Industry District.

Total Construction Costs (Inflation-Adjusted 2017\$ 000s)

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	\$20,350	\$36,335	\$21,322	\$37,498	\$23,589	\$34,785	\$93,780	\$137,355	\$68,074	\$28,149
Civic Center	\$84,608	\$52,560	\$68,418	\$66,563	\$411,978	\$140,936	\$122,553	\$171,393	\$100,782	\$149,784
Financial	\$509,754	\$277,002	\$380,357	\$350,779	\$458,616	\$618,907	\$486,901	\$835,940	\$593,950	\$651,073
Mission	\$60,440	\$53,954	\$70,012	\$77,349	\$72,296	\$114,572	\$113,009	\$134,524	\$156,234	\$138,879
North Beach	\$41,657	\$43,376	\$37,978	\$36,579	\$32,184	\$57,344	\$73,162	\$130,617	\$51,000	\$55,092
North Central	\$149,151	\$122,183	\$128,915	\$122,502	\$179,618	\$272,001	\$183,352	\$344,784	\$228,519	\$247,705
Northwest	\$100,474	\$64,484	\$78,625	\$69,225	\$91,516	\$97,830	\$115,707	\$127,829	\$118,692	\$136,735
South of Market	\$189,988	\$220,287	\$220,418	\$358,152	\$485,310	\$723,480	\$760,220	\$592,922	\$438,486	\$512,115
Southwest	\$258,315	\$205,011	\$216,821	\$233,834	\$241,618	\$365,103	\$346,020	\$428,435	\$464,056	\$394,944
Van Ness	\$66,101	\$39,764	\$48,486	\$53,858	\$90,122	\$188,932	\$93,219	\$124,153	\$92,740	\$102,029
Unclassified	\$1,542	\$134	\$451	\$1,013	\$105	\$1,600	\$318	\$4,511	\$486	\$1,202
TOTAL	\$1,482,380	\$1,115,090	\$1,271,803	\$1,407,352	\$2,086,952	\$2,615,490	\$2,388,241	\$3,032,463	\$2,313,019	\$2,417,707

Annual Percentage Distribution

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	1.4	3.3	1.7	2.7	1.1	1.3	3.9	4.5	2.9	1.2
Civic Center	5.7	4.7	5.4	4.7	19.7	5.4	5.1	5.7	4.4	6.2
Financial	34.4	24.8	29.9	24.9	22.0	23.7	20.4	27.6	25.7	26.9
Mission	4.1	4.8	5.5	5.5	3.5	4.4	4.7	4.4	6.8	5.7
North Beach	2.8	3.9	3.0	2.6	1.5	2.2	3.1	4.3	2.2	2.3
North Central	10.1	11.0	10.1	8.7	8.6	10.4	7.7	11.4	9.9	10.2
Northwest	6.8	5.8	6.2	4.9	4.4	3.7	4.8	4.2	5.1	5.7
South of Market	12.8	19.8	17.3	25.4	23.3	27.7	31.8	19.6	19.0	21.2
Southwest	17.4	18.4	17.0	16.6	11.6	14.0	14.5	14.1	20.1	16.3
Van Ness	4.5	3.6	3.8	3.8	4.3	7.2	3.9	4.1	4.0	4.2
Unclassified	0.1	0.0	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change

<i>C&I District</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	78.6	-41.3	75.9	-37.1	47.5	169.6	46.5	-50.4	-58.6
Civic Center	-37.9	30.2	-2.7	518.9	-65.8	-13.0	39.9	-41.2	48.6
Financial	-45.7	37.3	-7.8	30.7	35.0	-21.3	71.7	-28.9	9.6
Mission	-10.7	29.8	10.5	-6.5	58.5	-1.4	19.0	16.1	-11.1
North Beach	4.1	-12.4	-3.7	-12.0	78.2	27.6	78.5	-61.0	8.0
North Central	-18.1	5.5	-5.0	46.6	51.4	-32.6	88.0	-33.7	8.4
Northwest	-35.8	21.9	-12.0	32.2	6.9	18.3	10.5	-7.1	15.2
South of Market	15.9	0.1	62.5	35.5	49.1	5.1	-22.0	-26.0	16.8
Southwest	-20.6	5.8	7.8	3.3	51.1	-5.2	23.8	8.3	-14.9
Van Ness	-39.8	21.9	11.1	67.3	109.6	-50.7	33.2	-25.3	10.0
Unclassified	-91.3	236.6	124.6	-89.6	1423.8	-80.1	1318.6	-89.2	147.3
TOTAL	-24.8	14.1	10.7	48.3	25.3	-8.7	27.0	-23.7	4.5

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.2.3.C**AVERAGE CONSTRUCTION COSTS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE & INDUSTRY DISTRICT, 2008–2017**

This table presents the average construction cost for all building permits filed for alterations and demolitions by Commerce & Industry District. It represents the total costs (Table 6.2.3.B) divided by the total permits (Table 6.2.3.A).

Average Construction Costs (Inflation-Adjusted 2017 \$ 000s)

<i>C&I District</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Bayview	\$33.9	\$69.3	\$39.2	\$65.6	\$37.1	\$53.8	\$144.9	\$180.3	\$97.1	\$34.1
Civic Center	\$100.4	\$72.7	\$101.5	\$90.7	\$559.8	\$140.5	\$111.4	\$159.9	\$92.8	\$146.4
Financial	\$157.4	\$106.2	\$151.7	\$121.7	\$142.7	\$174.4	\$139.9	\$205.5	\$151.9	\$178.8
Mission	\$31.2	\$30.8	\$37.6	\$43.3	\$39.3	\$56.7	\$51.9	\$59.0	\$69.2	\$59.4
North Beach	\$51.7	\$63.0	\$60.7	\$51.9	\$47.8	\$68.6	\$89.0	\$139.5	\$58.8	\$66.0
North Central	\$43.4	\$38.6	\$43.8	\$42.7	\$57.6	\$80.0	\$50.7	\$88.0	\$58.6	\$59.3
Northwest	\$41.2	\$34.4	\$41.9	\$36.1	\$48.1	\$47.8	\$49.7	\$51.0	\$48.5	\$51.5
South of Market	\$88.3	\$109.9	\$119.7	\$177.4	\$211.2	\$265.8	\$265.9	\$208.0	\$160.9	\$194.9
Southwest	\$30.3	\$27.4	\$29.2	\$32.1	\$32.5	\$44.4	\$41.5	\$47.9	\$54.2	\$43.6
Van Ness	\$57.6	\$41.6	\$46.3	\$49.6	\$74.6	\$139.3	\$62.4	\$82.9	\$64.9	\$64.8
Unclassified	\$17.5	\$0.6	\$2.9	\$5.4	\$0.5	\$6.3	\$0.9	\$136.7	\$25.6	\$70.7
Citywide Average	\$58.8	\$50.7	\$59.1	\$63.9	\$89.8	\$100.4	\$87.8	\$105.1	\$82.9	\$84.0

Percentage Change

<i>C&I District</i>	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Bayview	104.8	-43.5	67.3	-43.3	45.0	169.2	24.4	-46.1	-64.9
Civic Center	-27.6	39.6	-10.7	517.2	-74.9	-20.7	43.5	-42.0	57.8
Financial	-32.5	42.8	-19.7	17.3	22.2	-19.8	46.9	-26.1	17.7
Mission	-1.3	22.0	15.4	-9.3	44.3	-8.6	13.8	17.3	-14.2
North Beach	21.7	-3.6	-14.5	-7.8	43.4	29.8	56.8	-57.8	12.2
North Central	-11.1	13.5	-2.6	35.0	38.7	-36.6	73.5	-33.4	1.1
Northwest	-16.4	21.7	-13.7	33.0	-0.5	4.0	2.5	-4.9	6.3
South of Market	24.5	8.9	48.2	19.1	25.9	0.0	-21.8	-22.7	21.1
Southwest	-9.6	6.4	10.1	1.2	36.7	-6.6	15.4	13.1	-19.4
Van Ness	-27.8	11.2	7.3	50.3	86.8	-55.2	33.0	-21.7	-0.1
Unclassified	-96.6	389.7	87.4	-89.9	1050.4	-85.0	14300.5	-81.3	176.4
Citywide Average	-13.8	16.6	8.0	40.6	11.9	-12.5	19.6	-21.1	1.4

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.A
PERMIT APPLICATIONS
BY COMMERCE &
INDUSTRY DISTRICT AND
LAND USE CATEGORY,
2017

This table presents the permit applications by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Number of Permits

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	48	66	108	0	24	563	60	869
Civic Center	259	194	1	112	44	411	64	1,085
Financial	2,735	325	18	64	65	405	145	3,757
Mission	102	195	42	25	63	1,885	80	2,392
North Beach	38	108	4	31	23	625	30	859
North Central	67	224	3	36	110	3,708	101	4,249
Northwest	25	98	8	1	47	2,461	58	2,698
South of Market	783	403	172	44	107	1,098	185	2,792
Southwest	122	298	30	1	151	8,385	203	9,190
Van Ness	95	96	9	13	50	1,304	54	1,621
Unclassified	1	8	1	0	1	5	6	22
TOTAL	4,275	2,015	396	327	685	20,850	986	29,534

Percentage Distribution by C&I District

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	1.1	3.3	27.3	0.0	3.5	2.7	6.1	2.9
Civic Center	6.1	9.6	0.3	34.3	6.4	2.0	6.5	3.7
Financial	64.0	16.1	4.5	19.6	9.5	1.9	14.7	12.7
Mission	2.4	9.7	10.6	7.6	9.2	9.0	8.1	8.1
North Beach	0.9	5.4	1.0	9.5	3.4	3.0	3.0	2.9
North Central	1.6	11.1	0.8	11.0	16.1	17.8	10.2	14.4
Northwest	0.6	4.9	2.0	0.3	6.9	11.8	5.9	9.1
South of Market	18.3	20.0	43.4	13.5	15.6	5.3	18.8	9.5
Southwest	2.9	14.8	7.6	0.3	22.0	40.2	20.6	31.1
Van Ness	2.2	4.8	2.3	4.0	7.3	6.3	5.5	5.5
Unclassified	0.0	0.4	0.3	0.0	0.1	0.0	0.6	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use Category

C&I District	Office	Retail	PDR	Hotel	CIE	Residential	Other	TOTAL
Bayview	5.5	7.6	12.4	0.0	2.8	64.8	6.9	100.0
Civic Center	23.9	17.9	0.1	10.3	4.1	37.9	5.9	100.0
Financial	72.8	8.7	0.5	1.7	1.7	10.8	3.9	100.0
Mission	4.3	8.2	1.8	1.0	2.6	78.8	3.3	100.0
North Beach	4.4	12.6	0.5	3.6	2.7	72.8	3.5	100.0
North Central	1.6	5.3	0.1	0.8	2.6	87.3	2.4	100.0
Northwest	0.9	3.6	0.3	0.0	1.7	91.2	2.1	100.0
South of Market	28.0	14.4	6.2	1.6	3.8	39.3	6.6	100.0
Southwest	1.3	3.2	0.3	0.0	1.6	91.2	2.2	100.0
Van Ness	5.9	5.9	0.6	0.8	3.1	80.4	3.3	100.0
Unclassified	4.5	36.4	4.5	0.0	4.5	22.7	27.3	100.0
TOTAL	14.5	6.8	1.3	1.1	2.3	70.6	3.3	100.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.B**TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2017**

This table presents the total construction cost for all permit applications by both Commerce & Industry District and Land Use Category. Also included is the percentage distribution in any given by both land use category and Commerce & Industry District.

Total Construction Costs (2017 \$ 000s)

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	\$62,541	\$4,586	\$6,438	\$0	\$2,683	\$198,016	\$1,673	\$275,938
Civic Center	\$47,548	\$40,304	\$14	\$12,990	\$11,839	\$285,831	\$1,516	\$400,042
Financial	\$538,789	\$38,026	\$2,011	\$9,388	\$13,690	\$81,903	\$22,686	\$706,493
Mission	\$70,275	\$11,030	\$4,927	\$1,605	\$18,888	\$157,741	\$2,618	\$267,085
North Beach	\$2,500	\$10,086	\$3,066	\$8,526	\$2,438	\$28,115	\$558	\$55,290
North Central	\$2,869	\$9,084	\$90	\$2,205	\$30,056	\$225,573	\$4,335	\$274,212
Northwest	\$1,547	\$16,244	\$106	\$20	\$19,829	\$138,679	\$405	\$176,830
South of Market	\$327,244	\$35,622	\$37,926	\$17,096	\$30,185	\$408,131	\$47,737	\$903,940
Southwest	\$15,267	\$34,280	\$1,173	\$4	\$21,349	\$563,970	\$4,077	\$640,120
Van Ness	\$17,641	\$7,731	\$1,218	\$1,345	\$16,905	\$80,407	\$459	\$125,706
Unclassified	\$35	\$63	\$3,000	\$0	\$139	\$2,050	\$1,319	\$6,606
TOTAL	\$1,086,257	\$207,056	\$59,969	\$53,179	\$168,001	\$2,170,417	\$87,382	\$3,832,262

Annual Percentage Distribution by C&I District

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	5.8	2.2	10.7	0.0	1.6	9.1	1.9	7.2
Civic Center	4.4	19.5	0.0	24.4	7.0	13.2	1.7	10.4
Financial	49.6	18.4	3.4	17.7	8.1	3.8	26.0	18.4
Mission	6.5	5.3	8.2	3.0	11.2	7.3	3.0	7.0
North Beach	0.2	4.9	5.1	16.0	1.5	1.3	0.6	1.4
North Central	0.3	4.4	0.2	4.1	17.9	10.4	5.0	7.2
Northwest	0.1	7.8	0.2	0.0	11.8	6.4	0.5	4.6
South of Market	30.1	17.2	63.2	32.1	18.0	18.8	54.6	23.6
Southwest	1.4	16.6	2.0	0.0	12.7	26.0	4.7	16.7
Van Ness	1.6	3.7	2.0	2.5	10.1	3.7	0.5	3.3
Unclassified	0.0	0.0	5.0	0.0	0.1	0.1	1.5	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Annual Percentage Distribution by Land Use Category

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	22.7	1.7	2.3	0.0	1.0	71.8	0.6	100.0
Civic Center	11.9	10.1	0.0	3.2	3.0	71.5	0.4	100.0
Financial	76.3	5.4	0.3	1.3	1.9	11.6	3.2	100.0
Mission	26.3	4.1	1.8	0.6	7.1	59.1	1.0	100.0
North Beach	4.5	18.2	5.5	15.4	4.4	50.9	1.0	100.0
North Central	1.0	3.3	0.0	0.8	11.0	82.3	1.6	100.0
Northwest	0.9	9.2	0.1	0.0	11.2	78.4	0.2	100.0
South of Market	36.2	3.9	4.2	1.9	3.3	45.2	5.3	100.0
Southwest	2.4	5.4	0.2	0.0	3.3	88.1	0.6	100.0
Van Ness	14.0	6.2	1.0	1.1	13.4	64.0	0.4	100.0
Unclassified	0.5	0.9	45.4	0.0	2.1	31.0	20.0	100.0
TOTAL	28.3	5.4	1.6	1.4	4.4	56.6	2.3	100.0

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.3.C
AVERAGE CONSTRUCTION COSTS FOR ALL PERMITS BY COMMERCE & INDUSTRY DISTRICT AND LAND USE CATEGORY, 2017

This table presents the average construction cost for all permit applications by both Commerce & Industry District and Land Use Category. It represents the total costs (Table 6.3.B) divided by the total permits (Table 6.3.A).

Average Construction Costs (2017 \$ 000s)

<i>C&I District</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>Hotel</i>	<i>CIE</i>	<i>Residential</i>	<i>Other</i>	<i>Average</i>
Bayview	\$1,302.9	\$69.5	\$59.6	--	\$111.8	\$351.7	\$27.9	\$317.5
Civic Center	\$183.6	\$207.8	\$13.9	\$116.0	\$269.1	\$695.5	\$23.7	\$368.7
Financial	\$197.0	\$117.0	\$111.7	\$146.7	\$210.6	\$202.2	\$156.5	\$188.0
Mission	\$689.0	\$56.6	\$117.3	\$64.2	\$299.8	\$83.7	\$32.7	\$111.7
North Beach	\$65.8	\$93.4	\$766.6	\$275.0	\$106.0	\$45.0	\$18.6	\$64.4
North Central	\$42.8	\$40.6	\$30.0	\$61.3	\$273.2	\$60.8	\$42.9	\$64.5
Northwest	\$61.9	\$165.8	\$13.2	\$20.0	\$421.9	\$56.4	\$7.0	\$65.5
South of Market	\$417.9	\$88.4	\$220.5	\$388.5	\$282.1	\$371.7	\$258.0	\$323.8
Southwest	\$125.1	\$115.0	\$39.1	\$4.0	\$141.4	\$67.3	\$20.1	\$69.7
Van Ness	\$185.7	\$80.5	\$135.3	\$103.5	\$338.1	\$61.7	\$8.5	\$77.5
Unclassified	\$35.0	\$7.8	\$3,000.0	--	\$139.0	\$410.0	\$219.8	\$300.3
Citywide Average	\$254.1	\$102.8	\$151.4	\$162.6	\$245.3	\$104.1	\$88.6	\$129.8

Notes: PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational
Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.4.1.A
ALL BUILDING PERMITS BY LAND USE CATEGORY AND PERMIT STATUS, 2017

This table presents the status of building permits by Land Use Category. Also included is the percentage distribution by Land Use Category and by permit status.

Number of Permits

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	9	18	2,812	1,237	199	4,275
Retail	13	19	1,089	624	270	2,015
PDR	0	3	225	132	36	396
Hotel	2	5	161	133	26	327
CIE	3	5	373	228	76	685
Residential	186	197	11,709	6,514	2,244	20,850
Other	11	1	209	457	308	986
TOTAL	224	248	16,578	9,325	3,159	29,534

Percentage Distribution by Land Use Category

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	4.0	7.3	17.0	13.3	6.3	14.5
Retail	5.8	7.7	6.6	6.7	8.5	6.8
PDR	0.0	1.2	1.4	1.4	1.1	1.3
Hotel	0.9	2.0	1.0	1.4	0.8	1.1
CIE	1.3	2.0	2.2	2.4	2.4	2.3
Residential	83.0	79.4	70.6	69.9	71.0	70.6
Other	4.9	0.4	1.3	4.9	9.7	3.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>Land Use Category</i>	<i>Approved</i>	<i>Cancelled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Office	0.2	0.4	65.8	28.9	4.7	100.0
Retail	0.6	0.9	54.0	31.0	13.4	100.0
PDR	0.0	0.8	56.8	33.3	9.1	100.0
Hotel	0.6	1.5	49.2	40.7	8.0	100.0
CIE	0.4	0.7	54.5	33.3	11.1	100.0
Residential	0.9	0.9	56.2	31.2	10.8	100.0
Other	1.1	0.1	21.2	46.3	31.2	100.0
TOTAL	0.8	0.8	56.1	31.6	10.7	100.0

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.4.1.B
TOTAL CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2017

This table presents the construction cost of building permits by Land Use Category and by permit status. Also included is the percentage distribution by Land Use Category and by permit status.

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

Total Construction Costs (2017 \$ 000s)

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	\$939	\$923	\$461,585	\$434,806	\$188,003	\$1,086,257
Retail	\$8,235	\$460	\$68,391	\$93,775	\$36,196	\$207,056
PDR	\$0	\$106	\$29,378	\$23,956	\$6,530	\$59,969
Hotel	\$65	\$62	\$13,242	\$29,685	\$10,126	\$53,179
CIE	\$3,150	\$325	\$35,169	\$65,871	\$63,486	\$168,001
Residential	\$85,692	\$4,478	\$310,821	\$659,869	\$1,109,557	\$2,170,417
Other	\$1,402	\$10	\$6,869	\$63,407	\$15,694	\$87,382
TOTAL	\$99,483	\$6,363	\$925,455	\$1,371,368	\$1,429,593	\$3,832,262

Percentage Distribution by Land Use Category

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	0.9	14.5	49.9	31.7	13.2	28.3
Retail	8.3	7.2	7.4	6.8	2.5	5.4
PDR	0.0	1.7	3.2	1.7	0.5	1.6
Hotel	0.1	1.0	1.4	2.2	0.7	1.4
CIE	3.2	5.1	3.8	4.8	4.4	4.4
Residential	86.1	70.4	33.6	48.1	77.6	56.6
Other	1.4	0.2	0.7	4.6	1.1	2.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	0.1	0.1	42.5	40.0	17.3	100.0
Retail	4.0	0.2	33.0	45.3	17.5	100.0
PDR	0.0	0.2	49.0	39.9	10.9	100.0
Hotel	0.1	0.1	24.9	55.8	19.0	100.0
CIE	1.9	0.2	20.9	39.2	37.8	100.0
Residential	3.9	0.2	14.3	30.4	51.1	100.0
Other	1.6	0.0	7.9	72.6	18.0	100.0
TOTAL	2.6	0.2	24.1	35.8	37.3	100.0

Table 6.4.1.C
AVERAGE CONSTRUCTION COSTS BY LAND USE CATEGORY AND PERMIT STATUS, 2017

This table presents the average construction cost for all permit applications by both Land Use Category and permit status. It represents the total costs (Table 6.4.1.B) divided by the total permits (Table 6.4.1.A).

Average Construction Costs (2017 \$ 000s)

Land Use Category	Approved	Cancelled	Completed	Issued	Other	TOTAL
Office	\$104.3	\$51.3	\$164.1	\$351.5	\$944.7	\$254.1
Retail	\$633.4	\$24.2	\$62.8	\$150.3	\$134.1	\$102.8
PDR	--	\$35.3	\$130.6	\$181.5	\$181.4	\$151.4
Hotel	\$32.5	\$12.4	\$82.2	\$223.2	\$389.5	\$162.6
CIE	\$1,050.0	\$65.0	\$94.3	\$288.9	\$835.3	\$245.3
Residential	\$460.7	\$22.7	\$26.5	\$101.3	\$494.5	\$104.1
Other	\$127.5	\$10.0	\$32.9	\$138.7	\$51.0	\$88.6
TOTAL	\$444.1	\$25.7	\$55.8	\$147.1	\$452.5	\$129.8

Notes:

- PDR = Production/Distribution/Repair
- CIE = Cultural/Institutional/Educational
- Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

Table 6.4.2.A
BUILDING PERMITS BY
COMMERCE & INDUSTRY
DISTRICT AND PERMIT
STATUS, 2017

This table presents the status of building permits by Commerce & Industry District. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Note:
 Other represents those permits still in the pipeline.

Sources:
 San Francisco Planning Department;
 Department of Building Inspection

Number of Permits

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	2	3	428	339	97	869
Civic Center	8	12	649	308	108	1,085
Financial	10	27	2,355	1,154	211	3,757
Mission	20	20	1,235	805	312	2,392
North Beach	7	16	481	229	126	859
North Central	48	27	2,291	1,323	560	4,249
Northwest	23	19	1,508	820	328	2,698
South of Market	17	20	1,501	957	297	2,792
Southwest	67	92	5,281	2,866	884	9,190
Van Ness	22	12	840	516	231	1,621
Unclassified	0	0	9	8	5	22
TOTAL	224	248	16,578	9,325	3,159	29,534

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.9	1.2	2.6	3.6	3.1	2.9
Civic Center	3.6	4.8	3.9	3.3	3.4	3.7
Financial	4.5	10.9	14.2	12.4	6.7	12.7
Mission	8.9	8.1	7.4	8.6	9.9	8.1
North Beach	3.1	6.5	2.9	2.5	4.0	2.9
North Central	21.4	10.9	13.8	14.2	17.7	14.4
Northwest	10.3	7.7	9.1	8.8	10.4	9.1
South of Market	7.6	8.1	9.1	10.3	9.4	9.5
Southwest	29.9	37.1	31.9	30.7	28.0	31.1
Van Ness	9.8	4.8	5.1	5.5	7.3	5.5
Unclassified	0.0	0.0	0.1	0.1	0.2	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.2	0.3	49.3	39.0	11.2	100.0
Civic Center	0.7	1.1	59.8	28.4	10.0	100.0
Financial	0.3	0.7	62.7	30.7	5.6	100.0
Mission	0.8	0.8	51.6	33.7	13.0	100.0
North Beach	0.8	1.9	56.0	26.7	14.7	100.0
North Central	1.1	0.6	53.9	31.1	13.2	100.0
Northwest	0.9	0.7	55.9	30.4	12.2	100.0
South of Market	0.6	0.7	53.8	34.3	10.6	100.0
Southwest	0.7	1.0	57.5	31.2	9.6	100.0
Van Ness	1.4	0.7	51.8	31.8	14.3	100.0
Unclassified	0.0	0.0	40.9	36.4	22.7	100.0
TOTAL	0.8	0.8	56.1	31.6	10.7	100.0

Table 6.4.2.B**TOTAL CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2017**

This table presents the construction cost of building permits by Commerce & Industry District and by permit status. Also included is the percentage distribution by Commerce & Industry District and by permit status.

Note:
Other represents those permits still in the pipeline.

Sources:
San Francisco Planning Department; Department of Building Inspection

Total Construction Costs (2017 \$ 000s)

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	\$2,225	\$27	\$11,411	\$15,461	\$246,815	\$275,938
Civic Center	\$64,554	\$315	\$50,133	\$70,430	\$214,611	\$400,042
Financial	\$1,090	\$1,797	\$331,111	\$297,485	\$75,010	\$706,493
Mission	\$2,496	\$537	\$40,054	\$40,718	\$183,280	\$267,085
North Beach	\$1,868	\$283	\$25,223	\$16,950	\$10,965	\$55,290
North Central	\$5,270	\$925	\$71,565	\$97,743	\$98,710	\$274,212
Northwest	\$5,127	\$228	\$45,193	\$62,668	\$63,614	\$176,830
South of Market	\$2,560	\$358	\$175,953	\$561,958	\$163,111	\$903,940
Southwest	\$12,308	\$1,443	\$140,526	\$155,305	\$330,538	\$640,120
Van Ness	\$1,985	\$450	\$34,046	\$47,075	\$42,151	\$125,706
Unclassified	\$0	\$0	\$240	\$5,577	\$789	\$6,606
TOTAL	\$99,483	\$6,363	\$925,455	\$1,371,368	\$1,429,593	\$3,832,262

Percentage Distribution by C&I District

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	2.2	0.4	1.2	1.1	17.3	7.2
Civic Center	64.9	5.0	5.4	5.1	15.0	10.4
Financial	1.1	28.2	35.8	21.7	5.2	18.4
Mission	2.5	8.4	4.3	3.0	12.8	7.0
North Beach	1.9	4.5	2.7	1.2	0.8	1.4
North Central	5.3	14.5	7.7	7.1	6.9	7.2
Northwest	5.2	3.6	4.9	4.6	4.4	4.6
South of Market	2.6	5.6	19.0	41.0	11.4	23.6
Southwest	12.4	22.7	15.2	11.3	23.1	16.7
Van Ness	2.0	7.1	3.7	3.4	2.9	3.3
Unclassified	0.0	0.0	0.0	0.4	0.1	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Permit Status

<i>C&I District</i>	<i>Approved</i>	<i>Canceled</i>	<i>Completed</i>	<i>Issued</i>	<i>Other</i>	<i>TOTAL</i>
Bayview	0.8	0.0	4.1	5.6	89.4	100.0
Civic Center	16.1	0.1	12.5	17.6	53.6	100.0
Financial	0.2	0.3	46.9	42.1	10.6	100.0
Mission	0.9	0.2	15.0	15.2	68.6	100.0
North Beach	3.4	0.5	45.6	30.7	19.8	100.0
North Central	1.9	0.3	26.1	35.6	36.0	100.0
Northwest	2.9	0.1	25.6	35.4	36.0	100.0
South of Market	0.3	0.0	19.5	62.2	18.0	100.0
Southwest	1.9	0.2	22.0	24.3	51.6	100.0
Van Ness	1.6	0.4	27.1	37.4	33.5	100.0
Unclassified	0.0	0.0	3.6	84.4	11.9	100.0
TOTAL	2.6	0.2	24.1	35.8	37.3	100.0

Table 6.4.2.C
AVERAGE CONSTRUCTION COSTS BY COMMERCE & INDUSTRY DISTRICT AND PERMIT STATUS, 2017

This table presents the average construction cost for all permit applications by both Commerce & Industry District and permit status. It represents the total costs (Table 6.4.1.B) divided by the total permits (Table 6.4.1.A).

Average Construction Costs (2017 \$ 000s)

C&I District	Approved	Cancelled	Completed	Issued	Other	TOTAL
Bayview	\$1,112.5	\$9.0	\$26.7	\$45.6	\$2,544.5	\$317.5
Civic Center	\$8,069.3	\$26.3	\$77.2	\$228.7	\$1,987.1	\$368.7
Financial	\$109.0	\$66.6	\$140.6	\$257.8	\$355.5	\$188.0
Mission	\$124.8	\$26.9	\$32.4	\$50.6	\$587.4	\$111.7
North Beach	\$266.9	\$17.7	\$52.4	\$74.0	\$87.0	\$64.4
North Central	\$109.8	\$34.2	\$31.2	\$73.9	\$176.3	\$64.5
Northwest	\$222.9	\$12.0	\$30.0	\$76.4	\$193.9	\$65.5
South of Market	\$150.6	\$17.9	\$117.2	\$587.2	\$549.2	\$323.8
Southwest	\$183.7	\$15.7	\$26.6	\$54.2	\$373.9	\$69.7
Van Ness	\$90.2	\$37.5	\$40.5	\$91.2	\$182.5	\$77.5
Unclassified	--	--	\$26.7	\$697.1	\$157.8	\$300.3
TOTAL	\$444.1	\$25.7	\$55.8	\$147.1	\$452.5	\$129.8

Note: Other represents those permits still in the pipeline.

Sources: San Francisco Planning Department; Department of Building Inspection

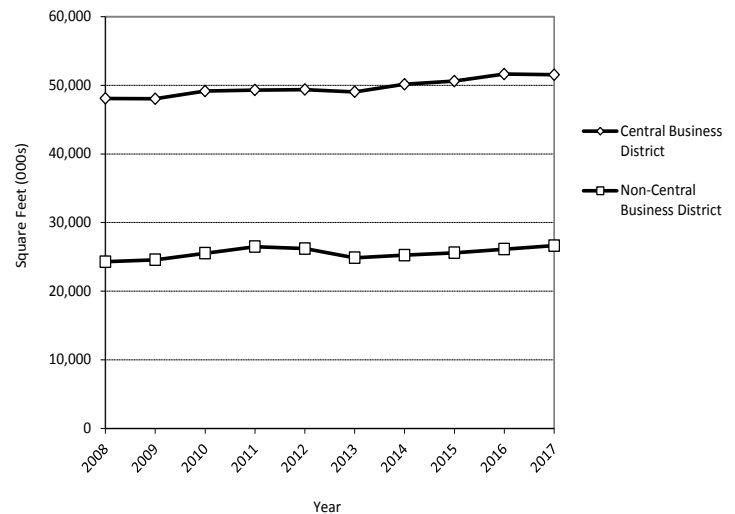
Table & Figure 6.5
TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS, 2008–2017

This table presents the total existing office space in the central and non-central business districts over the last ten years. It also conveys the percent change by year. This information is presented graphically in Figure 6.5.

Note:

- Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the Central and Non-Central Business Districts, which are defined below. Not included are government, medical, and owner occupied buildings.
- The Central Business District includes the Financial District areas both north and south of Market Street.
- The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

Sources: Cushman & Wakefield of California Research Services; San Francisco Planning Department



Building Square Footage (000s)

Location	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Central Business District	48,084	48,039	49,158	49,310	49,368	49,048	50,154	50,604	51,633	51,535
Non-Central Business District	24,300	24,569	25,539	26,488	26,205	24,871	25,252	25,602	26,133	26,633
TOTAL	72,384	72,608	74,697	75,798	75,573	73,919	75,406	76,206	77,766	78,168

Percentage Change

Location	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Central Business District	-0.1	2.3	0.3	0.1	-0.6	2.3	0.9	2.0	-0.2
Non-Central Business District	1.1	3.9	3.7	-1.1	-5.1	1.5	1.4	2.1	1.9
TOTAL	0.3	2.9	1.5	-0.3	-2.2	2.0	1.1	2.0	0.5



Select Areas for Land Use Tables

0 Miles 1

MAP 6.2

Table 6.6
LAND USE SQUARE FOOTAGE BY SELECT AREAS, 2017

This table conveys the area square footage for each land use category for 17 select areas in San Francisco. These plan areas are shown in Map 6.2.

Land Square Footage (000s)

Plan Area	Residential	Mixed Res	Office	Retail	PDR	CIE	Hotel	Mixed Uses	Public/OS	Vacant	Other	TOTAL
Balboa	361.3	192.2	13.2	263.5	63.1	2,904.9	0.0	76.6	2,532.2	1,383.43	0.0	7,790.3
Bayview	18,186.1	1,387.1	1,242.5	1,692.2	12,687.6	8,053.9	10.0	5,651.5	11,884.1	8,669.0	478.7	69,942.8
C-3	198.6	516.4	2,947.6	1,141.8	263.3	196.2	1,197.9	1,976.5	306.6	297.0	30.6	9,072.6
Central Waterfront	471.0	414.5	353.8	247.8	8,601.3	59.1	2.0	1,077.9	2,894.8	2,763.8	2.4	16,888.5
East Soma	1,476.8	1,436.5	1,352.3	370.1	1,049.6	230.2	61.4	924.2	733.7	1,309.3	64.1	9,008.1
Hunters Point Shipyard	0.0	0.0	0.0	0.0	18,141.6	975.8	0.0	0.0	0.0	2,618.9	0.0	21,736.3
Market/Octavia	5,109.7	1,086.4	676.2	736.8	425.1	989.5	78.3	444.5	573.2	814.3	10.2	10,944.3
Mid-Market	310.8	82.9	657.5	227.6	167.0	67.1	142.3	252.0	0.0	423.2	0.0	2,330.4
Mission	12,061.5	2,134.3	618.3	1,493.0	2,751.8	2,041.0	71.5	1,829.7	637.6	955.5	138.0	24,692.2
Mission Bay	3,440.4	343.8	151.6	197.9	426.3	793.1	0.0	254.1	268.0	5,482.9	164.7	11,522.9
Rest of the City	362,967.0	16,718.3	4,888.0	8,270.0	6,678.7	54,133.2	2,224.0	8,791.8	267,538.6	19,993.8	3,022.1	755,225.6
Rincon Hill	272.9	375.7	280.1	49.8	29.0	187.5	0.0	56.4	7.0	373.9	0.0	1,632.3
Showplace Sq/Potrero Hill	7,990.4	848.9	682.4	613.4	2,041.8	1,782.5	0.0	1,814.8	683.1	3,374.3	53.0	19,884.5
Transbay	76.6	21.7	510.4	125.9	37.5	16.1	18.6	138.0	0.0	822.5	0.0	1,767.3
Van Ness	744.7	538.1	178.4	354.4	292.6	234.7	236.6	351.0	0.0	78.2	0.0	3,008.7
Visitation Valley	8,452.9	148.5	281.3	106.6	957.2	372.1	0.0	32.9	625.7	768.7	104.3	11,850.3
West Soma	1,002.9	652.0	657.3	875.0	2,334.6	666.9	83.3	1,100.9	10.2	1,304.5	0.0	8,687.5
Yerba Buena	106.0	153.0	173.1	162.7	25.9	229.9	223.3	640.2	330.0	52.7	0.0	2,096.8
TOTAL	423,229.7	27,050.3	15,664.2	16,888.4	56,974.1	73,933.7	4,394.3	25,413.0	289,024.9	51,485.6	4,068.1	988,081.2

CONTINUED >

TABLE 6.6 LAND USE SQUARE FOOTAGE BY SELECT AREAS, 2017 (CONTINUED)

Percentage Distribution by Select Area

<i>Plan Area</i>	<i>Residential</i>	<i>Mixed Res</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>CIE</i>	<i>Hotel</i>	<i>Mixed Uses</i>	<i>Public/OS</i>	<i>Vacant</i>	<i>Other</i>	<i>TOTAL</i>
Balboa	4.6	2.5	0.2	3.4	0.8	37.3	0.0	1.0	32.5	17.8	0.0	100.0
Bayview	26.0	2.0	1.8	2.4	18.1	11.5	0.0	8.1	17.0	12.4	0.7	100.0
C-3	2.2	5.7	32.5	12.6	2.9	2.2	13.2	21.8	3.4	3.3	0.3	100.0
Central Waterfront	2.8	2.5	2.1	1.5	50.9	0.3	0.0	6.4	17.1	16.4	0.0	100.0
East Soma	16.4	15.9	15.0	4.1	11.7	2.6	0.7	10.3	8.1	14.5	0.7	100.0
Hunters Point Shipyard	0.0	0.0	0.0	0.0	83.5	4.5	0.0	0.0	0.0	12.0	0.0	100.0
Market/Octavia	46.7	9.9	6.2	6.7	3.9	9.0	0.7	4.1	5.2	7.4	0.1	100.0
Mid-Market	13.3	3.6	28.2	9.8	7.2	2.9	6.1	10.8	0.0	18.2	0.0	100.0
Mission	48.8	8.6	2.5	5.9	11.1	8.3	0.3	7.4	2.6	3.9	0.6	100.0
Mission Bay	29.9	3.0	1.3	1.7	3.7	6.9	0.0	2.2	2.3	47.6	1.4	100.0
Rest of the City	48.1	2.2	0.6	1.1	0.9	7.2	0.3	1.2	35.4	2.6	0.4	100.0
Rincon Hill	16.7	23.0	17.2	3.1	1.8	11.5	0.0	3.5	0.4	22.9	0.0	100.0
Showplace Sq/Potrero Hill	40.2	4.3	3.4	3.1	10.3	9.0	0.0	9.1	3.4	17.0	0.3	100.0
Transbay	4.3	1.2	28.9	7.1	2.1	0.9	1.1	7.8	0.0	46.5	0.0	100.0
Van Ness	24.8	17.9	5.9	11.8	9.7	7.8	7.9	11.7	0.0	2.6	0.0	100.0
Visitacion Valley	71.3	1.3	2.4	0.9	8.1	3.1	0.0	0.3	5.3	6.5	0.9	100.0
West Soma	11.5	7.5	7.6	10.1	26.9	7.7	1.0	12.7	0.1	15.0	0.0	100.0
Yerba Buena	5.1	7.3	8.3	7.8	1.2	11.0	10.7	30.5	15.7	2.5	0.0	100.0
TOTAL	42.8	2.7	1.6	1.7	5.8	7.5	0.4	2.6	29.3	5.2	0.4	100.0

Percentage Distribution by Land Use Category

<i>Plan Area</i>	<i>Residential</i>	<i>Mixed Res</i>	<i>Office</i>	<i>Retail</i>	<i>PDR</i>	<i>CIE</i>	<i>Hotel</i>	<i>Mixed Uses</i>	<i>Public/OS</i>	<i>Vacant</i>	<i>Other</i>	<i>TOTAL</i>
Balboa	0.1	0.7	0.1	1.6	0.1	3.9	0.0	0.3	0.9	2.7	0.0	0.8
Bayview	4.3	5.1	7.9	10.0	22.3	10.9	0.2	22.2	4.1	16.8	11.8	7.1
C-3	0.0	1.9	18.8	6.8	0.5	0.3	27.5	7.8	0.1	0.6	0.8	0.9
Central Waterfront	0.1	1.5	2.3	1.5	15.1	0.1	0.0	4.2	1.0	5.4	0.1	1.7
East Soma	0.3	5.3	8.6	2.2	1.8	0.3	1.4	3.6	0.3	2.5	1.6	0.9
Hunters Point Shipyard	0.0	0.0	0.0	0.0	31.8	1.3	0.0	0.0	0.0	5.1	0.0	2.2
Market/Octavia	1.2	4.0	4.3	4.4	0.7	1.3	1.8	1.7	0.2	1.6	0.3	1.1
Mid-Market	0.1	0.3	4.2	1.3	0.3	0.1	3.3	1.0	0.0	0.8	0.0	0.2
Mission	2.8	7.9	3.9	8.6	4.8	2.8	1.6	7.2	0.2	1.9	3.4	2.5
Mission Bay	0.8	1.3	1.0	1.2	0.7	1.1	0.0	1.0	0.1	10.6	4.0	1.2
Rest of the City	85.8	61.8	31.2	49.0	11.7	73.2	51.1	34.6	92.6	38.8	74.3	76.4
Rincon Hill	0.1	1.4	1.8	0.3	0.1	0.3	0.0	0.2	0.0	0.7	0.0	0.2
Showplace Sq/Potrero Hill	1.9	3.1	4.4	3.6	3.6	2.4	0.0	7.1	0.2	6.6	1.3	2.0
Transbay	0.0	0.1	3.3	0.7	0.1	0.0	0.4	0.5	0.0	1.6	0.0	0.2
Van Ness	0.2	2.0	1.1	2.1	0.5	0.3	5.4	1.4	0.0	0.2	0.0	0.3
Visitacion Valley	2.0	0.5	1.8	0.6	1.7	0.5	0.0	0.1	0.2	1.5	2.6	1.2
West Soma	0.2	2.4	4.2	5.2	4.1	0.9	1.9	4.3	0.0	2.5	0.1	0.9
Yerba Buena	0.0	0.6	1.1	1.0	0.0	0.3	5.1	2.5	0.1	0.1	0.0	0.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Notes: Mixed Res = Mixed Residential; PDR = Production/Distribution/Repair; CIE = Cultural/Institutional/Educational; Public/OS = Public and Open Space;

Sources: San Francisco Office of the Assessor-Recorder; San Francisco Planning Department; Dun & Bradstreet



7.0 Transportation

The primary purpose of this chapter on transportation is to systematically track and publish information on transportation trends in San Francisco. While there are a number of ways of measuring trends in urban mobility in this city, for consistency, this chapter presents much of the same type of transportation data collected as part of the *Downtown Plan Monitoring Report*. The *Downtown Plan Monitoring Report* is an assessment of the effectiveness of the *Downtown Plan*, prepared every five years as mandated in Chapter 10E of the San Francisco Administrative Code. This chapter tracks changes in transportation trends and provides recent data in the following areas:

- Mode split;
- Parking entitlements;
- Vehicle occupancy;
- Transit service; and
- Transit Impact Development Fee (TIDF) revenues.

The transportation data presented in this chapter come from a number of government agency sources, primarily the Planning Department and Municipal Transportation Agency (SFMTA), but also the American Community Survey, a service of the U.S. Census Bureau. For the purposes of this chapter, data are reported on an annual or biennial basis, either as part of a larger series of thematic reports or as a stand-alone set of data specifically compiled for this inventory report.

7.1 MODE SPLIT

Daily commuters access San Francisco through a number of different transportation modes, including single occupant vehicle (or drive alone); carpool or vanpool; public transit; walking; bicycle; and other modes (e.g., motorcycles, taxicabs). In addition, an increasing number of commuters regularly work at home at least one day a week.

Local trends in commute mode share over the past six years are contained in [Table 7.1](#). Data is provided for both San Francisco residents working in all locations (residents), as well as San Francisco employees either residing in San Francisco County or another county in the region (employees).

7.2 PARKING ENTITLEMENTS

Studies have shown that the volume and nature of travel is influenced by the availability and price of parking. Where parking is cheap and available, employees tend to drive to work, rather than seek other alternatives. However, where parking is more expensive and alternatives are available, commuters tend to use alternative modes some of the time.

The parking entitlement data was previously included in [Table 7.2](#). However, reliable data has not been available since 2014, the table has been removed from this report until more accurate figures can be obtained.

7.3 VEHICLE OCCUPANCY

This indicator measures the average number of individuals per private vehicle during critical periods of the day, when traffic congestion is at its highest (e.g., peak commute periods). The primary source for local vehicle occupancy rates is the American Community Survey (ACS) undertaken by the U.S. Bureau of the Census.

This survey estimated the number of individuals commuting to work and their principal modes of travel: drive alone, carpool, public transit, bicycle, walk and other. In order to compute the average vehicle occupancy, the ACS takes the number of commuters arriving by private vehicle (drive alone or carpool/vanpool) and divides by the number of private vehicles.

The data is presented in [Table 7.3](#).

7.4 TRANSIT RIDERSHIP

Levels of transit service are commonly expressed in terms of transit ridership along a specific line or in specific service areas. In this case, MUNI, the transit operating division of the SFMTA, provides periodic ridership volumes for all of its lines. These data, covering average daily volumes during the current fiscal year compared to five years prior, are reported in [Table 7.4](#).

This table provides ridership data for all of MUNI's existing transit routes throughout the city, including and light rail service.

7.5 TIDF REVENUES

The SFMTA Finance Division assembles data on the volume of revenue collected from the Transit Impact Development Fee (TIDF). These fees, which are collected from building applicants just prior to the issuance of a certificate of occupancy, are subsequently deposited into an account for use by the SFMTA. Historically, data have indicated wide variations in the volume of revenues collected each year, depending on the number and size of projects approved.

The TIDF has been in effect in San Francisco since 1981, although litigation prevented collection of this fee until three years later. Originally, the TIDF was developed to offset the increased marginal operating and capital costs incurred by MUNI in the late 1970s, during the boom in office development. In response to increasing transit demand, this new fee was designed to provide expanded peak period transit service to downtown MUNI routes. While the application of this fee was originally limited to all new and converted office space in downtown San Francisco, in 2004, legislation expanded its application to most non-residential uses throughout the city.

Annual revenues from the TIDF are shown in [Table 7.5](#). They have been inflation adjusted to current year dollars.

Table 7.1 MODE SPLIT FOR COMMUTERS, 2012–2017

Table 7.1 presents the most recent mode split data for San Francisco’s residents and employees. It is shown in terms of the percentages of all trips.

Mode	Residents						Employees					
	2012	2013	2014	2015	2016	2017	2012	2013	2014	2015	2016	2017
Drive Alone	36.3	36.4	34.2	35.3	33.7	32.4	35.0	33.3	33.0	33.6	33.2	32.7
Carpool/Vanpool	7.7	6.8	7.1	6.5	6.7	6.2	9.7	9.4	9.3	8.6	8.9	8.2
Transit	33.1	32.7	34.0	34.7	34.3	34.7	38.3	39.4	40.0	40.3	40.1	40.3
Walk	9.8	10.9	11.2	10.4	11.1	12.0	7.1	7.8	7.7	7.5	7.4	8.1
Bicycle	3.8	3.8	4.4	4.3	3.9	3.1	2.7	2.7	3.0	3.1	2.7	2.2
Work at Home	6.7	6.8	7.0	6.2	6.4	7.2	4.9	4.9	4.8	4.3	4.3	4.9
Other	2.6	2.6	2.1	2.7	4.0	4.4	2.2	2.6	2.2	2.7	3.4	3.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: US Census, American Community Surveys.

Table 7.3
PRIVATE VEHICLE OCCUPANCY IN San Francisco, 2011–2017

Table 7.3 presents data on private vehicle occupancy rates in San Francisco. It describes the average number of people per trip in San Francisco.

<i>Population</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>
San Francisco Employees	1.13	1.14	1.14	1.14	1.14	1.14	1.13

Sources: US Census American Community Survey.

Table 7.4
TRANSIT
RIDERSHIP ON
MUNI LINES,
2012 & 2017

Table 7.4 presents data on average daily ridership on MUNI lines for 2012 and 2017.

Daily Ridership by Route

<i>Route Nos.</i>	<i>Route Name</i>	<i>2012</i>	<i>2017</i>	<i>Difference</i>	<i>% Change</i>
1, 1AX, 1BX	California	28,870	26,200	-2,670	-9.2%
2	Clement	5,853	5,200	-653	-11.2%
3	Jackson	3,376	2,500	-876	-25.9%
5, 5R	Fulton	17,158	19,600	2,442	14.2%
6	Parnassus	10,543	7,800	-2,743	-26.0%
7, 7R, 7X	Haight-Noriega	13,566	13,000	-566	-4.2%
8, 8AX, 8BX	Bayshore	40,050	34,200	-5,850	-14.6%
9, 9R	San Bruno	15,453	21,400	5,947	38.5%
10	Townsend	5,631	6,500	869	15.4%
12	Folsom	4,281	6,300	2,019	47.2%
14, 14R, 14X	Mission	44,162	48,000	3,838	8.7%
18	46th Avenue	3,758	3,200	-558	-14.8%
19	Polk	7,699	6,900	-799	-10.4%
21	Hayes	11,353	6,600	-4,753	-41.9%
22	Fillmore	17,772	16,000	-1,772	-10.0%
23	Monterey	4,278	3,800	-478	-11.2%
24	Divisadero	10,662	12,000	1,338	12.5%
25	Treasure Island	3,455	2,800	-655	-19.0%
27	Bryant	7,939	6,200	-1,739	-21.9%
28, 28R	19th Avenue	14,423	16,200	1,777	12.3%
29	Sunset	15,376	17,500	2,124	13.8%
30, 30X	Stockton	35,238	22,400	-12,838	-36.4%
31, 31AX, 31BX	Balboa	10,985	10,800	-185	-1.7%
33	Stanyan	6,101	5,700	-401	-6.6%
35	Eureka	850	1,100	250	29.4%
36	Teresita	1,246	1,500	254	20.4%
37	Corbett	1,742	2,200	458	26.3%
38, 38R, 38AX, 38BX	Geary	55,042	52,900	-2,142	-3.9%
39	Coit	859	500	-359	-41.8%
41	Union	3,533	3,500	-33	-0.9%
43	Masonic	14,600	12,600	-2,000	-13.7%
44	O'Shaughnessy	15,875	15,500	-375	-2.4%
45	Union-Stockton	12,149	10,000	-2,149	-17.7%

Source:
San Francisco Municipal
Transportation Agency

CONTINUED >

TABLE 7.4
TRANSIT RIDERSHIP
ON MUNI LINES, 2012
& 2017 (CONTINUED)

Daily Ridership by Route

Route Nos.	Route Name	2012	2017	Difference	% Change
47	Van Ness	12,338	11,900	-438	-3.5%
48	Quintara–24th Street	11,210	7,600	-3,610	-32.2%
49	Van Ness–Mission	27,427	24,900	-2,527	-9.2%
52	Excelsior	2,050	2,000	-50	-2.4%
54	Felton	6,628	6,800	172	2.6%
55	16th Street	N/A	1,900	N/A	N/A
56	Rutland	605	400	-205	-33.9%
57	Parkmerced	735	2,100	1,365	185.7%
66	Quintara	687	800	113	16.4%
67	Bernal Heights	1,253	1,400	147	11.7%
80X	Gateway Express	12	N/A	N/A	N/A
81X	Caltrain Express	251	100	-151	-60.2%
82X	Levi Plaza	1,060	500	-560	-52.8%
83X	Mid-Market Express	0	300	300	N/A
88	BART Shuttle	431	400	-31	-7.2%
90	Owl	217	300	83	38.2%
91	Owl	497	700	203	40.8%
E	Embarcadero	N/A	2,000	N/A	N/A
F	Market	23,449	19,400	-4,049	-17.3%
J	Church	14,988	16,900	1,912	12.8%
K/T	Ingleside/Third	31,637	41,700	10,063	31.8%
L	Taraval	26,566	33,800	7,234	27.2%
M	Ocean View	27,270	31,600	4,330	15.9%
N, NX	Judah	40,529	47,300	6,771	16.7%
Cable Cars		20,162	16,600	-3,562	-17.7%
Total		693,881	692,000	-1,881	-0.3%

Table 7.5
TRANSIT IMPACT
DEVELOPMENT FEE
(TIDF) REVENUE
COLLECTED (INFLATION-
ADJUSTED), FISCAL
YEARS 2008–2017

Table 7.5 presents data on TIDF revenues collected in San Francisco since Fiscal Year 2008 (July 1, 2007 - June 30, 2008) in 2017 dollars.

Fiscal Year	Fee Structure	Collections (2017 \$)
2007-2008	2007 Ordinance	\$1,098,107
2008-2009	2007 Ordinance	\$5,471,656
2009-2010	2007 Ordinance	\$2,215,216
2010-2011	2010 Ordinance	\$1,234,994
2011-2012	2010 Ordinance	\$1,939,139
2012-2013	2010/2013 Ordinance	\$5,274,845
2013-2014	2013/2014 Ordinance	\$13,722,746
2014-2015	2014 Ordinance	\$14,217,513
2015-2016	2014 Ordinance	\$38,736,871
2016-17	2014 Ordinance	\$48,125,132

Source: San Francisco Controller's Office

Acknowledgements

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London Breed

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Adrienne Hyder, *Graphics*

Alton Chinn, *Senior Data Scientist*

Michael Webster, *GIS and Cartography Master*

Outside Agencies

With assistance from:

Association of Bay Area Governments (ABAG)

Bureau of Labor Statistics

U.S. Census Bureau

California Department of Finance

California Employment Development Department

California State Board of Equalization

Cushman & Wakefield

Dun & Bradstreet

San Francisco Controller's Office

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Gavin Newsom, Governor

Fish and Game Commission



*Wildlife Heritage and Conservation
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2019 JAN 18 PM 3:51
SANDRA L. HENSON

January 15, 2019

This is to provide you with a copy of the notice of proposed regulatory action relative to amending sections 502 and 509, Title 14, California Code of Regulations, relating to waterfowl (migratory) hunting regulations, which is published in the California Regulatory Notice Register on January 18, 2019.

Please note the dates of the public hearings related to this matter and associated deadlines for receipt of written comments.

Additional information and all associated documents may be found on the Fish and Game Commission website at <http://www.fgc.ca.gov/regulations/>.

Melanie Weaver, Senior Environmental Scientist, Department of Fish and Wildlife at (916) 445-3717, has been designated to respond to questions on the substance of the proposed regulations.

Sincerely,

Jon D. Snellstrom
Associate Governmental Program Analyst

Attachment

TITLE 14. Fish and Game Commission
Notice of Proposed Changes in Regulations

NOTICE IS HEREBY GIVEN that the Fish and Game Commission (Commission), pursuant to the authority vested by Sections 202 and 355 of the Fish and Game Code and to implement, interpret or make specific Sections 202, 355 and 356, of said Code, proposes to amend section 502 and 509, Title 14, California Code of Regulations, relating to Waterfowl Regulations for the 2019-2020 season.

Informative Digest/Policy Statement Overview (Waterfowl – Section 502)

Current regulations in Section 502, Title 14, California Code of Regulations (CCR), provide definitions, hunting zone descriptions, season opening and closing dates, and daily bag and possession limits. The proposed Frameworks for the 2019-20 season were approved by the flyway councils and were considered for adoption at the Service's Regulations Committee meeting October 16-17, 2018. The proposed Frameworks allow for a liberal duck season which includes a 107 day season, 7 daily duck limit including 7 mallards but only 2 hen mallards, 1 pintail, 2 canvasback, 2 redheads, and 3 scaup (during an 86 day season), closing no later than January 31. Duck daily bag limit ranges and duck season length ranges are provided to allow the Commission flexibility.

A range of season length and bag limit (zero bag limit represents a closed season) is also provided for black brant. The range is necessary, as the black brant Framework cannot be determined until the Pacific Flyway Winter Brant Survey is conducted in January 2019. The regulatory package is determined by the most current Winter Brant Survey, rather than the prior year survey. The regulatory package will be prescribed per the Black Brant Harvest Strategy pending results of the survey, well before the Commission's adoption meeting. See the table in the Informative Digest for the range of season and bag limits.

Lastly, Federal regulations require that California's hunting regulations conform to those of Arizona in the Colorado River Zone and those of Oregon in the North Coast Special Management Area.

The Department's recommendations are as follows:

- 1) Add Small Canada geese to the Regular Season in subsection 502(d)(1)(B) for the Northeastern California Zone.
- 2) Add Small Canada geese to Season in subsection 502(d)(6)(A)3 for the Klamath Basin Special Management Area.
- 3) Open the Late Season for white geese two weeks after the close of the Regular Season in subsection 502(d)(6)(A)9 for the Imperial County Special Management Area.
- 4) Allow 5 additional days of falconry-only season for the Balance of State Zone in subsection 502(f)(1)(B)2 and allow 2 additional days of falconry-only season for the Southern San Joaquin Valley Zone in subsection 502(f)(1)(B)3.

An alternative requested by Commissioners at the notice hearing:

- 1) Maintain 100-day season length and use additional five days for falconry-only hunting (as discussed between DFW and California Hawking Club June 18, 2018).

Or, add up to five days a year to the general duck and goose seasons and close these seasons by closing on January 31 instead of the last Sunday in January, as proposed by California Waterfowl at the December notice hearing. This alternative eliminates the existing and proposed falconry-only seasons.

Minor editorial changes are also proposed to clarify and simplify the regulations and to comply with existing federal Frameworks.

Summary of Proposed Waterfowl Hunting Regulations for 2019-20			
AREA	SPECIES	SEASONS	DAILY BAG & POSSESSION LIMITS

Statewide	Coots & Moorhens	Concurrent w/duck season	25/day. 75 in possession
Northeastern Zone Season may be split for Ducks, Pintail, Canvasback, Scaup, Dark Geese and White Geese. White geese and dark geese may be split 3-ways.	Ducks	Between 38 & 105 days	[4-7]/day, which may include: [3-7] mallards no more than [1-2] females. 1 pintail, 2 canvasback, 2 redheads, 3 scaup. Possession limit triple the daily bag.
	Scaup	86 days	
	Geese	No longer than 105 days	30/day, which may include: 20 white geese, 10 dark geese, no more than 2 Large Canada geese. Possession limit triple the daily bag.
Southern San Joaquin Valley Zone Season may be split for Ducks, Pintail, Canvasback and scaup	Ducks	Between 38 & 105 days	[4-7]/day, which may include: [3-7] mallards no more than [1-2] females. 1 pintail, 2 canvasback, 2 redheads, 3 scaup. Possession limit triple the daily bag.
	Scaup	86 days	
	Geese	No longer than 105 days	30/day, which may include: 20 white geese, 10 dark geese. Possession limit triple the daily bag.
Southern California Zone Season may be split for Ducks, Pintail, Canvasback and Scaup	Ducks	Between 38 & 105 days	[4-7]/day, which may include: [3-7] mallards no more than [1-2] females. 1 pintail, 2 canvasback, 2 redheads, 3 scaup. Possession limit triple the daily bag.
	Scaup	86 days	
	Geese	No longer than 105 days	23/day, which may include: 20 white geese, 3 dark geese. Possession limit triple the daily bag.
Colorado River Zone Season may be split for Ducks, Pintail, Canvasback and Scaup	Ducks	101 days	7/day, which may include: 7 mallards no more than 2 females or Mexican-like ducks. 1 pintail, 2 canvasback, 2 redheads, 3 scaup. Possession limit triple the daily bag.
	Scaup	86 days	
	Geese	101 days	24/day, up to 20 white geese, up to 4 dark geese. Possession limit triple the daily bag.
Balance of State Zone Season may be split for Ducks, Pintail, Canvasback, Scaup and Dark and White Geese.	Ducks	Between 38 & 105 days	[4-7]/day, which may include: [3-7] mallards no more than [1-2] females. 1 pintail, 2 canvasback, 2 redheads, 3 scaup. Possession limit triple the daily bag.
	Scaup	86 days	
	Geese	Early Season: 5 days (Canada goose only) Regular Season: no longer than 100 days Late Season: 5 days (whitefronts and white geese)	30/day, which may include: 20 white geese, 10 dark geese. Possession limit triple the daily bag.
SPECIAL MANAGEMENT AREAS	SPECIES	SEASON	DAILY BAG & POSSESSION LIMITS
North Coast Season may be split	All Canada Geese	105 days except for Large Canada geese which cannot exceed 100 days or extend beyond the last Sunday in January.	10/day, only 1 may be a Large Canada goose. Possession limit triple the daily bag. Large Canada geese are closed during the Late Season.
Humboldt Bay South Spit (West Side)	All species	Closed during brant season	
Klamath Basin	Dark and white geese	105 days except for Canada geese which cannot exceed 100 days or extend beyond January 31.	30/day, which may include: 20 white geese, 10 dark geese only 2 may be a Large Canada goose. Possession limit triple the daily bag.
Sacramento Valley	White-fronted geese	Open concurrently with general goose season through Dec 21	3/day. Possession limit triple the daily bag.
Morro Bay	All species	Open in designated areas only	Waterfowl season opens concurrently with brant season.
Martis Creek Lake	All species	Closed until Nov 16	

Northern Brant	Black Brant	No longer than 37 days and closing no later than Dec 14.	[0-2]/day. Possession limit triple the daily bag.
Balance of State Brant	Black Brant	No longer than 37 days and closing no later than Dec 15.	[0-2]/day. Possession limit triple the daily bag.
Imperial County <i>Season may be split</i>	White Geese	Up to 102 days	20/day. Possession limit triple the daily bag.
YOUTH WATERFOWL HUNTING DAYS	(NOTE: To participate in these Youth Waterfowl Hunts, federal regulations require that hunters must be 17 years of age or younger and must be accompanied by a non-hunting adult 18 years of age or older.)		
	SPECIES	SEASON	DAILY BAG & POSSESSION LIMITS
Northeastern Zone	Same as regular season	The Saturday fourteen days before the opening of waterfowl season extending for 2 days.	Same as regular season
Southern San Joaquin Valley Zone	Same as regular season	The first or second Saturday in February following the closing of waterfowl season extending for 2 days.	Same as regular season
Southern California Zone	Same as regular season	The first or second Saturday in February following the closing of waterfowl season extending for 2 days.	Same as regular season
Colorado River Zone	Same as regular season	The Saturday following the closing for waterfowl season extending for 2 days.	Same as regular season
Balance of State Zone	Same as regular season	The first or second Saturday in February following the closing of waterfowl season extending for 2 days.	Same as regular season
FALCONRY OF DUCKS	SPECIES	SEASON	DAILY BAG & POSSESSION LIMITS
Northeastern Zone	Same as regular season	Between 38 and 105 days	3/day. Possession limit 9
Balance of State Zone	Same as regular season	Between 38 and 107 days	3/day. Possession limit 9
Southern San Joaquin Valley Zone	Same as regular season	Between 38 and 107 days	3/day. Possession limit 9
Southern California Zone	Same as regular season	Between 38 and 107 days	3/day. Possession limit 9
Colorado River Zone	Same as regular season	105 days	3/day. Possession limit 9

Informative Digest/Policy Statement Overview (Concurrence with Federal Regulations – Section 509)

Current regulations in Section 509, Title 14, California Code of Regulations (CCR), incorporate requirements found in Federal regulations, including a requirement that hunters must possess a Federal migratory-bird hunting and conservation stamp for the taking of migratory birds. The U.S. Fish and Wildlife Service (Service) has begun issuing an electronic stamp, or E-stamp. To be consistent with Federal regulations and allow the Department to issue electronic Federal migratory-bird hunting and conservation stamps in the future, amendments to the text of Section 509 are necessary.

The proposed change is:

Amend the language in Section 509(c) to include "...or an unexpired Federal migratory-bird hunting and conservation electronic stamp issued in his or her name..."

Benefits of the regulations

The benefits of the proposed regulations are consistency with federal law and the sustainable management of the State's waterfowl resources. Positive impacts to jobs and/or businesses that provide services to waterfowl hunters will be realized with the continued adoption of waterfowl hunting seasons in 2019-20.

Non-monetary benefits to the public

The Commission does not anticipate non-monetary benefits to the protection of public health and safety, worker safety, the prevention of discrimination, the promotion of fairness or social equity, and the increase in openness and transparency in business and government.

Evaluation of incompatibility with existing regulations

The Commission has reviewed its regulations in Title 14, CCR, and conducted a search of other regulations on this topic and has concluded that the proposed amendments to Section 502 are neither inconsistent nor incompatible with existing State regulations. No other State agency has the authority to promulgate waterfowl hunting regulations.

NOTICE IS GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the Resource Building first floor auditorium, 1416 9th Street, Sacramento, California, on February 6, 2019 at 8:30 a.m., or as soon thereafter as the matter may be heard.

NOTICE IS ALSO GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in The City of Santa Monica Civic East Wing Auditorium, 1855 Main Street, Santa Monica, California, on April 17, 2019, at 8:30 a.m., or as soon thereafter as the matter may be heard. It is requested, but not required, that written comments be submitted on or before **5:00 p.m.** April 4, 2019 at the address given below, or by email to FGC@fgc.ca.gov. Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 12, 2019. All comments must be received no later than April 17, 2019, at the hearing in Santa Monica, California. If you would like copies of any modifications to this proposal, please include your name and mailing address.

Availability of Documents

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at www.fgc.ca.gov. The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Melissa Miller-Henson, Acting Executive Director, Fish and Game Commission, 1416 Ninth Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Valerie Termini or Jon Snellstrom at the preceding address or phone number. **Melanie Weaver, Senior Environmental Scientist, Department of Fish and Wildlife, (916) 445-3717, has been designated to respond to questions on the substance of the proposed regulations.** Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

Availability of Modified Text

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in Sections 11343.4, 11346.4, 11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

Impact of Regulatory Action/Results of the Economic Impact Assessment

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Businesses, Including the Ability of California Businesses to Compete with Businesses in Other States:

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states.

The proposed regulations would provide additional recreational opportunity to the public and could result in minor increases in hunting days and hunter spending on equipment, fuel, food and accommodations.

- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission does not anticipate any impacts on the creation or elimination of jobs, the creation of new business, the elimination of existing businesses, or the expansion of businesses in California. The proposed waterfowl regulations will set the 2019-20 waterfowl hunting season dates and bag limits within the federal Frameworks. Little to minor positive impacts to jobs and/or businesses that provide services to waterfowl hunters may result from the proposed regulations for the 2019-20 waterfowl hunting season.

The most recent U.S. Fish and Wildlife national survey of fishing, hunting, and wildlife associated recreation for California, estimated that migratory bird hunters contributed about \$169,115,000 to businesses in California during the 2011 migratory bird hunting season. The impacted businesses are generally small businesses employing a few individuals and, like all small businesses, are subject to failure for a variety of causes. Additionally, the long-term intent of the proposed regulations is to sustainably manage waterfowl populations, and consequently, the long-term viability of these same small businesses.

- (c) Cost Impacts on a Representative Private Person or Business:

The agency is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

- (d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State: None.

- (e) Nondiscretionary Costs/Savings to Local Agencies: None.

- (f) Programs Mandated on Local Agencies or School Districts: None.

- (g) Costs Imposed on Any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

- (h) Effect on Housing Costs: None.

Effect on Small Business

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

Consideration of Alternatives

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Melissa Miller-Henson
Acting Executive Director

Dated: December 31, 2018

Commissioners
Eric Sklar, President
Saint Helena
Vice President (**Vacant**)

STATE OF CALIFORNIA
Gavin Newsom, Governor

Valerie Termini, Executive Director
P.O. Box 944209
Sacramento, CA 94244-2090
(916) 653-4899
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Jacque Hostler-Carmesin, Member
McKinleyville
Russell E. Burns, Member
Napa
Peter S. Silva, Member
Jamul

Fish and Game Commission



Wildlife Heritage and Conservation
Since 1870

2019 JAN 15 PM 3:33
BY [Signature]
SALE [Signature]

January 9, 2019

This is to provide you with a copy of the notice of proposed regulatory action relative to amending Section 354, Title 14, California Code of Regulations, relating to archery equipment and crossbow regulations, which is published in the California Regulatory Notice Register on January 11, 2019.

Please note the dates of the public hearings related to this matter and associated deadlines for receipt of written comments.

Additional information and all associated documents may be found on the Fish and Game Commission website at <http://www.fgc.ca.gov/regulations/>.

Patrick Foy, Captain, Law Enforcement Division, Department of Fish and Wildlife at (916) 651-6692, has been designated to respond to questions on the substance of the proposed regulations.

Sincerely,

Jon D. Snellstrom
Associate Governmental Program Analyst

Attachment

TITLE 14. Fish and Game Commission Notice of Proposed Changes in Regulations

NOTICE IS HEREBY GIVEN that the Fish and Game Commission (Commission), pursuant to the authority vested by Sections 200, 203, 240, and 265 of the Fish and Game Code and to implement, interpret or make specific Sections 200, 203, 203.1, 265, 2005, and 4370, of said Code, proposes to amend Section 354, Title 14, California Code of Regulations, relating to Archery Equipment and Crossbow Regulations.

Informative Digest/Policy Statement Overview

The California Department of Fish and Wildlife (Department) proposes two amendments to Section 354, Title 14, California Code of Regulations, which are related to law enforcement.

First, the provision in subsection 354(f) requires that a bow “cast a legal hunting arrow ... 130 yards”, however this is unenforceable since it is impossible to demonstrate inside a courtroom. There is a need for clarification of the regulation to require that archery equipment be strong enough to project an arrow at a rate that it will be lethal to the game mammal and also be enforceable. For clarity, the Department proposes requiring a draw weight of at least 40 pounds for a bow and 125 pounds for a crossbow to make it practical to demonstrate in the field and in a courtroom. Draw weight as used in archery sports is the measure of force required to draw the bow to a ready to fire position.

Second, the provision in subsection 354(h) states that “archers may not possess a firearm while hunting in the field during any archery season, or while hunting during a general season under the provisions of an archery only tag.” The subsection also provides an exception, by reference to Fish and Game Code 4370, which permits peace officers to carry a concealed firearm. The Department proposes an amendment allowing possession of a concealable firearm while hunting big game other than deer (consistent with Fish and Game Code section 4370) under the authority of an archery only tag, provided the hunter does not use that firearm in any way to take the game animal.

Non-monetary Benefits to the Public

The Commission anticipates benefits to the health and welfare of California residents through the sustainable management of mammal populations. The Commission does not anticipate non-monetary benefits to worker safety, the prevention of discrimination, the promotion of fairness or social equity and the increase in openness and transparency in business and government.

Consistency and Compatibility with Existing Regulations

The Commission has reviewed its regulations in Title 14, CCR, and conducted a search of other regulations on this topic and has concluded that the proposed amendments to Section 354 are neither inconsistent nor incompatible with existing State regulations. No other State agency has the authority to promulgate hunting regulations.

NOTICE IS GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the Resource Building first floor auditorium, 1416 9th Street, Sacramento, California, on February 6, 2019 at 8:30 a.m., or as soon thereafter as the matter may be heard.

NOTICE IS ALSO GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in The City of Santa Monica Civic East Wing Auditorium, 1855 Main Street, Santa Monica, California, on April 17, 2019, at 8:30 a.m., or as soon thereafter as the matter may be heard. It is requested, but not required, that written comments be submitted on or before **5:00 p.m.** April 4, 2019 at the address given below, or by email to FGC@fgc.ca.gov. Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 12, 2019. All comments must be received no later than April 17, 2019, at the hearing in Santa Monica, California. If you would like copies of any modifications to this proposal, please include your name and mailing address.

Availability of Documents

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at www.fgc.ca.gov. The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Valerie Termini, Executive Director, Fish and Game Commission, 1416 Ninth Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or Jon Snellstrom at the preceding address or phone number. Patrick Foy, Captain, Law Enforcement Division, Department of Fish and Wildlife, (916) 651-6692, has been designated to respond to questions on the substance of the proposed regulations. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

Availability of Modified Text

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in Sections 11343.4, 11346.4, 11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

Impact of Regulatory Action/Results of the Economic Impact Assessment

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Businesses, Including the Ability of California Businesses to Compete with Businesses in Other States:

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in

other states. The proposed amendment would not directly or indirectly impose any regulation on businesses.

- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission anticipates no impacts on the creation or elimination of jobs within the state and no impact on the creation of new businesses or the elimination of existing businesses because the proposed amendment would not directly or indirectly impose any regulation on businesses. The Commission anticipates benefits to the health and welfare of California residents because the proposed amendment would enable the carrying of a firearm, while hunting big game other than deer (consistent with Fish and Game Code section 4370), in the event a person is threatened by a dangerous animal or person while archery hunting. The Commission does not anticipate impacts on worker safety. The Commission anticipates benefits to the State's environment by reducing non-lethal injuries to wildlife.

- (c) Cost Impacts on a Representative Private Person or Business:

The vast majority of hunters use bows that are set to a much higher draw weight than the proposed minimum set by the proposed regulation, so it would not affect them. A small percentage of hunters would choose to purchase a scale to measure their bow's draw weight to be sure they are in compliance with the law at a cost of about \$10 - \$20 each.

- (d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

The proposed regulation would save many hours of investigative costs associated with a wildlife officer's attempt to prove a seized bow had insufficient strength to cast an arrow at least 130 yards. Time would be spent seizing the bow as evidence and documenting its seizure, finding a safe place to test the bow's ability to cast an arrow 130 yards, finding the arrow and measuring its flight distance once it is tested, then possibly returning the bow to the hunter at the direction of the court. Minimal hard costs to the Department would be associated with the proposed regulation change. California's wildlife officers who regularly work archery seasons may have to purchase bow measuring devices. It is estimated that approximately a quarter of the state's wildlife officers, or about 100 would have to purchase them at a total one-time cost to the state of \$1,000 - \$2,000.

- (e) Nondiscretionary Costs/Savings to Local Agencies: None.

- (f) Programs Mandated on Local Agencies or School Districts: None.

- (g) Costs Imposed on Any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

- (h) Effect on Housing Costs: None.

Effect on Small Business

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

Consideration of Alternatives

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Dated: December 31, 2018

Melissa Miller-Henson
Acting Executive Director

TITLE 14. Fish and Game Commission Notice of Proposed Changes in Regulations

NOTICE IS HEREBY GIVEN that the Fish and Game Commission (Commission), pursuant to the authority vested by Sections 200, 203, 240, and 265 of the Fish and Game Code and to implement, interpret or make specific Sections 200, 203, 203.1, 265, 2005, and 4370, of said Code, proposes to amend Section 354, Title 14, California Code of Regulations, relating to Archery Equipment and Crossbow Regulations.

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First, the provision in subsection 354(f) requires that a bow “cast a legal hunting arrow ... 130 yards”, however this is unenforceable since it is impossible to demonstrate inside a courtroom. There is a need for clarification of the regulation to require that archery equipment be strong enough to project an arrow at a rate that it will be lethal to the game mammal and also be enforceable. For clarity, the Department proposes requiring a draw weight of at least 40 pounds for a bow and 125 pounds for a crossbow to make it practical to demonstrate in the field and in a courtroom. Draw weight as used in archery sports is the measure of force required to draw the bow to a ready to fire position.

Second, the provision in subsection 354(h) states that “archers may not possess a firearm while hunting in the field during any archery season, or while hunting during a general season under the provisions of an archery only tag.” The subsection also provides an exception, by reference to Fish and Game Code 4370, which permits peace officers to carry a concealed firearm. The Department proposes an amendment allowing possession of a concealable firearm while hunting big game other than deer (consistent with Fish and Game Code section 4370) under the authority of an archery only tag, provided the hunter does not use that firearm in any way to take the game animal.

Non-monetary Benefits to the Public

The Commission anticipates benefits to the health and welfare of California residents through the sustainable management of mammal populations. The Commission does not anticipate non-monetary benefits to worker safety, the prevention of discrimination, the promotion of fairness or social equity and the increase in openness and transparency in business and government.

Consistency and Compatibility with Existing Regulations

The Commission has reviewed its regulations in Title 14, CCR, and conducted a search of other regulations on this topic and has concluded that the proposed amendments to Section 354 are neither inconsistent nor incompatible with existing State regulations. No other State agency has the authority to promulgate hunting regulations.

NOTICE IS GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the Resource Building first floor auditorium, 1416 9th Street, Sacramento, California, on February 6, 2019 at 8:30 a.m., or as soon thereafter as the matter may be heard.

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Availability of Documents

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Availability of Modified Text

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Impact of Regulatory Action/Results of the Economic Impact Assessment

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Businesses, Including the Ability of California Businesses to Compete with Businesses in Other States:

The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in

other states. The proposed amendment would not directly or indirectly impose any regulation on businesses.

- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission anticipates no impacts on the creation or elimination of jobs within the state and no impact on the creation of new businesses or the elimination of existing businesses because the proposed amendment would not directly or indirectly impose any regulation on businesses. The Commission anticipates benefits to the health and welfare of California residents because the proposed amendment would enable the carrying of a firearm, while hunting big game other than deer (consistent with Fish and Game Code section 4370), in the event a person is threatened by a dangerous animal or person while archery hunting. The Commission does not anticipate impacts on worker safety. The Commission anticipates benefits to the State's environment by reducing non-lethal injuries to wildlife.

- (c) Cost Impacts on a Representative Private Person or Business:

The vast majority of hunters use bows that are set to a much higher draw weight than the proposed minimum set by the proposed regulation, so it would not affect them. A small percentage of hunters would choose to purchase a scale to measure their bow's draw weight to be sure they are in compliance with the law at a cost of about \$10 - \$20 each.

- (d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State:

The proposed regulation would save many hours of investigative costs associated with a wildlife officer's attempt to prove a seized bow had insufficient strength to cast an arrow at least 130 yards. Time would be spent seizing the bow as evidence and documenting its seizure, finding a safe place to test the bow's ability to cast an arrow 130 yards, finding the arrow and measuring its flight distance once it is tested, then possibly returning the bow to the hunter at the direction of the court. Minimal hard costs to the Department would be associated with the proposed regulation change. California's wildlife officers who regularly work archery seasons may have to purchase bow measuring devices. It is estimated that approximately a quarter of the state's wildlife officers, or about 100 would have to purchase them at a total one-time cost to the state of \$1,000 - \$2,000.

- (e) Nondiscretionary Costs/Savings to Local Agencies: None.

- (f) Programs Mandated on Local Agencies or School Districts: None.

- (g) Costs Imposed on Any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

- (h) Effect on Housing Costs: None.

Effect on Small Business

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

Consideration of Alternatives

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Dated: December 31, 2018

Melissa Miller-Henson
Acting Executive Director

Commissioners
Eric Sklar, President
Saint Helena
Vice President (**Vacant**)

Jacque Hostler-Carmesin, Member
McKinleyville
Russell E. Burns, Member
Napa
Peter S. Silva, Member
Jamul

STATE OF CALIFORNIA
Gavin Newsom, Governor

Fish and Game Commission



Wildlife Heritage and Conservation
Since 1870

Valerie Termini, Executive Director
P.O. Box 944209
Sacramento, CA 94244-2090
(916) 653-4899
fgc@fgc.ca.gov
www.fgc.ca.gov

2019 JAN 15 PM 3:33
BY [Signature]
COUNTY OF CALIFORNIA
SANTA FE SPRING

January 9, 2019

This is to provide you with a copy of the notice of proposed regulatory action relative to amending sections 362, 364, 364.1 and 708.6, Title 14, California Code of Regulations, relating to mammal hunting regulations for the 2019-2020 season, which is published in the California Regulatory Notice Register on January 11, 2019.

Please note the dates of the public hearings related to this matter and associated deadlines for receipt of written comments.

Additional information and all associated documents may be found on the Fish and Game Commission website at <http://www.fgc.ca.gov/regulations/>.

Brad Burkholder, Environmental Program Manager, Department of Fish and Wildlife at (916) 445-1829, has been designated to respond to questions on the substance of the proposed regulations.

Sincerely,

Jon D. Snellstrom
Associate Governmental Program Analyst

Attachment

TITLE 14. Fish and Game Commission Notice of Proposed Changes in Regulations

NOTICE IS HEREBY GIVEN that the Fish and Game Commission (Commission), pursuant to the authority vested by Sections 200, 203, 203.1, 265, 332, 1050, 4331 and 4902 of the Fish and Game Code and to implement, interpret or make specific Sections 332, 1050, 1570, 1571, 1572, 1573, 1574, 3950, 4302, 4330, 4333, 4336, 4340, 4341 and 4902 of said Code, proposes to amend sections 362, 364, 364.1 and 708.6, Title 14, California Code of Regulations, relating to Mammal Hunting Regulations for the 2019-2020 season.

Informative Digest/Policy Statement Overview (Nelson Big Horn Sheep - Section 362)

The current regulation in Section 362, Title 14, CCR, provides for limited hunting of Nelson bighorn rams in specified areas of the State. The proposed change is intended to adjust the number of tags available for the 2019 season based on bighorn sheep spring population surveys conducted by the Department.

Final tag quota determinations will be made pending completion of all surveys and data analyses.

Other Amendments:

- Establishment of the Newberry, Rodman and Ord Hunt Zone: The proposed change adds this new bighorn sheep hunt zone in San Bernardino County.
- Reallocation of the Kelso Peak/Old Dad Mountains Fund-Raising to the Cady Mountains: The Kelso Peak/Old Dad herd unit has experienced significant population decline following a recent outbreak of respiratory disease. The proposal would reallocate this fund-raising tag to be valid in the Cady Mountains Hunt Zone.
- Amend the contact telephone number that is no longer in use for the program. The proposed Editorial Change provides a current contact phone number.

Informative Digest/Policy Statement Overview (Elk - Section 364)

Current regulations in Section 364, Title 14, CCR, provide definitions, hunting zone descriptions, season dates, and elk license tag quotas. To achieve elk herd management goals and objectives and maintain hunting quality, it is periodically necessary to adjust quotas, seasons, hunt areas and other criteria in response to dynamic environmental and biological conditions. The proposed amendments to Section 364 will establish the 2019 tag quotas, season dates, and tag distribution within each hunt adjusting for annual fluctuations in populations.

Proposed Amendments: The proposed ranges of elk tags for 2019 are presented in the Proposed Regulatory Text of Section 364.

1. Subsections 364(r) through (aa) specify elk license tag quotas for each hunt in accordance with management goals and objectives.
2. Amend and correct the Special Condition in subsection (d)(13)(B)3. East Park Reservoir General Methods Tule Elk Hunt, alerting hunters to the current Colusa County variance which permits the use of muzzleloaders.
3. Modify Season Dates. Due to military use constraints at Fort Hunter Liggett, hunt dates are annually subject to change and may be adjusted or cancelled by the base commander.

Informative Digest/Policy Statement Overview (Department Administered Shared Habitat Alliance for Recreational Enhancement (SHARE) Elk Hunts - Section 364.1)

Current regulations in Section 364.1, SHARE Elk Hunts, T14, CCR, specify elk tag quotas for each hunt area. To achieve elk herd management goals and objectives and maintain hunting quality, it is periodically necessary to adjust quotas in response to dynamic environmental and biological conditions.

Preliminary tag quota ranges are indicated pending final 2019 tag allocations in accordance with elk management goals and objectives. Survey data collected between August 2018 and March 2019 will be the

basis for the number of tags recommended to the Commission at the April 2019 adoption hearing.

The preliminary tag quota ranges for 2019 are found in the proposed Regulatory Text of Section 364.1.

Informative Digest/Policy Statement Overview (Tag Validation, Countersigning and Transporting Requirements - Section 708.6)

Critical to the management of California's game populations is the countersigning requirement of deer and elk tags by an authorized person who physically signs their name to the tag attached to the deer or elk carcass. In subsection 708.6(c), Title 14, CCR, Deer and Elk Tags, Persons Authorized to Validate, it is necessary to clarify for the public and law enforcement that "firefighters employed on a full-time basis" are authorized to countersign, an addition to the other authorized persons found in 708.6(c). Part time, volunteer, or other fire station personnel are not included and cannot sign the tag. The added text maintains the existing regulatory requirement that the countersigning may be done only for deer and elk brought to a fire station.

Wildlife managers and law enforcement officers from the Department believe expanding the authority to countersign tags to include all firefighters will make it easier for the public to follow the law and increase the number of reliable witnesses in the event of an investigation of poaching.

The amendment also clarifies that the authorized persons "countersign" as the required action; corrects outdated state job titles of Plant Quarantine Inspector; clarifies that the provisions apply both to deer and elk tags; and other minor editorial changes.

Benefits of the regulations

The proposed regulations will contribute to the sustainable management of elk populations in California. Existing elk herd management goals specify objective levels for the proportion of bulls in the herds. These ratios are maintained and managed in part by periodically modifying the number of tags. The final number of tags will be based upon findings from annual harvest, herd composition counts, and population estimates where appropriate.

Evaluation of incompatibility with existing regulations

The Fish and Game Commission, pursuant to Fish and Game Code Sections 200 and 203, has the sole authority to regulate elk hunting in California. Commission staff has searched the California Code of Regulations and has found the proposed changes pertaining to elk tag allocations are consistent with Title 14. Therefore, the Commission has determined that the proposed amendments are neither inconsistent nor incompatible with existing State regulations.

Non-monetary Benefits to the Public

The Commission anticipates benefits to the health and welfare of California residents through the sustainable management of mammal populations. The Commission does not anticipate non-monetary benefits to worker safety, the prevention of discrimination, the promotion of fairness or social equity and the increase in openness and transparency in business and government.

NOTICE IS GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in the Resource Building first floor auditorium, 1416 9th Street, Sacramento, California, on February 6, 2019 at 8:30 a.m., or as soon thereafter as the matter may be heard.

NOTICE IS ALSO GIVEN that any person interested may present statements, orally or in writing, relevant to this action at a hearing to be held in The City of Santa Monica Civic East Wing Auditorium, 1855 Main Street, Santa Monica, California, on April 17, 2019, at 8:30 a.m., or as soon thereafter as the matter may be heard. It is requested, but not required, that written comments be submitted on or before **5:00 p.m.** April 4, 2019 at the address given below, or by email to FGC@fgc.ca.gov. Written comments mailed, or emailed to the Commission office, must be received before 12:00 noon on April 12, 2019. All comments must be received no later than April 17, 2019, at the hearing in Santa Monica, California. If you would like copies of any modifications to this proposal, please include your name and mailing address.

Availability of Documents

Copies of the Notice of Proposed Action, the Initial Statement of Reasons, and the text of the regulation in underline and strikeout format can be accessed through the Commission website at www.fgc.ca.gov. The regulations as well as all related documents upon which the proposal is based (rulemaking file), are on file and available for public review from the agency representative, Valerie Termini, Executive Director, Fish and Game Commission, 1416 Ninth Street, Box 944209, Sacramento, California 94244-2090, phone (916) 653-4899. Please direct requests for the above-mentioned documents and inquiries concerning the regulatory process to Melissa Miller-Henson or Jon Snellstrom at the preceding address or phone number. Brad Burkholder, Environmental Program Manager, Department of Fish and Wildlife, (916) 445-1829, has been designated to respond to questions on the substance of the proposed regulations. Mailed comments should be addressed to Fish and Game Commission, PO Box 944209, Sacramento, CA 94244-2090.

Availability of Modified Text

If the regulations adopted by the Commission differ from but are sufficiently related to the action proposed, they will be available to the public for at least 15 days prior to the date of adoption. Circumstances beyond the control of the Commission (e.g., timing of Federal regulation adoption, timing of resource data collection, timelines do not allow, etc.) or changes made to be responsive to public recommendation and comments during the regulatory process may preclude full compliance with the 15-day comment period, and the Commission will exercise its powers under Section 265 of the Fish and Game Code. Regulations adopted pursuant to this section are not subject to the time periods for adoption, amendment or repeal of regulations prescribed in Sections 11343.4, 11346.4, 11346.8 and 11347.1 of the Government Code. Any person interested may obtain a copy of said regulations prior to the date of adoption by contacting the agency representative named herein.

If the regulatory proposal is adopted, the final statement of reasons may be obtained from the address above when it has been received from the agency program staff.

Impact of Regulatory Action/Results of the Economic Impact Assessment

The potential for significant statewide adverse economic impacts that might result from the proposed regulatory action has been assessed, and the following initial determinations relative to the required statutory categories have been made:

- (a) Significant Statewide Adverse Economic Impact Directly Affecting Businesses, Including the Ability of California Businesses to Compete with Businesses in Other States:

(Section 362, 364, 364.1): The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed regulations adjust tag quotas for existing hunts and establish a new hunt zone to provide additional public recreational opportunity and could result in minor increases in hunting days and hunter spending on equipment, fuel, food, and accommodations. Given that the proposed regulation may introduce, at the most, a small increase in the overall number of tags available and the area over which they are distributed, the proposed regulations are anticipated to be economically neutral to slightly beneficial for business.

(Section 708.6): The proposed action will not have a significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states. The proposed action expands the list of authorized firefighters able to perform a service for the public.

- (b) Impact on the Creation or Elimination of Jobs Within the State, the Creation of New Businesses or the Elimination of Existing Businesses, or the Expansion of Businesses in California; Benefits of the Regulation to the Health and Welfare of California Residents, Worker Safety, and the State's Environment:

The Commission anticipates no to minor positive impacts on the creation or elimination of jobs within the state, and no impact on the creation of new business, the elimination of existing businesses or the expansion of businesses in California as minor variations in hunting regulations are, by themselves, unlikely to provide a substantial enough economic stimulus to the state. The Commission anticipates benefits to the health and welfare of California residents. Hunting provides opportunities for multi-generational family activities and promotes respect for California's environment by the future stewards of the State's resources. The proposed action will not provide benefits to worker safety. The Commission anticipates benefits to the State's environment in the sustainable management of natural resources.

(c) Cost Impacts on a Representative Private Person or Business:

The agency is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

(d) Costs or Savings to State Agencies or Costs/Savings in Federal Funding to the State: None.

(e) Nondiscretionary Costs/Savings to Local Agencies: None.

(f) Programs Mandated on Local Agencies or School Districts: None.

(g) Costs Imposed on Any Local Agency or School District that is Required to be Reimbursed Under Part 7 (commencing with Section 17500) of Division 4, Government Code: None.

(h) Effect on Housing Costs: None.

Effect on Small Business

It has been determined that the adoption of these regulations may affect small business. The Commission has drafted the regulations in Plain English pursuant to Government Code Sections 11342.580 and 11346.2(a)(1).

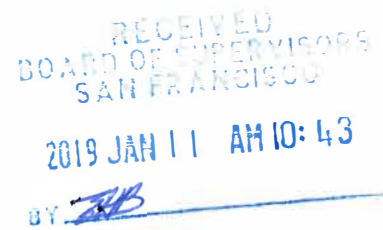
Consideration of Alternatives

The Commission must determine that no reasonable alternative considered by the Commission, or that has otherwise been identified and brought to the attention of the Commission, would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost effective to affected private persons and equally effective in implementing the statutory policy or other provision of law.

FISH AND GAME COMMISSION

Melissa Miller-Henson
Acting Executive Director

Dated: December 31, 2018



January 10, 2019

Via Overnight Delivery

San Francisco Board of Supervisors
Clerk of the Board
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Telephone: (415) 554-5184
Fax: (415) 554-5163

Re: WARN Act Notice

Dear Board of Supervisors and Clerk of the Board:

Pursuant to the federal and California Worker Adjustment and Retraining Notification ("WARN") Acts, Chariot Transit Inc. ("Chariot") hereby provides notice that it will be terminating employees as a result of the shutdown of Chariot's operations at its facilities located at 450 Mission Street, #400, San Francisco, California 94105 and 2000 Marin Street, San Francisco, California 94124 (collectively the "San Francisco Facility").

Pursuant to the federal and California WARN Acts, Chariot gives notice as follows:

1. All operations at the San Francisco Facility will be ceasing as part of this reduction in force.
2. Affected employees have all been individually provided WARN Notice on or before January 10, 2019.
3. A portion of affected employees is represented by the Teamsters Local 665, located at 1801 Van Ness Ave Suite 310, San Francisco, California, 94109. The local Business Agent, as well as the General President of the International Brotherhood of Teamsters, have been individually notified.
4. Bumping rights exist for a portion of affected employees represented by Teamsters Local 665. However, because the San Francisco Facility will cease operations, union represented employees will not have any "bumping" rights (that is, the ability to use seniority to remain employed by displacing another employee from his or her job).
5. It is expected that the shutdown of the Company's operations and associated termination of employees will occur on March 15, 2019. The elimination of these positions and the shutdown of operations at the San Francisco Facility is expected to be permanent.



6. The job titles and number of employees who will be separated from their positions as a result of this cessation of operations is as follows:

Title	Number of Affected Employees
Account Manager	1
Accounting Manager	1
Accounts Payable Specialist	1
AM Shift Supervisor	1
Associate Counsel	2
B2B Product Marketing Manager	1
Business & Market Development Strategist	1
Business Systems Manager	1
Central Compliance Manager	1
CEO	1
Account Manager	1
Charioteer	240
Contracts Attorney	1
Controller	1
COO	1
CTO	1
Customer Success Agent	4
Customer Success Manager	1
Data Analyst	2
Director FIT Operations	1
Director Human Resources	1
Director of Business Technology	1
Director of Software Services Quality	1
Director, National Safety, Training, Compliance & Dispatch	1
Director, Workforce Planning & Talent Acquisition	1
Dispatch Operations Associate	4
Dispatch Operations Manager	1
Driver - Trainer	4
Driver Recruiter	1
Driver Recruiting Strategy Manager	1

chariot

Title	Number of Affected Employees
Driver Retention	1
Enterprise Account Manager	3
Enterprise Sales Lead	3
Executive Assistant	1
Field Operations Manager	4
Fleet & Facilities Manager	1
Fleet Operations Associate	1
Frontend Engineer	1
General Manager	1
Head of Enterprise Account Management	1
Head of Enterprise Sales, Northwest	1
Head of Enterprise Sales, Southwest	1
Head of IT & Workplace Operations	1
HR Generalist	1
Human Resources Business Partner	1
IT Network & Security Engineer	1
IT Specialist	1
Lead Charioteer	9
Lead Customer Success Agent	1
Lead Recruiter	1
Lead User Experience Researcher	1
Legal Counsel	1
Legal Support Specialist	1
Manager of Service Provisioning & Configuration	1
Marketing Coordinator	1
Mobile Engineer	3
National Director of Fleet & Facilities	1
Operations Associate	3
Payroll Specialist	1
PM Shift Supervisor	1

chariot

Title	Number of Affected Employees
Principle Development Operations Engineer	1
Product Design Lead	1
Product Designer	1
Product Manager	2
Quality Engineer	1
Recruiter	2
Recruiting Coordinator	2
Road Supervisor	1
Safety and Training Manager	1
Sales Solutions Specialist	1
Senior Accountant	1
Senior Backend Engineer	2
Senior Charter Accounts Manager	1
Senior Director of Marketing	1
Senior Enterprise Account Manager, New Markets	1
Senior HR Generalist	1
Senior HR Manager	1
Senior Human Resources Business Partner	1
Senior Manager, Quality Engineering	1
Senior Mobile Engineer	5
Senior Mobile Engineering Manager	1
Senior Quality Engineer	3
Senior Sales Compensation Manager	1
Senior Software Engineer	2
Software Engineer	4
Software Engineering Program and Release Manager	1
Software Engineering Team Lead	1
Sr. Development Operations Manager	1
Sr. Director of Program Management	1
Sr. Growth & Data Analyst	1



Title	Number of Affected Employees
Sr. IT Specialist	1
Staff Accountant	1
Staff Software Engineer, Android	1
Support Manager	1
SVP, Legal & Government Strategy, General Counsel	1
Technical Services Analyst	1
Technical Services Lead	1
VP, Markets	1
VP, Sales	1
Workplace Coordinator	1

More information on these employees is available on site for your inspection, if requested.

Chariot is prepared to work with state and local government agencies to assist its employees during this time of transition. If you have any questions or would like any additional information concerning this matter, please feel free to contact me at 415-877-1687.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kari Novatney".

Kari Novatney
Chief Operating Officer
Chariot Transit Inc.

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

January 14, 2019

VIA HAND DELIVERY

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Appeal of Planning Commission Decision on December 13, 2018

Dear Clerk of the Board of Supervisors:

On December 13, 2018, the San Francisco Planning Commission voted to approve conditional use authorization for 49 Hopkins Avenue, San Francisco, CA 94131 (2017-016050CUA) legalizing the tantamount to demolition of the house located at 49 Hopkins Avenue. The Planning Commission approved the conditional use authorization on the condition that 49hopkins, LLC construct a replica of the house that existed at 49 Hopkins Avenue in 1935 and a plaque indicating that the new house is a replica.

The conditions imposed on the conditional use authorization render it a denial of 49hopkins, LLC's application for conditional use authorization and an approval of an entirely separate project. Accordingly, please take notice that 49hopkins, LLC, owner of 49 Hopkins Avenue, hereby appeals the denial of the conditional use application and the conditions associated with the approval on the basis that the Planning Commission's action exceeds its authority under the Planning Code and San Francisco charter; constitutes a regulatory taking without compensation; is a violation of procedural and substantive due process; and is a violation of the Housing Accountability Act, among other legal theories.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Shoshana Raphael
Attorneys for 49hopkins, LLC

2019 JAN 14 PM 3:51
RECEIVED
CITY OF SAN FRANCISCO
CLERK OF THE BOARD OF SUPERVISORS

AL
SION
2019 JAN 14 PM 3:52
BY *BA*

December 13, 2018
Date of City Planning Commission Action

January 14, 2018
Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____

X The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 20.17016050CUA.

X The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name


49hopkins, LLC,
by its Manager, Ross Johnston
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number


Signature of Appellant or
Authorized Agent

FAX SIGNATURE

SAN FRANCISCO PLANNING COMMISSION

2019 JAN 14 PM 3:52



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, December 13, 2018

1:00 p.m.

Regular Meeting

COMMISSIONERS PRESENT: Fong, Hillis, Koppel, Melgar, Moore, Richards
COMMISSIONERS ABSENT: Johnson

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:03 PM

STAFF IN ATTENDANCE: Aaron Starr, Susan Exline, Ken Qi, Kei Zushi, David Weissglass, Veronica Flores, Jeff Horn, David Winslow, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2015-011216DRP (N. KWIATKOWSKA: (415) 575-9185)
277 JUDSON AVENUE – south side between Phelan Avenue and Edna Street; Lot 034 in Assessor's Block 3181 (District 7) – Request for **Discretionary Review** of Building Permit Application No. 2015.08.12.3993, proposing a rear and side expansion of all floor levels including excavation at the basement level, addition of exterior stairs, changes to the front façade, and an interior remodel including the legalization of an unpermitted dwelling unit

through the addition of a an accessory dwelling unit at the lower level of the two-story residential structure within a RH-1 (Residential, House, One-Family) Zoning District and 40-X Height and Bulk District.

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Take Discretionary Review and Approve with Condition

(Proposed Continuance to January 24, 2019)

SPEAKERS: None

ACTION: Continued to January 24, 2019

AYES: Fong, Hillis, Koppel, Moore, Richards

ABSENT: Johnson, Melgar

2. 2016-007303ENV (J. POLLAK: (415) 575-8766)
5 THIRD STREET (HEARST BUILDING) – southeast corner of Market and Third streets at the Hearst Building; Lot 057 of Assessor's Block 3707 (District 4) – **Appeal of Preliminary Mitigated Negative Declaration** for conversion of the existing 131,650-gross-square-foot, 13-story, 187-foot-tall Hearst Building from office use to a mixed-use hotel with ground-level retail, new event space and rooftop bar and patio. The new mixed-use building would result in an approximately 131,500 gross square foot building with up to 170 hotel rooms, 5,920 square feet of office space, and 11,393 square feet of retail space, including 422 square feet of general retail and 4,005 square feet of restaurant/bar uses. No off-street parking would be provided. The project proposes to reconfigure the curb on Stevenson Street to provide a 60-foot-long passenger loading zone. The project site is located in a C-3-O (Downtown Office) Use District and 120-X Height and Bulk District.
Preliminary Recommendation: Adopt Findings
(Continued from Regular hearing on November 15, 2018)
(Proposed Continuance to February 14, 2019)

SPEAKERS: None

ACTION: Continued to February 14, 2019

AYES: Fong, Hillis, Koppel, Moore, Richards

ABSENT: Johnson, Melgar

3. 2017-016520CUA (M. CHRISTENSEN: (415) 575-8742)
828 ARKANSAS STREET – west side of Arkansas Street, between 22nd and 23rd Streets; lot 026 of Assessor's Block 4162 (District 10) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303, and 317, proposing to demolish the existing two-story, 1,727 square foot single-family home and construct a new four-story, 4,868 square foot (39.5 foot tall from grade) residential structure containing two dwelling units within a Residential-House, Two-Family (RH-2) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Approve with Conditions
(Proposed Continuance to February 28, 2019)

SPEAKERS: None

ACTION: Continued to February 28, 2019

AYES: Fong, Hillis, Koppel, Moore, Richards

ABSENT: Johnson, Melgar

12. 2018-006212CUA (A. LINDSAY: (415) 575-9178)
145 LAUREL STREET – northwest corner of the Laurel Street and Washington Street intersection, Lot 003 of Assessor's Block 0986 (District 1) - Request for a **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1 and 303(c), to install a permanent rooftop AT&T Mobility Macro Wireless Telecommunications Facility which consists of installation of (4) FRP enclosures; (16) panel antennas; (24) RRH's, (1) GPS antenna; (6) surge suppressors; coax cable trays from equipment area to antennas; additional equipment proposed at ground level will not be visible from public views; FRP screens will be painted white to match existing rooftop penthouse as part of the AT&T Mobility Telecommunications Network. The subject property is located within a RH-1 (Residential – House, One Family), and 40-X Height and Bulk Districts.
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on November 29, 2018)
Note: On November 29, 2018, after being pulled off Consent, hearing and closing public comment, continued to December 13, 2018 by a vote of +5 -1 (Koppel against; Richards absent).

SPEAKERS: Cami Blackstone – Continuance
ACTION: Continued to January 17, 2019
AYES: Fong, Hillis, Koppel, Moore, Richards
ABSENT: Johnson, Melgar

B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

4. 2015-006327CUA (N. TRAN: (415) 575-9174)
3225 LINCOLN WAY – south side, between 33rd and 34th Avenues, Lot 048 in Assessor's Block 1717 (District 4) - Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 208 and 303 for change of use from a single-family dwelling to Religious Institution with Residential Density, Group Housing within a RH-2 (Residential – House, Two Family) District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Approve with Conditions

SPEAKERS: None
ACTION: Approved with Conditions
AYES: Fong, Hillis, Moore, Richards
ABSENT: Johnson, Koppel, Melgar
MOTION: 20354

C. COMMISSION MATTERS**5. Consideration of Adoption:**

- Draft Minutes for November 29, 2018

SPEAKERS: None
ACTION: Adopted
AYES: Fong, Hillis, Koppel, Moore, Richards
ABSENT: Johnson, Melgar

6. Commission Comments/Questions**Commissioner Richards:**

So, I have been gone two weeks. So this will be three weeks now that I've been in this room and I, a bit, was reading my entire time I was on my trip. And I had a big stack of things I wanted to talk about. But just the last couple of days, there have been a lot of items that were newsworthy. This morning's Chronicle, two items in there. The Delta Plan is approved; San Francisco's water supply will be reduced. The PUC says if we have a dry spell we're going to have to conserve 40% beyond where we currently our consumption is, which is pretty efficient already. And they said don't worry; we're going to build the desalinization plant or get ground water. And we keep adding population. And if our water is going to be cut, and we're already efficient, I really want to understand. And I've asked this before, how we're going to manage this? So, how, you know, are we planning for the water usage that we're going to be requiring with all these new units that we add? Given the fact that desalinization plant, or whatever, probably is going to take ten years to build. Secondly, in today's Chronicle, on the front page of the second section was a big article on CASA, Committee to House the Bay Area, I believe. There was also an article in the Examiner. I've asked that we have an informational on it. I went on the website and it was incredibly complicated. It was a very massive plan, creating a new quasi-public agency that this state would have to create. It also incorporates elements of SB50, the Wiener density transit thing, SB18. It looks like all the pieces are in place to move this plan forward, but a lot of people I know don't even know about it. So I would really like to have an informational here, so that at least we understand what the impact of it is on this city. Two other quick things, 2019 CEO survey began today's paper, recession coming in 2019 and for sure 2020. Asked to have Ted Egan come and talk about the state of San Francisco, its economy. Are we going to be in sync with the nation or are we going to be an outlier, like we were before. And lastly, it took a year to come but we actually have demo legislation that was proposed by Supervisor Peskin. I read all 64 pages of it. I can't wait to actually have this item heard here and we give advice back to the Board of Supervisors and I really look forward to that. Thank you.

President Hillis:

Thank you. And on the state legislation in CASA, we did request a hearing so, we can hopefully calendar that early next year.

Commissioner Moore:

In response to what you both just said, I'm asking the Director. The City of San Jose just last week, against much public protest, announced that they have a 50-acre public site, owned by the City of San Jose, in which they approved a Google campus. That sounds somewhat

very much in contradiction, if all other communities are being asked to not provide as much space for workplace. It's not about campuses anymore. But it's really about sharing and partaking in the demand for growing the Bay Area responsibly and equitably for all communities to provide housing. We do not have to go of how many people work in San Jose and live here. We have been there before. I just would like to ask the director, who serves on the public body where these discussions are being had, to weigh in and voice his questions regarding this issue.

D. DEPARTMENT MATTERS

7. Director's Announcements

John Rahaim, Planning Director:

Commissioners, I think we are looking at late January for a hearing on the state and legislation and CASA. As you know, the CASA proposal is a proposal by committee that was formed via MTC. Much of what they are proposing does require either state or local legislation and so there's a long process before it could ever get implemented. But nonetheless, it's worth having a discussion about, since it's been under way I think for almost two years now. With respect to the San Jose site, that's the site at the Diridon station in San Jose. It was – I think - I believe the agreement was to sell it to Google. They don't have a design yet. It does include both housing and office. One of the interesting things that's -- the issue that exists in San Jose, that I think perhaps different than any other city that I know of, is that San Jose is the only large city in the country that has a larger nighttime population than daytime population. In other words, more people leave the city during the day than come during the day. San Francisco's population grows by hundreds of thousands of people every day. San Jose is actually the opposite, which is highly unusual. And so in their case, they, actually, their job-housing balance is the opposite of ours. They have a disconnect on the other end of the spectrum. So it's one of the reasons why Mayor Liccardo is looking at adding to the job base there, because they are trying to create a better balance in that direction. But in any case, I think there's a strong belief in the CASA process that large, job-producing developments have to kind of pay their share. And I think there's a lot of discussion about how that should happen, when that should happen and what form does that take and so on. So the ABAG Board that I sit on will be meeting next month to talk about the CASA process as well and to weigh in as well. So I'll report back to you at that point.

8. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

Aaron Starr:

Land Use Committee

- 181144 Planning Code - Landmark Designation - 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building). Sponsor: Cohen. Staff: Ferguson.

The first item on the land use agenda was the proposed landmark designation of 2 Henry Adams Street. This item was unanimously recommended by the HPC on November 7. 2 Henry Adams is significant for its association with post-1906 reconstruction warehouse development in San Francisco, and for its association with

significant architecture embodied by its timber-frame brick American Commercial style architecture.

During the hearing Land Use hearing, Planning gave a very brief presentation on the HPC's recommendation and there were three speakers in favor of the designation. The Committee then forwarded the item to the Full Board with a positive recommendation as a committee report.

- 181046 Planning Code - HOME-SF Project Authorization. Sponsor: Tang. Staff: Ikezoe.

Next the Committee considered the Supervisor Tang's Ordinance that would amend the approval process for HOME-SF projects as well as the AHBP fee schedule. Commissioners you heard this item last week, on December 6 and voted to approve with modifications. Your proposed modifications were to consolidate parking increase requests into the overall approval process and extend the sunset date of the program.

At the hearing, Supervisor Tang introduced the Commissions proposed amendments, which were unanimously added. There was no public comment on this item. Because of the proposed amendments, the item was to January 7, 2019.

- 180917 Planning Code - Small Family Child Care in an Affordable Dwelling Unit on the Ground Floor. Sponsor: Yee. Staff: Nickolopoulos.

Next, the Committee considered Supervisor Yee's ordinance on allowing Affordable Dwelling Units to be used as Child Care on the Ground Floor. The Planning Commission heard this item on November 29 and approved without modification. At the land use hearing, there were a couple of public commenters, all in support. Supervisor Kim requested that the limitation of one unit per building be removed, but Supervisor Yee asked that the Ordinance remain as proposed for an initial pilot period, with a future review to identify possible modifications. Land Use Committee unanimously recommended the ordinance as a committee report.

- 180777 Planning Code - Prohibiting Employee Cafeterias within Office Space. Sponsors: Safai; Peskin. Staff: D Sanchez.

Next, the Committee heard Supervisor Safai and Peskin ordinance that would prohibit employee cafeterias. Commissioners you heard this item on October 25 and voted unanimously to disapprove the proposed ordinance. Instead, you recommended that the sponsoring Supervisors explore alternatives to a prohibition. At that hearing you recommended several alternatives including geographic considerations, cafeteria size considerations, and an enhanced entitlement process.

At the Land Use hearing, Supervisor Safai introduced a set of amendments to the proposed Ordinance. The amendments include requiring CU for employee cafeterias with a set of five findings. The proposed ordinance does require re-referral back to the Planning Commission for a public hearing.

Discussion at the Land Use Committee was lively. Supervisors Kim and Tang offered several suggested considerations. Some of those include adding a workforce

development consideration; assuring that the permitting processes for opening a restaurant and an employee cafeteria are reasonably similar in length; assuring equal access to the employee cafeterias for all employee irrespective of job class; and a closer look at minimizing waste associated with serving meals.

There was only one public speaker, who was in favor of the CU requirement and reiterated the economic importance of the restaurant sector to the City.

The Land Use Committee voted unanimously to accept the amendments and continue the item to the call of the chair.

- 180970 Bi-Annual Housing Balance Report Nos. 6 and 7. Sponsor: Planning Department. Staff: Ojeda.

Finally, the Committee heard the Bi-Annual Housing Balance Report. The report showed that we are not meeting our affordable housing goals and that certain neighborhoods, mainly those on the western side of the City, have lost a significantly larger percentage of affordable housing units than other neighborhoods. The few speakers that spoke during public comment were from housing advocacy groups in the city including the HAC and CoCHO.

Supervisor Kim made some general comments on the report's findings, and the committee then voted to approve the report and file the hearing.

Full Board

- 180915 Planning Code - Residential Care Facilities. Sponsors: Mandelman; Yee. Staff: Butkus. PASSED Second Read
- 180935 Planning Code, Zoning Map - 1550 Evans Avenue Special Use District. Sponsor: Cohen. PASSED Second Read
- 181031 Planning Code - Permit Review Procedures for Uses in Neighborhood Commercial Districts. Sponsors: Tang; Safai. Staff: D. Sanchez. PASSED Second Read
- 181028 Planning Code - Off-Street Parking Requirements. Sponsors: Kim; Peskin and Brown. PASSED Second Read

Also passing second read was Supervisor Kim's ordinance that would remove minimum parking requirements city-wide. I would like to acknowledge Paul Chasan who showed incredible dedication to seeing that this ordinance gets passed, and I'd also like to acknowledge this commission for making its bold recommendation to remove minimum parking requirements city wide.

As I've mentioned before, this will make us the second largest city in North America to remove parking minimums, and the second or third city in the US to do so. However, our thunder was slightly muted this week, as Minneapolis not only voted to adopt a plan to remove minimum parking city-wide, but to also eliminate single-family zoning. Minneapolis did this to address housing affordability, reduce their carbon footprint, and to chip away at segregated neighborhoods.

- 181100 Hearing - Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Residential Childcare Fee - University of San Francisco - Student

Residence Hall Project, Lone Mountain Campus - 2500 Turk Street. Staff: Snyder, Varat, Starr. Continued to January 29, 2019

- 180917 Planning Code - Small Family Child Care in an Affordable Dwelling Unit on the Ground Floor. Sponsor: Yee. Staff: Nickolopoulos. Passed First Read
- 181144 Planning Code - Landmark Designation - 2 Henry Adams Street (the Dunham, Carrigan & Hayden Building). Sponsor: Cohen. Staff: Ferguson. Passed First Read

Introductions

Finally, Supervisor Peskin introduced an ordinance this week that would amend the Planning Code's demolition rules and require a CU for any residential addition that increases the floor area by more than 10%. Staff received its first copy of this ordinance on Tuesday and is in the process of analyzing the proposed changes.

President Hillis:

Thank you. Thanks for calling us bold. Can we make a motion to eliminate single-family zoning here? I would be supportive.

Commissioner Richards:

So yeah, one thing on the Minneapolis 2040 plan, I've been reading up on it. There are like 800 pages of public comment. They originally started with four-plexes on a lot and actually did went down to three-plexes. As opposed to some of the transit-oriented development proposals we have here in this state where you can assemble parcels and you can build very big buildings at 150 linear feet on the street. So, I just want to make sure that there's a distinction between, they're kind of doing elimination of single-family homes light and what we've got here is kind of like a halt of North Hollywood version. Let's demolish neighborhoods and let's put in big buildings in. So, I think you know they're doing it I think more sensitively. And if they want to ratchet up in the future, it might be a good idea, but it's not like throwing scalding oil on somebody. It's more like lukewarm water.

President Hillis:

Alright, it would be good to maybe have a hearing on that at some point and get into the details of what they did.

Commissioner Richards:

Sure. Yes.

E. GENERAL PUBLIC COMMENT – 15 MINUTES

SPEAKERS: Kathleen Courtney – Department policies, DR hearing date certain
John Elberling – Central SoMa Office Development

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee; lawyers, architects, engineers, expeditors, and/or other advisors.

9. 2016-013551CWP (S. EXLINE: (415) 558-6332)
EXCELSIOR & OUTER MISSION NEIGHBORHOOD STRATEGY – Informational Presentation – Staff from Planning, the Office of Economic and Workforce Development and the community will present the *Excelsior and Outer Mission Neighborhood Strategy*. The Strategy is a series of goals, strategies and action items and is the culmination of the last year and a half long community planning process in the Excelsior and Outer Mission neighborhood.
Preliminary Recommendation: None – Informational

SPEAKERS: = Susan Exline – Staff report
 + Sup. Safai – District II
 + Jorge Rivas – OEWD Staff presentation
 + Corey Smith – Living breathing document
 = Jessie Fernandez – EOM Strategy process
 + Stephanie Cajina – Lifting community voices
 + Katie Taylor – Support
 = Charlie Shamas – Better neighborhoods
 = Ozzie Rohm – Housing stats and demographics
 ACTION: None - Informational

10. 1996.0016CWP (K. QI: (415) 575-9134)
COMMERCE AND INDUSTRY INVENTORY 2017 – Informational Presentation – The Commerce & Industry Inventory is one of the Department's reports on the economy and land use. It contains a 10-year time-series of data for calendar years 2008-2017, including population, labor force, employment, establishments, wages, retail sales, government expenditures and revenues, and building activity.
Preliminary Recommendation: None – Informational

SPEAKERS: = Ken Qi – Staff presentation
 = Ozzie Rohm – Regional equity
 ACTION: None - Informational

11. 2015-014028ENV (K. ZUSHI: (415) 575-9038)
3333 CALIFORNIA STREET MIXED-USE PROJECT – located on the south side of California Street between Laurel Street and Presidio Avenue, Lot 003 in Assessor's Block 1032 (District 2) - **Draft Environmental Impact Report**. The project would redevelop the 10.25-acre site currently occupied by the University of California San Francisco Laurel Heights Campus with a total of fifteen residential and mixed-use buildings. The project would demolish the existing one-story, 14,000-gross-square-foot (gsf) annex building and surface parking lots; construct thirteen new buildings, ranging in height from 37 to 45 feet, along the perimeter of the site; and partially demolish the existing four-story, 455,000-gsf office building, which is a historic resource for the purpose of CEQA. The project would include rooftop additions to the existing office building, and it would be adapted as two separate residential buildings, ranging in height from 80 to 92 feet. The project would provide 558 dwelling units; 49,999 gsf of office space; 54,117 gsf of retail space; a 14,690-gsf child care center; 896 parking spaces; 693 bicycle parking spaces; and 236,000 sf of open areas. Parking would be provided in four below-grade parking garages and six individual, two-car parking garages. A project variant that would increase the height of one of the proposed buildings to approximately 67 feet and replace the proposed office space in it

with 186 residential units (for a total of 744 dwelling units) is also being considered. The project site is located in a Residential-Mixed, Low Density (RM-1) Zoning District and 40-X Height and Bulk District. The project sponsor proposes to create a new Special Use District (SUD) to allow for the proposed development at the project site.

Preliminary Recommendation: Review and Comment

- SPEAKERS:
- = Kei Zushi – Staff presentation
 - + Leigh Lutinsky – OEWD presentation
 - + Dan Safir – Project presentation
 - = Roger Miles – 15-day extension
 - = Adam McDonough – 15-day extension, negative impacts
 - Eileen Boken – Historic designation
 - Bill Cutler – Neighborhood character
 - Richard Frisbie – DEIR comments due date
 - = Judy Doane – Negative impacts
 - Krisanthi Desby – Full preservation alternative
 - = David Goldbrenner – Construction impacts
 - = Adam McMichael – More housing
 - = Laura Clark – Mixed use is good
 - + Alex Yuen – Support
 - = Speaker – Neighborhood consensus, extension
 - = Perviz Randeria – 15-day extension
 - = Speaker – Retail
 - = Speaker – Community outreach
 - = Kristin Johnson – Extension
 - = Joanna Thomson – More housing
 - Kathy Devincenzi – Extension, community presentation alternative
 - = Holly Galbrecht – Extension
 - = Rose Hillson – Extension, landscape
- I urge -- 12/24 DEIR deadline be extended 15 days. On 12/5, HPC had remaining questions on neighborhood alternative. Over 4 decades ago, The Chronicle described site as having: "pleasant green lawns and plantings that enhance the handsome low lines of the simple building designed by Edward B. Page." DEIR doesn't mention that the cultural resource of remnant large mature trees from Laurel Hill Cemetery that were incorporated into the Firemen's Fund Building site as historic character-defining features are workhorses in mitigating GHG emissions. Planting small trees over a span of 15 years as if that would provide equivalent or reduced GHGs from thousands of VMTs associated with NEW retail uses to negatively impact everyone's HEALTH is concerning. Historically site was designed to have commercial on California only. The Jordan Park Improvement Association Board opposes retail on Euclid side.
- = Kelly Roberson – Extension, construction time scheduled
 - M.J. Thomas – Negative impact
 - Sonia Doland – Extension, retail
 - = Tina Kwok – Extension, community preservation alternative
 - = Linda Glick – Extension
 - Debra Seglund – Extension, community preparation alternative, retail
 - Anne Harvey – Extension, walkability

- + Arielle Mouller – More housing as fast as possible
- Joe Catalano – DEIR fails to recognize negative impact to this adjacent neighborhood
- + Ed Munnich – Committed to the people in need of housing
- Maryanne Massenburg – Parking and traffic
- = Corey Smith – Housing
- = Joan Varone – Construction schedule
- = Donna Elschiler – Asbestos contamination

ACTION: Reviewed and Commented; Extended the Comment period 15-days to January 8, 2019 at 5:00 pm

AYES: Fong, Hillis, Melgar, Moore, Richards

NAYS: Koppel

ABSENT: Johnson

13. 2018-006127CUA (D. WEISSGLASS: (415) 575-9177)
201 19TH AVENUE – southwest corner of the California Street and 19th Avenue, Lot 001 of Assessor's Block 1414 (District 1) - Request for a **Conditional Use Authorization**, pursuant to Planning Code sections 186, 209.2, 303, and 710 to allow a change of use from an existing grocery store to a restaurant in a Limited Commercial Use space within a RM-1 (Residential – Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The Project also includes the removal of the white signage band obscuring the second-story windows, and the removal of all paint and other features obscuring the transparency of the second-story windows. This project was reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Disapprove

(Continued from Regular hearing on November 29, 2018)

Note: On November 29, 2018, adopted a Motion of Intent to Deny, continued to December 13, 2018 by a vote of +4 -2 (Fong and Koppel against; Richards absent).

- SPEAKERS: = David Weissglass – Staff report
 + Project sponsor – Project presentation
 - Speaker – Support for the market
 - Speaker – Support for the market
 - Speaker – Support for the market
 - Natalia Cressage – Support for the market
 + Doug Wong – Response to questions

ACTION: After hearing and closing public comment; Continued to February 14, 2019

AYES: Fong, Hillis, Koppel, Melgar, Moore, Richards

ABSENT: Johnson

14. 2018-012576CUA (D. WEISSGLASS: (415) 575-9177)
1769 LOMBARD STREET – south side of Lombard Street between Laguna and Octavia Streets; Lot 027 of Assessor's Block 0506 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 712 to authorize an existing Kennel use (d.b.a. "The Grateful Dog") within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. The Project also includes the addition of two wood double-hung windows at the front façade. The project was

reviewed under the Community Business Priority Processing Program (CB3P). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = David Weissglass – Staff report
 + Tuija Catalano – Project presentation
 - Chris Bennett – Opposition, negative impacts
 = Tony Dintch – Negative impacts
 - Phil Wohl – Quality of life
 - Speaker – Negative impacts
 - Renae – Operation and facility
 - Kelsey Yang – Support
 + Seth – Happy neighbor
 + Amanda Jones – Support
 + Maya – Support
 + Joanne Foy – Support
 + Speaker – Support
 + Bruce Berman – Neighbor concerns, mitigation measures

ACTION: Approved with Conditions as Amended to include:
 1. All items submitted by the Sponsor in Exhibit I;
 2. Neighborhood Liaison;
 3. One year look back;
 4. Quarterly inspections unannounced;
 5. No dogs outside before 7 am and after 7 pm, subject to change by Department Staff;
 6. Implement a sound consulting engineer best practices;
 7. Staff to consult with DBI and DPH;
 8. Staff to attend a meeting with neighbors and Sponsor; and
 9. Memo to CPC with final conditions.

AYES: Fong, Hillis, Koppel, Melgar
 NAYS: Moore, Richards
 ABSENT: Johnson
 MOTION: 20355

15. 2018-008372CUA (V. FLORES: (415) 575-9173)
 1123-1127 FOLSOM STREET – at Langton Street; Lot 100 of Assessor's Block 3755 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 145.2, and 757 to establish and legalize an outdoor activity area (measuring approximately 728 square feet) in the rear of two existing bar uses (d.b.a. Trademark & Copyright) within the Folsom Street NCT (Neighborhood Commercial Transit District) and 65-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
 Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Veronica Flores – Staff report
 + Kingston Wu – Project presentation
 - Speaker – Negative noise impacts
 - Joshua Herbert – Negative noise impacts

- Josh Pryor – 1129 Folsom
- Gerald Wolf – Enclose patio
- Trevor Edmonds – Loud noise, mental health
- Tori Puthoff – Opposition
- John Snyder – Noise
- + Paul Wilcox-Baker – Support
- George Soler – Noise
- + Rodney Taylor – Filipino food
- + Darnell – Support
- + D'Andre Smith – Support
- + Camille Clark – Support
- = Theresa Flandrick – Sound

ACTION: Disapproved
 AYES: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: 20356

16. 2017-016050CUA (J. HORN: (415) 575-6925)
49 HOPKINS AVENUE – located at the southeast corner of the intersection of Hopkins Avenue and Burnett Avenue; Lot 042 in Assessor's Block 2799 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to legalize the tantamount to demolition of a single-family home within a RH-1 (Residential House, One-Family) Zoning and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Approve with Conditions and Modifications
 (Continued from Regular hearing on December 6, 2018)

SPEAKERS: = Jeff Horn – Staff report
 = Patrick O'Riordan – DBI presentation
 - Jerry Dratler – Opposition
 - Theresa Flandrick – On behalf of Ozzie Rohm
 - Stephanie Peek – Opposition
 Katherine Petrin – On behalf of Mike Buhler

ACTION: Approved with Conditions as Amended:

1. Work with Preservation Staff to reconstruct the building to its original footprint and massing, implementing the original method and materials, according to the Secretary of Interior Standards; and
2. Install an interpretive plaque that identifies the building as a replica replacement, per the CPC.

AYES: Hillis, Koppel, Melgar, Moore, Richards
 ABSENT: Fong, Johnson
 MOTION: 20357

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be

advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

17. 2017-009996DRP (D. WINSLOW: (415) 575-9159)
434-436 20TH AVENUE – between Geary and Anza; Lot 036 in Assessor's Block 1525 (District 1) - Request for **Discretionary Review** of Building Permit Application No. 2017.0713.1765, for construction of a one-story vertical addition and an 18' deep horizontal addition to an existing 3-story two-family house within a RM-1 (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve
 (Continued from Regular hearing on October 18, 2018)
Note: On October 18, 2018, after hearing and closing public comment, continued to December 13, 2018 with direction from the CPC by a vote of +4 -0 (Fong, Hillis, and Richards absent).

SPEAKERS: = David Winslow – Staff report
 - DR requestor – DR presentation
 = Ian Fergossi, Aide to Sup. Fewer – Rent control regulations
 - Justin Snoop – Opposition
 - Theresa Flandrick – Opposition
 - Jerry Dratler – Opposition
 + Speaker – Project presentation
 + Speaker – Project presentation
 ACTION: Took DR and Disapproved the BPA
 AYES: Hillis, Melgar, Moore, Richards
 NAYS: Koppel
 ABSENT: Fong, Johnson
 DRA: 0631

- 18a. 2018-006138DRP-03 (D. WINSLOW: (415) 575-9159)
2831 PIERCE STREET – between Union & Green St.; Lot 001H in Assessor's Block 0537 (District 2) - Request for **Discretionary Review** of Building Permit Application No. 2018.0426.7450 For construction of a 4th story vertical addition, a 3-story horizontal rear addition, and a 5' vertical extension to the front façade within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).
Preliminary Recommendation: Take Discretionary Review and Approve with Conditions

SPEAKERS: = David Winslow – Staff report
 - Scott Emblidge – Agreement
 + Dan Frattin – Agreement
 + Mason Wenger – Community
 + Dan Johnson – Community
 + Micky Paco – Support
 + Natalie Dana – Support

ACTION: Took DR and Approved per the private agreement submitted at the hearing.
AYES: Hillis, Koppel, Melgar, Moore, Richards
ABSENT: Fong, Johnson
DRA: 0632

- 18b. 2018-006138VAR (D. WINSLOW: (415) 575-9159)
2831 PIERCE STREET - between Union & Green St.; Lot 001H in Assessor's Block 0537 (District 2) - Request for a **Variance** from the front setback requirements of Planning Code Section 132 to permit a 5' vertical extension to the front façade within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District.

SPEAKERS: Same as item 18a.
ACTION: Closed the PH and indicated an intent to Grant

ADJOURNMENT – 9:04 PM
ADOPTED JANUARY 10, 2019

2019 JAN 14 PM 3:52

City Planning Commission
Case No. _____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	888 Canfield Ave	2779/012	Scher Bevacqua	Trust [Signature]
2.				
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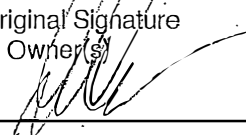
2019 JAN 14 PM 3:52

City Planning Commission

Case No. _____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	850 CORBET AVE #3	2779-039	DANIEL P. DODD HIROYUKI ENOKI DA	
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2019 JAN 14 PM 3:52

City Planning Commission
Case No. _____

The undersigned RF declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>545 Burnett</u>	<u>2799/048</u>	<u>Joseph S. Malta</u>	<u>[Signature]</u>
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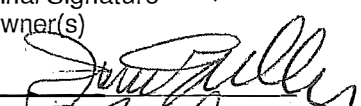
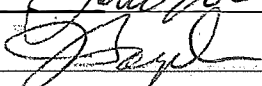
2019 JAN 14 PM 3:53

City Planning Commission

Case No. 2017-016080CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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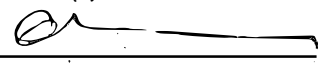
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	916 Cabell #2	2799 076	Janet Irene Miller	
2.	"	"	JAMES BAYAK	
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2019 JAN 14 PM 3:53

City Planning Commission
Case No. _____

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If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	912 Corbett #1	2799 07B	Emily & Greg Falcetti	
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2019 JAN 14 PM 3:53

City Planning Commission
Case No. _____

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If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	120 GARDENSIDE	2834, 026	FRED MORSE	[Signature]
2.			PRUDENT, POPLAR	
3.				TREE LP
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Statement of Appeal:

2019 JAN 14 PM 3:53

a) Set forth the part(s) of the decision the appeal is taken from: BY BA

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

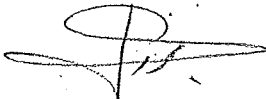
49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Bozorgi Namini TRS
477 Burnett Ave

Block/Lot
2779 019



Signature of Appellant or
Authorized Agent

7.07

**ZACKS, FREEDMAN & PATTERSON
A PROFESSIONAL CORPORATION**
235 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CA 94104
(415) 956-8100

FIRST REPUBLIC BANK
SAN FRANCISCO, CA 94111
11-8166/3210

22043

DATE
01/14/19

AMOUNT
***\$617.00

*** SIX HUNDRED SEVENTEEN & 00/100 DOLLARS

PAY

TO THE ORDER OF: San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

MEMO: 43023.001- Cu Appeal

AUTHORIZED SIGNATURE

2019 JAN 14 PM 3:53

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

December 27, 2018

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

The Planning Code allows an appeal to the Board of Supervisors if owners of 20% of the land within 300 feet of a project sign an appeal form, or five Supervisors subscribe to the appeal. While it is unclear if such an appeal is legally required, I am asking that you sign the enclosed appeal form in furtherance of exhausting administrative remedies and so the Board of Supervisors can reverse the Planning Commission's unlawful action and the City can avoid liability.

Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (toshe@shana.zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC

By: Shoshana Raphael

Attorney for 49 Hopkins Avenue

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

December 13, 2018

Date of City Planning Commission Action

(Attach a Copy of Planning Commission's Decision)

January 14, 2018

Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____

X The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

- b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. _____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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22.	_____	_____	_____	_____

1 ANDREW M. ZACKS (SBN 147794)
2 RYAN PATTERSON (SBN 277971)
3 SHOSHANA RAPHAEL (SBN 312254)
4 ZACKS, FREEDMAN & PATTERSON, PC
5 235 Montgomery Street, Suite 400
6 San Francisco, CA 94104
7 Tel: (415) 956-8100
8 Fax: (415) 288-9755

9 Attorneys for Appellant,
10 49hopkins, LLC

11 SAN FRANCISCO BOARD OF SUPERVISORS

12 49hopkins, LLC,

13 Appellant,

14 vs.

15 SAN FRANCISCO PLANNING
16 COMMISSION,

17 Respondent.

Appeal of Conditional Use Authorization

**DECLARATION OF SHOSHANA
RAPHAEL**

City Planning Commission Case No. 2017-
016050CUA

Subject Address: 49 Hopkins Avenue

18 I, Shoshana Raphael, declare as follows:

19 1. I am an individual over 18. I am an attorney at the law firm Zacks, Freedman &
20 Patterson, PC. I have personal knowledge of the following facts because I personally handled the
21 matters discussed below and would testify truthfully thereto if called to do so.

22 2. On December 27, 2018 I emailed the San Francisco Department of Building
23 Inspection ("DBI") requesting documents pursuant to the Sunshine Ordinance pertaining to 49
24 Hopkins Avenue, San Francisco, CA 94131. A true and correct copy of that email is attached hereto
25 as Exhibit 1.

26 3. On December 27, 2018, I received an email response from DBI with documents
27 attached. A true and correct copy of the December 27, 2018 email from DBI is attached hereto as
28 Exhibit 2.

4. On January 4, 2019, I received a further email response from DBI stating that
additional documents were available on cd and could be retrieved from at DBI's office. On January

1 7, 2019, the cd containing the additional documents was retrieved by messenger and delivered to
2 my office. These additional documents included documents pertaining to the permit history of 49
3 Hopkins Avenue, Bates stamped DBI2019 – 49 Hopkins/Raphael 1.4.19 Production – 2019000001
4 through 2019000115. A true and correct copy of the January 4, 2019 email from DBI and additional
5 documents numbered 2019000001 through 2019000115 from DBI is attached hereto as Exhibit 3.

6 5. On December 27, 2018 I emailed the San Francisco Planning Department
7 (“Planning”) requesting documents pursuant to the Sunshine Ordinance pertaining to 49 Hopkins
8 Avenue, San Francisco, CA 94131. A true and correct copy of that email is attached hereto as
9 Exhibit 4.

10 6. On January 10, 2019, I received an email response from Planning stating that
11 additional documents were available to download. These additional documents included an email
12 chain between Tim Frye, Tina Tam, Jeffrey Horn, and Chaska Berger, among others, dated between
13 December 17, 2018 and December 18, 2018 regarding the San Francisco Planning Commission’s
14 December 13, 2018 action concerning 49 Hopkins Avenue. A true and correct copy of the January
15 10, 2019 email from Planning and December 17-18, 2018 email chain is attached hereto as Exhibit
16 5.

17 7. On December 19, 2018, the San Francisco Historic Preservation Commission held a
18 public hearing at which Tim Frye, a Historic Preservation Officer, stated:

19 Lastly, as I’m sure you’ve all seen, last week the Planning Commission’s
20 decision on 49 Hopkins generated a lot of interest in the media, happy to
21 answer any questions or provide a formal report to you at a future hearing,
22 but did want to make you aware of what the next steps would be after
23 talking to the Project Planner and also Tina Tam from our enforcement
24 division. Basically, because the project was approved with conditions
25 under a conditional use authorization, the owner has 30 days to respond
26 with a new permit showing conformance and compliance with the
27 conditions as outlined by the Commission and if that there is no response
28 within that 30 days we will initiate cancellation of the permit and once the
permit is cancelled, then the department would proceed with enforcement
action. So that’s where it is today, but again, I’m sure, as you know, many
details will continue to develop around this project, I’m happy to talk
about that in the future. And that concludes my comments unless you have
any questions.

1 Video footage of the December 19, 2018 Historic Preservation Commission hearing can be
2 found at: http://sanfrancisco.granicus.com/player/clip/32073?view_id=166.

3 I declare under penalty of perjury, under the laws of the State of California that the
4 foregoing is true and correct.

5
6 Dated: January 14, 2019

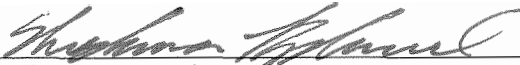

Shoshana Raphael

EXHIBIT 1

From: Shoshana Raphael
To: "dbi.sunshinerequests@sfgov.org"
Subject: Immediate Disclosure Request – SF Sunshine Ordinance
Date: Thursday, December 27, 2018 8:44:00 AM

Dear Sir/Madam,

I respectfully request a copy of all documents and records in the Department's possession or control related to Block & Lot No. 2799/042 (with associated address of 49 Hopkins Avenue, San Francisco), for the date range of 1936 – 2018.

This request includes, but is not limited to, files, emails, notes, drafts, memoranda, letters, scans, recordings, text messages, phone calls, faxes, etc., whether sent from, received by, or kept on government-owned, privately owned, or other devices and addresses. "Documents" and "records" should be defined as broadly as possible, to the fullest extent of the Sunshine Ordinance and/or Public Records Act.

If any documents or records cannot be made available within 24 hours, please kindly produce all documents and records on a rolling basis.

Thank you for your assistance.

Sincerely,

Shoshana Raphael
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

EXHIBIT 2

From: Shoshana Raphael
To: Angelica Nguyen
Subject: FW: Immediate Disclosure Request – SF Sunshine Ordinance
Date: Thursday, January 10, 2019 5:10:43 PM
Attachments: 12.27.18 Production Redacted Bates.pdf

From: SunshineRequests, DBI (DBI) [mailto:dbi.sunshinerequests@sfgov.org]
Sent: Thursday, December 27, 2018 4:31 PM
To: Shoshana Raphael
Cc: SunshineRequests, DBI (DBI); Madjus, Lily (DBI)
Subject: RE: Immediate Disclosure Request – SF Sunshine Ordinance

VIA ELECTRONIC MAIL

December 27, 2018

Shoshana Raphael
shoshana@zfplaw.com

RE: Immediate Disclosure Request – SF Sunshine Ordinance – 49 Hopkins

Dear Ms. Raphael:

We received your Immediate Disclosure request today for the following:

“all documents and records in the Department’s possession or control related to Block & Lot No. 2799/042 (with associated address of 49 Hopkins Avenue, San Francisco), for the date range of 1936 – 2018.”

Response:

Please be advised that some of your records request may be fulfilled through the Department of Building Inspection’s (DBI) Online Permit Tracking System which you can access by:

- Going to <http://dbiweb.sfgov.org/dbipts/>.
- Selecting “Search for documents by Site Address.”
- Enter the desired address and hit Search.

This will link you to building permits, electrical permits and plumbing permits, as well as to complaints. Please check if your requested documents can be found online. Our online records go back to the 1980s.

Although your request was sent as an Immediate Disclosure Request under San Francisco Administrative Code Section 67.25(a), it will require staff to conduct a review of files in order to find responsive records and is not *“simple, routine and readily answerable.”* For this reason, we are not treating your request as one appropriately filed as an *“immediate disclosure”*

request subject to Section 67.25, but as one which is subject to the normally applicable 10-day response time. We will be in touch with you within the 10-day period, which is no later than on Monday, January 7, 2019.

In the interim, we are attaching files previously produced for this property. We have redacted some parts of the records provided to you where we are legally required to do so to protect the privacy interests of individuals. Redacting information to protect privacy is authorized under California Constitution, Article I, section 1, and California Government Code Sections 6254(k) and 6254(c) (authorizing the withholding of records the disclosure of which would constitute an unwarranted invasion of personal privacy). See, also, California Government Code Section 6250 and Section 67.1(g) of the San Francisco Sunshine Ordinance (S.F. Admin. Code §67.1(g) (legislative findings on the right of individuals to privacy)).

If this letter does not clearly state the documents/items you are requesting, please contact me as soon as possible so that we can begin to comply with your request.

Should you have any questions, please do not hesitate to contact me at (415) 558-6107 or by email at dbi.sunshinerequests@sfgov.org.

Sincerely,

Lily Madjus Wu
Communications, Director's Office

From: Shoshana Raphael <shoshana@zfplaw.com>
Sent: Thursday, December 27, 2018 8:45 AM
To: SunshineRequests, DBI (DBI) <dbi.sunshinerequests@sfgov.org>
Subject: Immediate Disclosure Request – SF Sunshine Ordinance

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

Dear Sir/Madam,

I respectfully request a copy of all documents and records in the Department's possession or control related to Block & Lot No. 2799/042 (with associated address of 49 Hopkins Avenue, San Francisco), for the date range of 1936 – 2018.

This request includes, but is not limited to, files, emails, notes, drafts, memoranda, letters, scans, recordings, text messages, phone calls, faxes, etc., whether sent from, received by, or kept on

government-owned, privately owned, or other devices and addresses. "Documents" and "records" should be defined as broadly as possible, to the fullest extent of the Sunshine Ordinance and/or Public Records Act.

If any documents or records cannot be made available within 24 hours, please kindly produce all documents and records on a rolling basis.

Thank you for your assistance.

Sincerely,

Shoshana Raphael
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

EXHIBIT 3

From: [SunshineRequests, DBI \(DBI\)](#)
To: [Shoshana Raphael](#)
Cc: [Madius, Lily \(DBI\); SunshineRequests, DBI \(DBI\)](#)
Subject: RE: Immediate Disclosure Request – SF Sunshine Ordinance
Date: Friday, January 04, 2019 4:31:00 PM

VIA ELECTRONIC MAIL

January 4, 2019

Shoshana Raphael
shoshana@zfplaw.com

RE: Immediate Disclosure Request – SF Sunshine Ordinance – 49 Hopkins

Dear Ms. Raphael:

As a follow-up to our December 27 email, remaining responsive documents have been burned onto a CD as they were too large to transmit via email. The CD is ready for pickup at 1660 Mission Street, 6th Floor Reception. Our hours of operation are posted [here](#). Payment in the amount of **\$0.50** is due and payable to the Department of Building Inspection upon pickup. For all payments, we accept cash, check, Visa, MasterCard and money-orders payable to the **Department of Building Inspection**.

We have redacted some parts of the records provided to you where we are legally required to do so to protect the privacy interests of individuals. Redacting information to protect privacy is authorized under California Constitution, Article I, section 1, and California Government Code Sections 6254(k) and 6254(c) (authorizing the withholding of records the disclosure of which would constitute an unwarranted invasion of personal privacy). See, also, California Government Code Section 6250 and Section 67.1(g) of the San Francisco Sunshine Ordinance (S.F. Admin. Code §67.1(g) (legislative findings on the right of individuals to privacy)).

We are not producing documents protected by attorney-client privilege. The California Public Records Act does not require an agency to provide “records the disclosure of which is exempted or prohibited pursuant to federal or state law, including, but not limited to, provisions of the Evidence Code relating to privilege.” (California Government Code Section 6254(k)). California Evidence Code Section 954 protects from disclosure communications between attorneys and their clients. The San Francisco Sunshine Ordinance authorizes the withholding of records based on specific permissive exemptions in the California Public Records Act and provisions of law prohibiting disclosure. (S.F. Admin. Code Section 67.27).

Additionally, plans found in correspondence files have been withheld from production. Please

note official building plans may be viewed upon visiting Records Management Division at 1660 Mission Street, fourth floor. You are not allowed to copy or record the content of these plans. We are not able to provide you copies of these plans, per California Health & Safety Code Section 19850. However, you may seek to obtain duplicates of these plans by going through our "Duplicate Plans" process. You can view more information here: <http://sfdbi.org/request-duplication-official-building-plans>.

We have finished conducting our search and found no other documents responsive to your request. Therefore, we consider your request closed.

Sincerely,

Lily Madjus Wu
Communications, Director's Office

From: SunshineRequests, DBI (DBI) <dbi.sunshinerequests@sfgov.org>
Sent: Thursday, December 27, 2018 4:31 PM
To: Shoshana Raphael <shoshana@zfplaw.com>
Cc: SunshineRequests, DBI (DBI) <dbi.sunshinerequests@sfgov.org>; Madjus, Lily (DBI) <lily.madjus@sfgov.org>
Subject: RE: Immediate Disclosure Request – SF Sunshine Ordinance

VIA ELECTRONIC MAIL

December 27, 2018

Shoshana Raphael
shoshana@zfplaw.com

RE: Immediate Disclosure Request – SF Sunshine Ordinance – 49 Hopkins

Dear Ms. Raphael:

We received your Immediate Disclosure request today for the following:

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- Selecting "Search for documents by Site Address."
- Enter the desired address and hit Search.

This will link you to building permits, electrical permits and plumbing permits, as well as to complaints. Please check if your requested documents can be found online. Our online records go back to the 1980s.

Although your request was sent as an Immediate Disclosure Request under San Francisco Administrative Code Section 67.25(a), it will require staff to conduct a review of files in order to find responsive records and is not "*simple, routine and readily answerable*." For this reason, we are not treating your request as one appropriately filed as an "*immediate disclosure*" request subject to Section 67.25, but as one which is subject to the normally applicable 10-day response time. We will be in touch with you within the 10-day period, which is no later than on Monday, January 7, 2019.

In the interim, we are attaching files previously produced for this property. We have redacted some parts of the records provided to you where we are legally required to do so to protect the privacy interests of individuals. Redacting information to protect privacy is authorized under California Constitution, Article I, section 1, and California Government Code Sections 6254(k) and 6254(c) (authorizing the withholding of records the disclosure of which would constitute an unwarranted invasion of personal privacy). See, also, California Government Code Section 6250 and Section 67.1(g) of the San Francisco Sunshine Ordinance (S.F. Admin. Code §67.1(g) (legislative findings on the right of individuals to privacy)).

If this letter does not clearly state the documents/items you are requesting, please contact me as soon as possible so that we can begin to comply with your request.

Should you have any questions, please do not hesitate to contact me at (415) 558-6107 or by email at dbi.sunshinerequests@sfgov.org.

Sincerely,

Lily Madjus Wu
Communications, Director's Office

From: Shoshana Raphael <shoshana@zfplaw.com>

Sent: Thursday, December 27, 2018 8:45 AM

To: SunshineRequests, DBI (DBI) <dbi.sunshinerequests@sfgov.org>

Subject: Immediate Disclosure Request – SF Sunshine Ordinance

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

Dear Sir/Madam,

I respectfully request a copy of all documents and records in the Department's possession or control related to Block & Lot No. 2799/042 (with associated address of 49 Hopkins Avenue, San Francisco), for the date range of 1936 – 2018.

This request includes, but is not limited to, files, emails, notes, drafts, memoranda, letters, scans, recordings, text messages, phone calls, faxes, etc., whether sent from, received by, or kept on government-owned, privately owned, or other devices and addresses. "Documents" and "records" should be defined as broadly as possible, to the fullest extent of the Sunshine Ordinance and/or Public Records Act.

If any documents or records cannot be made available within 24 hours, please kindly produce all documents and records on a rolling basis.

Thank you for your assistance.

Sincerely,

Shoshana Raphael
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

Bureau of Fire Prevention and Public Safety

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

F. P. (Rack) Standpipes

Wet Standpipes

Hose Reels

Tanks

Drain Pipes

Automatic Fire Pumps

Automatic Sprinkler System

Water Service Connection

Ground Floor Fire Casings

Refrigeration

Incinerators

Approved:

Superintendent Bureau of Building Inspection

Approved:

red:

Wm. Johnson
City Planning Commission

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

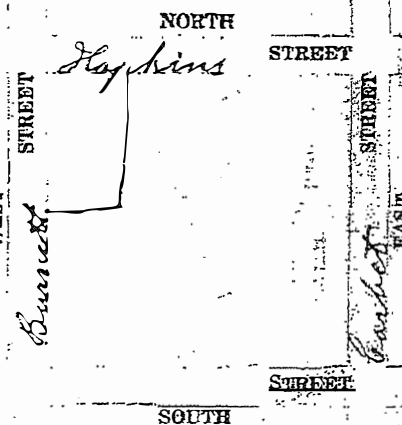
Art Commission

Vice Marshal

Approved:

Wm. B. Jones
Bureau of Fire Prevention and Public Safety

Approved:



BLDG. FORM

2

No. 15829

APPLICATION OF

FOR PERMIT TO ERECT

4.9 HOPKINS

STORY FRAME BUILDING

Location South East corner

Hopkins and Burnett St.

Cost \$3000

Filed

DEC 20 1935

193

Approved:

Wm. B. Jones
SUPERINTENDENT OF BUILDINGS
BUREAU OF BUILDING INSPECTION
DEC 21 1935

Superintendent Bureau of Building Inspection

Permit No.

Issued

CERT FIN. 1935 8/6/36 ms

Certificate of Final Completion

Applied for

Issued

193

No.



Central Permit Bureau Form No. 2

Neel Stratford & Co. No. 1291

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

BLDG FORM

2

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location of Lot South East Hopkins Street 193
Feet Rear of Burnett Lot Assessor's
St. No. 30-31 Block No. 2799
- (2) Number of Stories Two (WITH) Basement.
- (3) Total Cost \$ 3000.00
- (4) Purpose or Occupancy Dwelling No. of rooms 4 No. of families 1
- (5) Size of lot 45' 4 1/2 Ft. Front 22' 6" Ft. Rear 120 Ft. Deep
- (6) Any other building on lot at present No
- (7) Contractor (DOES) carry Workmen's Compensation Insurance.
- (8) Supervision of construction by

Address

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (9) Architect
- Richard J. Greuter

Certificate No. B 1472
State of CaliforniaLicense No.
City and County of San FranciscoAddress 251 Kearny St.

- (10) Engineer

Certificate No.
State of CaliforniaLicense No.
City and County of San Francisco

Address

- (11) Plans and specifications prepared by
-
- Other than Architect or Engineer

Address

- (12) Contractor
- Oscar Swenson

License No. 26815
State of CaliforniaLicense No. 1346
City and County of San FranciscoAddress 35 Rockwood Court

- (13) Owner
- Mrs. and Mrs. Lewis Largent

Address

By Oscar Swenson

Owner's Authorized Agent.

The Department will call up telephone No. Garfield 6678 if any alterations or changes are necessary on the plans submitted.



OWNER Morgan, Leon E. Hopkins & Son		LOCATION 1500	
ADDRESS 1500		LOT NO.	BLOCK NO.
ESTIMATED COST 3,000		DATE APPLICATION 10-20-35	
PERMIT (ISSUED)		PERMIT NO.	
CLASS OF CONSTRUCTION		PURPOSE OF OCCUPANCY	
CLASS "A"		NO. OF STORIES	
CLASS "B"		NO. OF FLOORS	
CLASS "C"		PLAN	
ALTERATIONS		CONTRACTOR	
BILL BOARDS		ADDRESS	
SIGNA (ELECTRIC)		ARCHITECT	
SIGNA (BOARD)		ADDRESS	
SIGNA (CLOTH)		ENGINEER	
MANHOLE		ADDRESS	
DEPARTMENT OF PUBLIC WORKS		BUILDING RECORD	
CITY AND COUNTY OF SAN FRANCISCO		CENTRAL PERMIT BUREAU	
ADDRESS		LOT NO.	BLOCK NO.
OWNER Morgan, Leon E. Hopkins & Son		LOCATION 1500	

OFFICIAL COPY



INSPECTOR'S REPORT	
WORK COMMENCED	<i>Primer to 1-27-1936</i>
WORK COMPLETED	<i>1936</i>
<i>4-27-36 1st story framed</i>	
<i>March 5th 1936. Laid out and 11 floors</i>	
<i>Home's finished</i>	
<i>May 20. Permitted</i>	
<i>June 17. Completed</i>	
CERT FINAL INSP 294 8/1/36 MB	
DISTRICT NO.	<i>4</i>
<i>[Signature]</i>	
DEPARTMENT OF PUBLIC WORKS	
BUREAU OF BUILDING INSPECTION	
CITY AND COUNTY OF SAN FRANCISCO	

OFFICIAL COPY
SAN FRANCISCO
BUILDING DEPARTMENT
742-2
20570

Approved:

Zone 1st Res

CPC Setback

FOR SINGLE FAMILY USE ONLY

J. H. Anderson 13 May 59
Department of City Planning

Approved:

5-15-59
Bureau of Fire Prevention & Public Safety

Approved:

Structural Engineer, Bureau of Building Inspection

Approved:

Department of Public Health

Approved:

Electrical Inspector

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Bureau of Engineering

REFER TO:

Bureau of Engineering ☐
BBJ Struct. Engineer ☐
Boiler Inspector ☐
Art Commission ☐
Dept. of Public Health ☐

Approved 5/14 1959

*must call for inspection
when form built &
before concrete poured*

mtk
Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Lynida F. Fuller
Owner's Authorized Agent

BLDG. FORM

3

APPLICATION OF

L. Fuller Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location H. Hopkins

Total Cost \$ 2000

Filed MAY 11 1959 1959

Approved:

L. C. [Signature]
Superintendent Bureau of Building Inspection

Permit No. 199839

Issued MAY 20 1959 1959



3

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

RECEIVED
DEPT. OF PUBLIC WORKS
1934 MAY 13 PM 3:10
BUILDING INSPECTION

Application is hereby made to the Department of Public Works of San Francisco for permit to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 49 Hopkins St. Corner of Burnett Ave.
- (2) Total Cost \$2000.00 (3) No. of stories _____ (4) Basement _____ Yes or No _____
- (5) Present use of building dwg (6) No. of families 1
- (7) Proposed use of building dwg (8) No. of families 1
- (9) Type of construction IN F (10) Building Code Occupancy Classification 1.5.2
1, 2, 3, 4, or 5
- (11) Any other building on lot _____ (Must be shown on plot plan if answer is Yes.)
Yes or No _____
- (12) Does this alteration create an additional floor of occupancy _____
Yes or No _____
- (13) Does this alteration create an additional story to the building _____
Yes or No _____
- (14) Electrical work to be performed _____ Plumbing work to be performed _____
Yes or No _____ Yes or No _____
- (15) Ground floor area of building _____ sq. ft. (16) Height of building _____ ft.
- (17) Describe Work to be done (in addition to reference to drawings & specifications)
Retaining wall at so. west corner of property
8" wide 9' to 4' high 20' long.
- (18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
- (19) Supervision of construction by owner Address _____
- (20) General contractor _____ California License No. _____
Address _____
- (21) Architect _____ California Certificate No. _____
Address _____
- (22) Engineer _____ California Certificate No. _____
Address _____
- (23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
- (24) Owner Andia F. Bulfinch (Phone AT-2-6182)
Address 49 Hopkins St S.F. 14 (For Contact by Bureau)
- By _____ Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY



OWNER		LOCATION		APP. NO.	
Linda P. Fuller		49 Hopkins St.		221493	
ESTIMATED COST		PERM. NO.		DATE APPLICATION	
1000		199839		3/11/90	
PERMIT ISSUED		TO		PERMIT NO.	
CONSTRUCTION		NEW		OCCUPANCY	
TYPE 1A				THEATRE	
TYPE 1B				RECREATION	
TYPE 2				SCHOOL	
TYPE 3				INSTITUTION	
TYPE 4				HAZARDOUS	
TYPE 5				NON HAZARDOUS	
BILBOARDS				RESIDENTIAL	
ROOF SIGN				OVER AIR ETC	
ELECTRIC SIGN					
HAZARDOUS					
OTHER					
DEPARTMENT OF PUBLIC WORKS		BUILDING RECORD		CITY AND COUNTY OF SAN FRANCISCO	
ADDRESS		LOT NO.		HOUSE NO.	
Linda P. Fuller		49 Hopkins St.		221493	

SAN FRANCISCO

DEPARTMENT OF
BUILDING INSPECTION

BUILDING INSPECTORS REPORT

DATE

Blaney Hall

REMARKS

WORK COMMENCED

FOUNDATION FORMS INSPECTED OK TO POUR

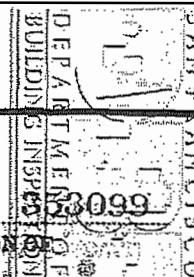
LATHING PERMISSION POSTED

FLUES BY NO

EXTERIOR OR STRUCTURAL PLASTERING OK

WORK COMPLETED CERTIFICATE OF FINAL
COMPLETION FORWARDED

DEPARTMENT OF PUBLIC WORKS - BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO



Approved:

Zone
CPC Setbacks

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Roller Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 335 California Penal Code.

REFER TO:

Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved 2-6-68 19

Provided the following conditions are complied with:

The approval of this application and its range of permit applies to space and width and does not constitute a permit of the building.

BLDG. FORM

3

APPLICATION OF

Howard Stegman

Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATION or REPAIRS
TO BUILDING

Location 49 Hopkins Street

Total Cost \$ 6,000.00

FEB 2 1968

Filed February 1 1968

APPROVED:

APPROVED
Dept. Public Works

FEB 7 1968

Superintendent
BUREAU BUILDING INSPECTION

Superintendent, Bureau of Building Inspection

25232 316877
Permit No.

Issued FEB 21 1968 19

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CENTRAL PERMIT BUREAU

3

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 49 Hopkins Street
- (2) Total Cost (\$) \$2,000.00 (3) No. of Stories 2 (4) Basement or Cellar Yes
- (5) Present Use of building One Family Dwelling (6) No. of families yes or no
- (7) Proposed Use of building Same (8) No. of families 1
- (9) Type of construction 1, 2, 3, 4, or 5 (10) Proposed Building Code Classification
- (11) Any other building on lot No (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? No
- (13) Does this alteration create a horizontal extension to the building? No
- (14) Does this alteration constitute a change of occupancy No
- (15) Electrical work to be performed Yes (16) Plumbing work to be performed Yes
- (17) Automobile runway to be altered or installed No
- (18) Sidewalk over sub-sidewalk space to be repaired or altered No
- (19) Will street space be used during construction? No
- (20) Write in description of all work to be performed under this application;
(Reference to plans is not sufficient)

FIRE DAMAGE

Replace damaged studs, joists, blocking
Replace damaged trim, doors, windows, etc.
Plastering
Painting
Repair hardwood floors

- (21) Supervision of construction by Contractor Address
- (22) General Contractor Early Constructors, Inc. California License No. 169961
Address 330 First Street
- (23) Architect or Engineer California Certificate No.
(for design) Address
- (24) Architect or Engineer California Certificate No.
(for construction) Address
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (26) Owner Howard Stegman (Phone)
Address c/o Contractor

By Howard Stegman Address 330 First Street
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 803 AND 804, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

OFFICIAL COPY



OWNER	LOCATION	APP. NO.
R. Stegman	49 Hopkins	AUG 1 1968
ADDRESS	BLOCK NO.	HOUSE NO.
ESTIMATED COST	FEE	DATE APPLICATION
6000	30	2/2/68
PERMIT ISSUED	PERMIT NO.	
	316844	
ERECT/ALTER STRUCTURE - TYPE - STORIES - FAMILIES - PLANS - OCCUPANCY		
CONTRACTOR	ADDRESS	
Early Const.	330 1st Street	
ENGINEER	ADDRESS	
BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO		
OWNER	LOCATION	APP. NO.
R. Stegman	49 Hopkins	358098



BUILDING INSPECTORS JOB RECORD	
DATE	
1/1/67	WORK COMMENCED
1/1	FOUNDATION FORMS INSPECTED. O.K. TO POUR
1/1	LATHING PERMISSION TAG POSTED
1/1	FLUES BY
1/1	EXTERIOR OR STRUCTURAL PLASTERING ON
1/1	ALL SPECIAL INSPECTION REPORTS RECEIVED.
1/1	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
1/1	Fire Damage
3/13/67	O.K. to Cover when clear of site
1/1	Use in at 1/2 in.
4/11/67	Work Complete
5/21/67	Work Complete
6/11/67	Complete 2 feet 1 inch long
7/15/67	Work Complete
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
7/16/67	WORK COMPLETED. FINAL CERTIFICATE POSTED
	<i>Robert M. [Signature]</i> BUILDING INSPECTOR

Approved:

Zone _____

CPC Setbacks _____

Not reviewed by the Department of City Planning. Issuance of the attached permit constitutes no indication that use of this property does or does not conform to the City Planning Code.

K
Department of City Planning

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

REFER TO:

Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved: 6-10-1971

Provided the following conditions are complied with:

1. Call for inspection prior to placing concrete

Permit work only
R. K. Kohn

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner or Owner's Authorized Agent

BLDG. FORM

3

APPLICATION OF

No.

392854

Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATION OR REPAIRS
TO BUILDING

Location: 49 Hopkins St

Total Cost \$ 165.00

Filed: 6-7-71 JUN 8 1971

APPROVED: JUN 14 1971

CANCELED

OCT 18 1971

Superintendent, Bureau of Building Inspection

Permit No. 59223

Issued: 1971

CANCELLATION NOTICE MAILED TO OWNER
ON 9-24-71 BY

PERMIT BUREAU F485

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

JUN 6 1978

6-7-

1073

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location..... 49 Hopkins, San Francisco.....
- (2) Total Cost (\$)..... 165.00 (3) No. of Stories..... 2 (4) Basement or Cellar..... Yes
- (5) Present Use of building..... Dwelling (6) No. of families..... 1
- (7) Proposed Use of building..... Dwelling (8) No. of families..... 1
- (9) Type of construction..... 5 (10) ~~2~~ I
- 1, 2, 3, 4, or 5
- (11) Any other building on lot..... no (must be shown on plot plan if answer is yes.)
- yes or no
- (12) Does this alteration create an additional story to the building? ..no.....
- yes or no
- (13) Does this alteration create a horizontal extension to the building? ..no.....
- yes or no
- (14) Does this alteration constitute a change of occupancyno.....
- yes or no
- (15) Electrical work to be performedno..... (16) Plumbing work to be performed..... no
- yes or no
- (17) Automobile runway to be altered or installed..... no
- yes or no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered..... no
- yes or no
- (19) Will street space be used during construction?..... no
- yes or no
- (20) Write in description of all work to be performed under this application:
- (Reference to plans is not sufficient)
- Termite repairs as outlined in attached report.

Termite repairs as outlined in attached report.

- (21) Supervision of construction by Terminix Address 250 Industrial St.,
(22) General Contractor Terminix of No. Calif., ¹⁹⁶ California License No. 2422
Address 250 Industrial St., S. F.
(23) Architect or Engineer California Certificate No. _____
(for design)
Address _____
(24) Architect or Engineer California Certificate No. _____
(for construction)
Address _____
(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub sidewalk space or from anything in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.
(26) Owner Howard Stegman (Phone. _____)
Address _____
For contact by Bureau _____

By E. Dvorak Address 250 Industrial St., B. F.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
 CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE
 OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLAR-
 GEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808
 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

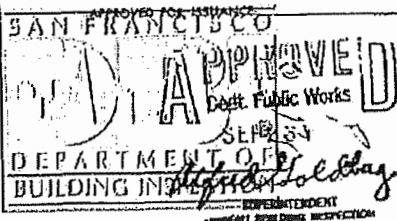
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

_____ day, if there

FO S33424

OFFICIAL COPY



DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

OFFICE COPY

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE BUILDING CODE AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB:

49 HOPKINS

(2) ESTIMATED COST OF JOB:

2,700

DATE FILED

SEP 20 1974

FILING FEE RECEIPT NO.

87636

PERMIT NO.

39867

ISSUED

SEP 28 1974

DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	1- <input type="checkbox"/> 2- <input type="checkbox"/> 3- <input type="checkbox"/> 4- <input type="checkbox"/> 5- <input checked="" type="checkbox"/>	(4B) NUMBER OF STORIES OF OCCUPANCY	2	(6A) NUMBER OF BASEMENTS AND CELLARS	0	(7A) PRESENT USE	HOME	(8A) BLDG. CODE OCCUP. CLASS	I	(9A) NO. OF DWG. UNITS	1
----------------------	--	-------------------------------------	---	--------------------------------------	---	------------------	------	------------------------------	---	------------------------	---

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	1- <input type="checkbox"/> 2- <input type="checkbox"/> 3- <input type="checkbox"/> 4- <input type="checkbox"/> 5- <input checked="" type="checkbox"/>	(4B) NUMBER OF STORIES OF OCCUPANCY	2	(6A) NUMBER OF BASEMENTS AND CELLARS	0	(7A) PROPOSED USE	HOME	(8) BLDG. CODE OCCUP. CLASS	I	(9) NO. OF DWG. UNITS	1
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(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: _____ FT.	(11A) DOES THIS ALTERATION CREATE A HORIZONTAL EXTENSION TO BUILDING?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(11) IF YES, STATE NEW GROUND FLOOR AREA: 100 SQ. FT.
(14) WILL SIDEWALK OVER SUBSIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(19) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
				(22) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(23) GENERAL CONTRACTOR	YORK CONST LTD	ADDRESS	355 79th ST S.F.	CALIF. LICENSE NO.	2777179
(24) ARCHITECT OR ENGINEER (FOR DESIGN)		ADDRESS		CALIF. CERTIFICATE NO.	

(25) ARCHITECT OR ENGINEER (FOR CONSTRUCTION)		ADDRESS		CALIF. CERTIFICATE NO.	
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(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ROBERT SORENSON	ADDRESS	49 HOPKINS	PHONE (FOR CONTACT BY BUREAU)	
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(27) OWNER - LESSOR (CHECK ONE)

(28) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):

Build CLOSET ON EXISTING ROOMS 1ST FLR

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit, authorizing such change. See Sec. 103, 104, 104.8, 104.9, 104.10, 302, 302.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

Non-piercing of building or structure or scaffolding used during construction, to be slower than 60' to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302.8.1, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED, BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (15) (16) (17) (20) (21) or (22).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

I CERTIFY THAT IN THE PERFORMANCE OF THE ABOVE WORK I SHALL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.

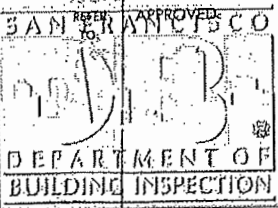
I FURTHER AGREE TO SAVE SAN FRANCISCO AND ITS OFFICIALS AND EMPLOYEES HARMLESS FROM ALL COSTS AND DAMAGES WHICH MAY ACCRUE FROM USE OR OCCUPANCY OF THE SIDEWALK, STREET OR SUBSIDEWALK SPACE OR FROM ANYTHING ELSE IN CONNECTION WITH THE WORK INCLUDED IN THE PERMIT. THE FOREGOING COVENANT SHALL BE BINDING UPON THE OWNER OF SAID PROPERTY, THE APPLICANT, THEIR HEIRS, SUCCESSORS AND ASSIGNEES.

Rich W. [Signature]
SIGNATURE OF OWNER OR AUTHORIZED AGENT

CHECK APPROPRIATE BOX:

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

OFFICIAL COPY



7-23-74
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: PROJECT IN A CATEGORY C. P. COMM. FOUND
HAS NO SIGNIFICANT EFFECT ON ENVIRONMENT

AUG 26 1974

R. C. C. C.
DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

Robert J. [Signature]
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

APPROVED:

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED
ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE
A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS ☐

[Signature]
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED
AGENT FOR OWNER OR LESSEE

OFFICIAL COPY



OWNER OR LESSEE		FEB 11 1975		JOB LOCATION		APP. NO.	
R. SORENSON		49 HOPKINS		BLOCK - LOT		438283	
OWNER OR LESSEE'S ADDRESS				HOUSE NO.			
ESTIMATE		DATE APPLICATION					
PERMIT 2700		PERMIT NO. 392567		INSPECTOR M. L. Luby		8-20-74	
SEP 88 1974							
ERECT/ALTER	BLDG. TYPE	OCCUPANCY		PLANS	NUMBER OF		
		CODE	DESCRIPTION		STORIES	FAM.	
ALP	5	I	DWG	2	2	1	
CONTRACTOR		ADDRESS					
ARCHITECT		ADDRESS					
ENGINEER		ADDRESS					
BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO							

OWNER OR LESSEE		JOB LOCATION		APP. NO.	
R. SORENSON		49 HOPKINS		438283	

SAN FRANCISCO
 DATE 10/1/74
 DEPARTMENT OF
 BUILDING INSPECTION

438283

BUILDING INSPECTORS JOB RECORD

WORK COMMENCED

FOUNDATION FORMS INSPECTED. O.K. TO POUR

LATHING PERMISSION TAG POSTED

FLUES BY _____ NO. _____

EXTERIOR OR STRUCTURAL PLASTERING OK

ALL SPECIAL INSPECTION REPORTS RECEIVED.

FIRE ESCAPE INSTALLED PER APPROVED PLAN.

9/27/74 start form

10/9/74 ok pour

close 1st floor

WORK COMPLETED: FINAL CERTIFICATE POSTED.

[Signature]

SAN FRANCISCO

APPROVAL FOR ISSUANCE

DEPARTMENT OF PUBLIC WORKS

BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKSAPPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSBUDG.
FORM

3

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB:

49 HOPKINS AV.

(2) ESTIMATED COST OF JOB:

8,500

APPLICATION NO.
88304913

DATE FILED

BUILDING FEE RECEIPT NO.

PERMIT NO.

ISSUED

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(4A) TYPE OF CONSTR. 1-4 <input type="checkbox"/> 5-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> 13-16 <input type="checkbox"/> 17-20 <input type="checkbox"/> 21-24 <input type="checkbox"/> 25-28 <input type="checkbox"/> 29-32 <input type="checkbox"/> 33-36 <input type="checkbox"/> 37-40 <input type="checkbox"/> 41-44 <input type="checkbox"/> 45-48 <input type="checkbox"/> 49-52 <input type="checkbox"/> 53-56 <input type="checkbox"/> 57-60 <input type="checkbox"/> 61-64 <input type="checkbox"/> 65-68 <input type="checkbox"/> 69-72 <input type="checkbox"/> 73-76 <input type="checkbox"/> 77-80 <input type="checkbox"/> 81-84 <input type="checkbox"/> 85-88 <input type="checkbox"/> 89-92 <input type="checkbox"/> 93-96 <input type="checkbox"/> 97-100 <input type="checkbox"/> 101-104 <input type="checkbox"/> 105-108 <input type="checkbox"/> 109-112 <input type="checkbox"/> 113-116 <input type="checkbox"/> 117-120 <input type="checkbox"/> 121-124 <input type="checkbox"/> 125-128 <input type="checkbox"/> 129-132 <input type="checkbox"/> 133-136 <input type="checkbox"/> 137-140 <input type="checkbox"/> 141-144 <input type="checkbox"/> 145-148 <input type="checkbox"/> 149-152 <input type="checkbox"/> 153-156 <input type="checkbox"/> 157-160 <input type="checkbox"/> 161-164 <input type="checkbox"/> 165-168 <input type="checkbox"/> 169-172 <input type="checkbox"/> 173-176 <input type="checkbox"/> 177-180 <input type="checkbox"/> 181-184 <input type="checkbox"/> 185-188 <input type="checkbox"/> 189-192 <input type="checkbox"/> 193-196 <input type="checkbox"/> 197-200 <input type="checkbox"/> 201-204 <input type="checkbox"/> 205-208 <input type="checkbox"/> 209-212 <input type="checkbox"/> 213-216 <input type="checkbox"/> 217-220 <input type="checkbox"/> 221-224 <input type="checkbox"/> 225-228 <input type="checkbox"/> 229-232 <input type="checkbox"/> 233-236 <input type="checkbox"/> 237-240 <input type="checkbox"/> 241-244 <input type="checkbox"/> 245-248 <input type="checkbox"/> 249-252 <input type="checkbox"/> 253-256 <input type="checkbox"/> 257-260 <input type="checkbox"/> 261-264 <input type="checkbox"/> 265-268 <input type="checkbox"/> 269-272 <input type="checkbox"/> 273-276 <input type="checkbox"/> 277-280 <input type="checkbox"/> 281-284 <input type="checkbox"/> 285-288 <input type="checkbox"/> 289-292 <input type="checkbox"/> 293-296 <input type="checkbox"/> 297-300 <input type="checkbox"/> 301-304 <input type="checkbox"/> 305-308 <input type="checkbox"/> 309-312 <input type="checkbox"/> 313-316 <input type="checkbox"/> 317-320 <input type="checkbox"/> 321-324 <input type="checkbox"/> 325-328 <input type="checkbox"/> 329-332 <input type="checkbox"/> 333-336 <input type="checkbox"/> 337-340 <input type="checkbox"/> 341-344 <input type="checkbox"/> 345-348 <input type="checkbox"/> 349-352 <input type="checkbox"/> 353-356 <input type="checkbox"/> 357-360 <input type="checkbox"/> 361-364 <input type="checkbox"/> 365-368 <input type="checkbox"/> 369-372 <input type="checkbox"/> 373-376 <input type="checkbox"/> 377-380 <input type="checkbox"/> 381-384 <input type="checkbox"/> 385-388 <input type="checkbox"/> 389-392 <input type="checkbox"/> 393-396 <input type="checkbox"/> 397-400 <input type="checkbox"/> 401-404 <input type="checkbox"/> 405-408 <input type="checkbox"/> 409-412 <input type="checkbox"/> 413-416 <input type="checkbox"/> 417-420 <input type="checkbox"/> 421-424 <input type="checkbox"/> 425-428 <input type="checkbox"/> 429-432 <input type="checkbox"/> 433-436 <input type="checkbox"/> 437-440 <input type="checkbox"/> 441-444 <input type="checkbox"/> 445-448 <input type="checkbox"/> 449-452 <input type="checkbox"/> 453-456 <input type="checkbox"/> 457-460 <input type="checkbox"/> 461-464 <input type="checkbox"/> 465-468 <input type="checkbox"/> 469-472 <input type="checkbox"/> 473-476 <input type="checkbox"/> 477-480 <input type="checkbox"/> 481-484 <input type="checkbox"/> 485-488 <input type="checkbox"/> 489-492 <input type="checkbox"/> 493-496 <input type="checkbox"/> 497-500 <input type="checkbox"/> 501-504 <input type="checkbox"/> 505-508 <input type="checkbox"/> 509-512 <input type="checkbox"/> 513-516 <input type="checkbox"/> 517-520 <input type="checkbox"/> 521-524 <input type="checkbox"/> 525-528 <input type="checkbox"/> 529-532 <input type="checkbox"/> 533-536 <input type="checkbox"/> 537-540 <input type="checkbox"/> 541-544 <input type="checkbox"/> 545-548 <input type="checkbox"/> 549-552 <input type="checkbox"/> 553-556 <input type="checkbox"/> 557-560 <input type="checkbox"/> 561-564 <input type="checkbox"/> 565-568 <input type="checkbox"/> 569-572 <input type="checkbox"/> 573-576 <input type="checkbox"/> 577-580 <input type="checkbox"/> 581-584 <input type="checkbox"/> 585-588 <input type="checkbox"/> 589-592 <input type="checkbox"/> 593-596 <input type="checkbox"/> 597-600 <input type="checkbox"/> 601-604 <input type="checkbox"/> 605-608 <input type="checkbox"/> 609-612 <input type="checkbox"/> 613-616 <input type="checkbox"/> 617-620 <input type="checkbox"/> 621-624 <input type="checkbox"/> 625-628 <input type="checkbox"/> 629-632 <input type="checkbox"/> 633-636 <input type="checkbox"/> 637-640 <input type="checkbox"/> 641-644 <input type="checkbox"/> 645-648 <input type="checkbox"/> 649-652 <input type="checkbox"/> 653-656 <input type="checkbox"/> 657-660 <input type="checkbox"/> 661-664 <input type="checkbox"/> 665-668 <input type="checkbox"/> 669-672 <input type="checkbox"/> 673-676 <input type="checkbox"/> 677-680 <input type="checkbox"/> 681-684 <input type="checkbox"/> 685-688 <input type="checkbox"/> 689-692 <input type="checkbox"/> 693-696 <input type="checkbox"/> 697-700 <input type="checkbox"/> 701-704 <input type="checkbox"/> 705-708 <input type="checkbox"/> 709-712 <input type="checkbox"/> 713-716 <input type="checkbox"/> 717-720 <input type="checkbox"/> 721-724 <input type="checkbox"/> 725-728 <input type="checkbox"/> 729-732 <input type="checkbox"/> 733-736 <input type="checkbox"/> 737-740 <input type="checkbox"/> 741-744 <input type="checkbox"/> 745-748 <input type="checkbox"/> 749-752 <input type="checkbox"/> 753-756 <input type="checkbox"/> 757-760 <input type="checkbox"/> 761-764 <input type="checkbox"/> 765-768 <input type="checkbox"/> 769-772 <input type="checkbox"/> 773-776 <input type="checkbox"/> 777-780 <input type="checkbox"/> 781-784 <input type="checkbox"/> 785-788 <input type="checkbox"/> 789-792 <input type="checkbox"/> 793-796 <input type="checkbox"/> 797-800 <input type="checkbox"/> 801-804 <input type="checkbox"/> 805-808 <input type="checkbox"/> 809-812 <input type="checkbox"/> 813-816 <input type="checkbox"/> 817-820 <input type="checkbox"/> 821-824 <input type="checkbox"/> 825-828 <input type="checkbox"/> 829-832 <input type="checkbox"/> 833-836 <input type="checkbox"/> 837-840 <input type="checkbox"/> 841-844 <input type="checkbox"/> 845-848 <input type="checkbox"/> 849-852 <input type="checkbox"/> 853-856 <input type="checkbox"/> 857-860 <input type="checkbox"/> 861-864 <input type="checkbox"/> 865-868 <input type="checkbox"/> 869-872 <input type="checkbox"/> 873-876 <input type="checkbox"/> 877-880 <input type="checkbox"/> 881-884 <input type="checkbox"/> 885-888 <input type="checkbox"/> 889-892 <input type="checkbox"/> 893-896 <input type="checkbox"/> 897-900 <input type="checkbox"/> 901-904 <input type="checkbox"/> 905-908 <input type="checkbox"/> 909-912 <input type="checkbox"/> 913-916 <input type="checkbox"/> 917-920 <input type="checkbox"/> 921-924 <input type="checkbox"/> 925-928 <input type="checkbox"/> 929-932 <input type="checkbox"/> 933-936 <input type="checkbox"/> 937-940 <input type="checkbox"/> 941-944 <input type="checkbox"/> 945-948 <input type="checkbox"/> 949-952 <input type="checkbox"/> 953-956 <input type="checkbox"/> 957-960 <input type="checkbox"/> 961-964 <input type="checkbox"/> 965-968 <input 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1197-1200 <input type="checkbox"/> 1201-1204 <input type="checkbox"/> 1205-1208 <input type="checkbox"/> 1209-1212 <input type="checkbox"/> 1213-1216 <input type="checkbox"/> 1217-1220 <input type="checkbox"/> 1221-1224 <input type="checkbox"/> 1225-1228 <input type="checkbox"/> 1229-1232 <input type="checkbox"/> 1233-1236 <input type="checkbox"/> 1237-1240 <input type="checkbox"/> 1241-1244 <input type="checkbox"/> 1245-1248 <input type="checkbox"/> 1249-1252 <input type="checkbox"/> 1253-1256 <input type="checkbox"/> 1257-1260 <input type="checkbox"/> 1261-1264 <input type="checkbox"/> 1265-1268 <input type="checkbox"/> 1269-1272 <input type="checkbox"/> 1273-1276 <input type="checkbox"/> 1277-1280 <input type="checkbox"/> 1281-1284 <input type="checkbox"/> 1285-1288 <input type="checkbox"/> 1289-1292 <input type="checkbox"/> 1293-1296 <input type="checkbox"/> 1297-1300 <input type="checkbox"/> 1301-1304 <input type="checkbox"/> 1305-1308 <input type="checkbox"/> 1309-1312 <input 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1653-1656 <input type="checkbox"/> 1657-1660 <input type="checkbox"/> 1661-1664 <input type="checkbox"/> 1665-1668 <input type="checkbox"/> 1669-1672 <input type="checkbox"/> 1673-1676 <input type="checkbox"/> 1677-1680 <input type="checkbox"/> 1681-1684 <input type="checkbox"/> 1685-1688 <input type="checkbox"/> 1689-1692 <input type="checkbox"/> 1693-1696 <input type="checkbox"/> 1697-1700 <input type="checkbox"/> 1701-1704 <input type="checkbox"/> 1705-1708 <input type="checkbox"/> 1709-1712 <input type="checkbox"/> 1713-1716 <input type="checkbox"/> 1717-1720 <input type="checkbox"/> 1721-1724 <input type="checkbox"/> 1725-1728 <input type="checkbox"/> 1729-1732 <input type="checkbox"/> 1733-1736 <input type="checkbox"/> 1737-1740 <input type="checkbox"/> 1741-1744 <input type="checkbox"/> 1745-1748 <input type="checkbox"/> 1749-1752 <input type="checkbox"/> 1753-1756 <input type="checkbox"/> 1757-1760 <input type="checkbox"/> 1761-1764 <input type="checkbox"/> 1765-1768 <input 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1881-1884 <input type="checkbox"/> 1885-1888 <input type="checkbox"/> 1889-1892 <input type="checkbox"/> 1893-1896 <input type="checkbox"/> 1897-1900 <input type="checkbox"/> 1901-1904 <input type="checkbox"/> 1905-1908 <input type="checkbox"/> 1909-1912 <input type="checkbox"/> 1913-1916 <input type="checkbox"/> 1917-1920 <input type="checkbox"/> 1921-1924 <input type="checkbox"/> 1925-1928 <input type="checkbox"/> 1929-1932 <input type="checkbox"/> 1933-1936 <input type="checkbox"/> 1937-1940 <input type="checkbox"/> 1941-1944 <input type="checkbox"/> 1945-1948 <input type="checkbox"/> 1949-1952 <input type="checkbox"/> 1953-1956 <input type="checkbox"/> 1957-1960 <input type="checkbox"/> 1961-1964 <input type="checkbox"/> 1965-1968 <input type="checkbox"/> 1969-1972 <input type="checkbox"/> 1973-1976 <input type="checkbox"/> 1977-1980 <input type="checkbox"/> 1981-1984 <input type="checkbox"/> 1985-1988 <input type="checkbox"/> 1989-1992 <input type="checkbox"/> 1993-1996 <input type="checkbox"/> 1997-2000 <input type="checkbox"/> 2001-2004 <input type="checkbox"/> 2005-2008 <input type="checkbox"/> 2009-2012 <input type="checkbox"/> 2013-2016 <input type="checkbox"/> 2017-2020 <input type="checkbox"/> 2021-2024 <input type="checkbox"/> 2025-2028 <input type="checkbox"/> 2029-2032 <input type="checkbox"/> 2033-2036 <input type="checkbox"/> 2037-2040 <input type="checkbox"/> 2041-2044 <input type="checkbox"/> 2045-2048 <input type="checkbox"/> 2049-2052 <input type="checkbox"/> 2053-2056 <input type="checkbox"/> 2057-2060 <input type="checkbox"/> 2061-2064 <input type="checkbox"/> 2065-2068 <input type="checkbox"/> 2069-2072 <input type="checkbox"/> 2073-2076 <input type="checkbox"/> 2077-2080 <input type="checkbox"/> 2081-2084 <input type="checkbox"/> 2085-2088 <input type="checkbox"/> 2089-2092 <input type="checkbox"/> 2093-2096 <input type="checkbox"/> 2097-2100 <input type="checkbox"/> 2101-2104 <input type="checkbox"/> 2105-2108 <input type="checkbox"/> 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SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

NOTICE BUILDING

The approval of this application and issuance of permit applies to specified work only and does not constitute an approval of the building.

BUILDING INSPECTOR, BUR. OF BLDG. INSP.

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: *as per plans and application for work stated only.* 2799/42/RH-1

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

FOR SINGLE FAMILY USE ONLY

JUN 08 1993

DEPARTMENT OF CITY PLANNING

JUN 08 1993

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

BUREAU OF ENGINEERING

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

DEPARTMENT OF PUBLIC HEALTH

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

REDEVELOPMENT AGENCY

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

RESIDENTIAL ENV. INSPECTOR, DIV. OF APT & HOTEL INSP., B.B.I.

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED: _____

DATE: _____

REASON: _____

NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS ☐

SIGNATURE OF OWNER, LESSOR OR AGENT FOR OWNER OR LESSEE: _____ Hopkins/Raphael 1.4.19 Production - 201900002

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



WAIVER OF TIME RESTRICTION ON REQUESTS
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

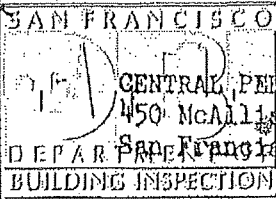
San Juan Pools
B.G. Massengill
Applicant's/Owner's Signature

SAN JUAN POOLS
B.G. MASSENGILL
Type or Print Name

5-31-83
Date

Application No.
49 Hopkins Ave
Address

OFFICIAL COPY



Appl. # 108309913

Address _____

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 355298

License Class C-53

Expiration Date 6-30-84

Contractor SAN JUAN PARRAS

PRINT

K. Desjardins
SIGNATURE

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.

☐ architect, agent

☐ I, as owner, am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

☐ I am exempt under Business and Professions Code Sec. _____

Reason _____

☐ Architect (PRINT) _____

Date _____ ☐ Agent (PRINT) _____

☐ Owner (PRINT) _____

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5

REV. CPB-38/82



CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to State laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

San Juan Pools
Applicant's Signature

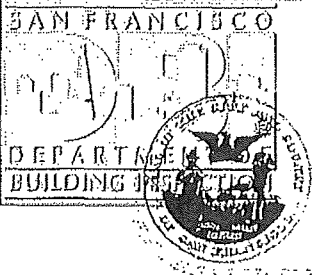
SAN JUAN POOLS
Type or Print Name

355998-C53
Identification (Drivers Lic. No., etc.)

B. G. Massengill
Owner/Lessee

5-31-83
Date

OFFICIAL COPY



BUREAU
OF
BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

Certified Letter-RRR

CANCELLED

RM 203 450 McALLISTER
SAN FRANCISCO
CALIFORNIA 94102
558-5281

Permit Application Cancellation

Appl. # (s):

Address (es):

Checker : 4 Hopkins Ave

Cancellation : Monday, July

Date: 8/1/2020

Gentlemen:

Processing of the referenced application(s) was halted by the Plans Approval Division (PAD) pending their receipt of additional information, calculations, plans, reports, corrections, etc., that are necessary for PAD to complete its review for code compliance.

In accordance with Section 301C.3 of the Building Code, you are hereby notified that this application will be cancelled on the cancellation date shown above unless all corrections and/or submittals have been satisfactorily made. Corrections/submittals must reach PAD at least two (2) working days prior to the cancellation date. However, if you wait until then, you run the risk that the corrections/submittals may not be adequate or acceptable, and the application cancelled before additional submittals are processed. Partial submittals or corrections will not extend the cancellation date.

Please submit the corrections and information directly to the checker shown above in Room 203. Revised plans must first be stamped in at the Building Inspection counter on the first floor.

If you are unfamiliar with this matter, you should first contact your Architect, Engineer, or the individual who filed the application on your behalf. At least one of them has been previously notified by PAD. If you still require more information after that, then call PAD at 558-5281 and ask for the checker involved.

Very truly yours,

Lisa Munoz-Flores
Lisa Munoz-Flores, Manager
Central Permit Bureau

PAD-30 Day Notice

OFFICIAL COPY



No.

14571

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Robert Sorenson

STREET ADDRESS

49 Hopkins Ave

San Francisco, Ca 94131

POSTAGE

\$

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

TOTAL POSTAGE AND FEES

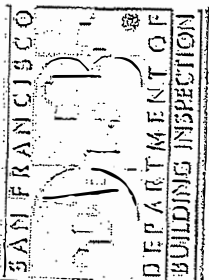
\$

POSTMARK OR DATE

APR 1984

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE.
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (\$20.00)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, leaving the receipt attached, and present the whole at a post office or a post office box, or your mail carrier (no extra charge).
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the last official address of the addressee and attach it to the receipt. If you want a return receipt, attach it to the front of the article by means of the string. If you want a return receipt, attach it to the front of the article by means of the string. **REQUESTED RETURN RECEIPT**
4. If you want the receipt delivered to the addressee, or to an authorized agent of the addressee, attach the receipt to the front of the article.
5. If you want the receipt to be retained in the appropriate portion of the report of this receipt, attach the receipt to the front of the article by means of the string.
6. If you want the receipt to be retained in the appropriate portion of the report of this receipt, attach the receipt to the front of the article by means of the string.



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1PT

119041

BUILDING APPLICATION NUMBERS

FEE FOR APPLICATION FILING AND CHECKING PLANS

RECEIVED BY SAN FRANCISCO BUILDING CODE

APPLICATION FILING

DATE

DATE OF COST

FEE

REVENUE NO

7223

PLAN CHECKING

7226

FEE

RECEIVED

DEPARTMENT OF PUBLIC WORKS
 PERMIT BUREAU

BY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION



APPROVED
F. Works

OCT 20 1985

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO
BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
SUBMITTED HEREON AND ACCORDING TO THE DESCRIPTION
AND FOR THE PERMIT TO BE GRANTED AFTER SET FORTH.

OFFICE COPY

DATE FILED 8-19-85	RHSO FEE RECEIPT NO. 141618	(1) STREET ADDRESS OF JOB 49 Hopkins St. Block 2795 Lot 38
PERMIT NO. 538498	ISSUED 10/23/85	(2) ESTIMATED COST OF JOB 12,000.00
		(3) REVISED COST 18,000.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. 5N	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE Single Fam
(8A) OCCUP. CLASS R3			
(9A) NO. OF DWELLING UNITS 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4) TYPE OF CONSTR. 5N	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE Single Home
(8) OCCUP. CLASS R3			
(9) NO. OF DWELLING UNITS 1			
(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? 5	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
(14) GENERAL CONTRACTOR Anthony Pools, 990 S. Winchester Blvd, San Jose, CA 95128, 190179C53			
(15) CHARTERED ENGINEER (CHECK ONE) Robert Sorensen, 49 Hopkins St., San Francisco, CA 94118			
(16) WRITE BY DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Remodeling Pool, Gas, Electric, Steel, Excavation, Plumbing. 293-3543 75			

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(19) DOES THIS ALTERATION CREATE DECK OR HEDGE EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT IF YES, SHOW ON FOOT PLAN	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (CHECK ONE) Anthony Pools, 990 S. Winchester Blvd, San Jose, CA 95128, 190179C53			
(26) CONSTRUCTION UNDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION UNDER, ENTER "UNKNOWN") UNKNOWN			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ JESSEE ☐ AGENT WITH POWER OF ATTORNEY
☒ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

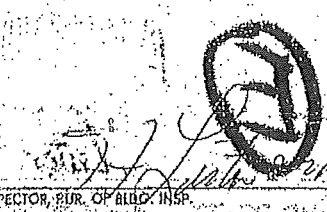

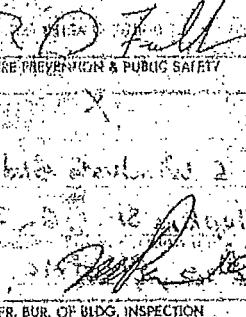
HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- (X) IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, to the extent that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify that the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:  BUILDING INSPECTOR, BUR. OF BLDG. INSP.	DATE: _____ REASON: _____
APPROVED: <i>Approved as per plans and application only.</i> FOR SINGLE FAMILY USE ONLY CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW DEPARTMENT OF CITY PLANNING AUG 28 1985	DATE: _____ REASON: _____
 DIRECTOR OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____
APPROVED:  CIVIL ENGINEER, BUR. OF BLDG. INSPECTION	DATE: _____ REASON: _____
APPROVED: <i>SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTIONS 306, a, b, c.</i>	DATE: _____ REASON: _____
APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____
APPROVED: <i>No jurisdiction, per USG only per project.</i> DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____
APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____
APPROVED: _____ RESIDENTIAL ENV. INSPECTOR, DIV. OF BLDG. INSPECTION	DATE: _____ REASON: _____
APPROVED: _____	DATE: _____ REASON: _____

I agree to comply with all conditions or stipulations of the various bureaus and departments noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments: 3



WAIVER OF TIME RESTRICTION ON REQUESTS
FOR ADDITIONAL INFORMATION

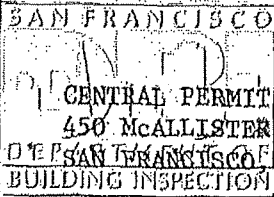
I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

Alicia Romano
Applicant's/Owner's Signature

ALICIA ROMANO
Type or Print Name

8-19-85
Date

Application No.
49 Hopkins St
Job Address



BUREAU
STREET
CA 94102

Appl. # _____

Address _____

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 190179 License Class _____

Expiration Date 1-86 Contractor ANTHONY POO

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.

☐ architect, agent
☐ I, as owner, am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

☐ I am exempt under Business and Professions Code Sec. _____

Reason _____

☐ Architect (PRINT) _____

Date _____ ☐ Agent (PRINT) _____

☐ Owner (PRINT) _____

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.



CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the forgoing is true and correct.

Alicia Romano
Applicant's Signature

Anthony Pools
Type or Print Name

190179
Identification
(Drivers Lic. No., etc.)

Robert Sorensen
Owner/Lessee

8-18-85
Date



DATE 8-17-85 APPLICATION FILING FEE — PLAN CHECKING RECEIPT 141618

RECEIVED OF

Anthony P. Lee

BUILDING APPLICATION NUMBERS

8507003

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB <u>\$12,000 -</u>	PLAN CHECK FEE REVENUE 7226 <u>968.35</u>	FILING FEE REVENUE 7223 <u>817.35</u>
EXPEDITER REVENUE 7899	FULL PLAN CHECK FILING <input type="checkbox"/> 1/2 PLAN CHECK FEE <input type="checkbox"/> 6% STRUCTURAL <input type="checkbox"/> 7% ARCHITECTURAL <input type="checkbox"/> 5% ENERGY <input type="checkbox"/>	CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU BY <u>[Signature]</u>

OFFICIAL COPY



ADDRESS OF JOB 49 HOPKINS		BLOCK/LOT AV 2799 /042		APPLICATION NO. 8509003	
OWNER NAME ROBERT SORENSEN			TELEPHONE [REDACTED]		
ESTIMATED COST \$18,000	FILE DATE 8/19/85	DISPOSITION ISSUED	DISPOSITION DATE 10/23/85	PERMIT NO. 538498	EXPIRE DATE 04/23/86
FORM CONST. TYPE R-3	OCCUPANCY CODES	PLANS 2	STORIES 2	UNITS 1	DISTRICT BID-INSP 13
CONTACT NAME ANTHONY POOLS			TELEPHONE (408)244-7533		
STANDARD DESCRIPTION/BLDG. USE FAMILY DWELLING NO		OTHER DESCRIPTION SWIMMING POOL, GAS, ELECTRIC, STEEL, EXCAVATION, PLUMBING			
SPECIAL INSPECTIONS? SPECIAL USE DISTRICT	FIRE ZONE TIDF PENALTY	COMPLIANCE WITH REPORTS			
NOTES: 05		PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD			



DATE	BUILDING INSPECTORS JOB RECORD
1/8/86	Excavation made for pool
1/1/	piping started
1/1/	no request for me to inspect.
1/1/	arrive on job to today
1/13/86	Re-laid in place. Ready for granite
1/1/	None on file for called inspection
1/1/	at 10 P.M.
1/29/86	do to pour small concrete ^{garden} walls.
2/4/86	
3/6/86	concrete paving around pool
5/9/86	almost finished
1/1/	
1/1/	
1/1/	
1/1/	
1/1/	
1/1/	
1/1/	
1/1/	
3/14/87	NO CALLED INSPECTION
1/1/	EXPIRE
1/1/87	WORK COMPLETED. FINAL CERTIFICATE POSTED.
APP. NO. 8509003	Sean M. Nully BUILDING INSPECTOR

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

BUILDING ENLARGEMENT DESCRIPTION
Horizontal
APPROVED
Dept. of Public Works

N/A JL
SEFUSD

DCP
INSPECT
\$ 174.75

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 ☒ OTHER APPLICATION REVIEW REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 2

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
OFFICE COPY**

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: June 15, 1993
PERMIT NO.: 725740
BLOCK & LOT: Block: 2799 Lot: 042
ESTIMATED COST OF JOB: \$495,000.00
REVENUE COST: \$0.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

(1) TYPE OF CONSTRUCTION		(2) NO. OF STORIES OF BUILDING		(3) NO. OF ELEVATORS AND CLOAKS		(4) PRESENT USE		(5) OCCUP. CLASS		(6) NO. OF BUILDING UNITS	
House - 5th		2		0		Home of Owner		Residential		1	
(7) TYPE OF CONSTRUCTION		(8) NO. OF STORIES OF BUILDING		(9) NO. OF ELEVATORS AND CLOAKS		(10) PROPOSED USE (LEGAL USE)		(11) OCCUP. CLASS		(12) NO. OF BUILDING UNITS	
Block		2		0		Home of Owner		Residential		1	
(13) IS AUTO GARAGE TO BE CONSTRUCTED OR ALTERED		(14) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(15) WILL STREET SPACE BE USED DURING CONSTRUCTION		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(16) ELECTRICAL WORK TO BE PERFORMED		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(17) GENERAL CONTRACTOR		ADDRESS		PHONE		CITY, UC, NO.		EXPIRATION DATE			
William P. Holland		1440 Egbert Avenue, SF 94124		(415) 822-3150		0272552		7/93			
(18) OWNER (If not owner, cross out)		ADDRESS		PHONE		CITY, UC, NO.		EXPIRATION DATE			
Robert T. Sorensen		49 Hopkins Avenue, SF, CA 94131									
(19) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)											
Pool Cover to be built over existing swimming pool, requiring foundation, steel fabrication, interior wood deck, electrical work, and glass and concrete block.											
<input type="checkbox"/> NOTICE OF SPECIAL ACTIONS											
F215474 RECORDED 10 5 92											

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(1) DOES THE ALTERATION INCREASE ADDITIONAL BEARING ON FOUNDATION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(2) IF (1) IS YES, STATE EXISTING BEARING CAPACITY (LBS/SQ. FT.)	n/a	(3) DOES THE ALTERATION CREATE DEAD OR LIVE LOADS EXCESSIVE TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(4) IF (3) IS YES, STATE EXISTING FLOOR AREA (SQ. FT.)	760
(5) WILL SOFTWEAR ON SUBSIDE WALL SPACE BE INCREASED OR DECREASED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(6) WILL BUILDING BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(7) ARE OTHER EXISTING BLDGS. OF ADJ. 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CONDITIONS AND STIPULATIONS

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

<p>APPROVED: <i>[Signature]</i> BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>per plans, and application, Variance # 92.0854, and NSR # F215474 (10/5/92) ONLY</i> <input type="checkbox"/> 2799/42 <input type="checkbox"/> NOTICE OF SPECIAL RESTRICTIONS FOR SINGLE FAMILY USE ONLY <input checked="" type="checkbox"/> F215474 RECORDED 10 5 92 J. R. Boydell JUN 16 1993 DEPARTMENT OF CITY PLANNING CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>N/A JL</i> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>See Dwg. 51</i> <input checked="" type="checkbox"/> <i>[Signature]</i> SPECIAL INSPECTION REQUIRED PER SFBC SECTION 306.a, b, c. <i>[Signature]</i> JOSEPH LEE JUL 08 1993 CIVIL ENGINEER, BUR. OF BLDG. INSPECTION</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>7-14-93 APPROVED on P. 14</i> <i>[Signature]</i> BUREAU OF ENGINEERING</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>N/A JL</i> DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>[Signature]</i> REDEVELOPMENT AGENCY</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>
<p>APPROVED: <i>[Signature]</i> HOUSING INSPECTION DIVISION</p>	<p>DATE: <i>[Signature]</i> REASON: <i>[Signature]</i> NOTIFIED MR. <i>[Signature]</i></p>

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various laws or regulations noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments: *[Signature]*

OWNER'S AUTHORIZED AGENT

00272

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

BUREAU APPLICATION

DATE 6/15/93APPLICATION FILING FEE —
PLAN CHECKING RECEIPT

249204

RECEIVED OF

Robert Sorenson

BUILDING APPLICATION NUMBERS

9310043

FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB	CAPITOL REVENUE 7279	PLAN CHECK FEE REVENUE 7226			FILING FEE 7228	DEMOLITION NOTICE FEE 1212		
		NEW CONST.	ALTERATION	EXISTS				
95.00			517.75		26.15			
FIRE FEE 7239	DCP FEE 7081	FULL PLAN CHECK FILING			CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU 63			
	342.00	6% PLAN CHECK FEE						
		6% STRUCTURAL						
		2% ARCHITECTURAL						
		5% ENERGY						

00273

CENTRAL PERMIT BUREAU
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

CENTRAL PERMIT BUREAU
450 McALLISTER STREET
SAN FRANCISCO, CA 94102

Appl. #

Address

441 HOPKINS AVE.

SAN FRANCISCO CA 94131

LICENSED CONTRACTOR'S STATEMENTLicensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number _____ License Class _____

Expiration Date _____ Contractor _____

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.

☐ architect, agent
☒ I, as owner, am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

☐ I am exempt under Business and Professions Code Sec. _____
 Reason _____

☐ Architect (PRINT) _____

Date 06-15-93 ☐ Agent (PRINT) _____

☒ Owner (PRINT) Robert J. Sorenson
 (SIGNATURE) Robert J. Sorenson

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-38/84

00274

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

RECORDING REQUESTED BY)

And When Recorded Mail To:)

Name: Robert T. Sorensen)

Address: 49 Hopkins Avenue)

City: San Francisco)

State: California 94131)

INSTRUCTIONS FOR RECORDER'S USE

DOC-- F213+...

Worcase: October 11, 1992

REEL 1727 IMAGE 1704

SIS 1727 IMAGE 1704

AGE 1727 IMAGE 1704

TOTAL 1727 IMAGE 1704

REEL 1727 IMAGE 1704

Space Above This Line For Recorder's Use

3
EP

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

I (We) Robert T. Sorensen, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows:

(PLEASE ATTACHED THE LEGAL DESCRIPTION AS ON DEED)

BEING Assessor's Block: 2799; Lot: 42,

commonly known as 49 Hopkins Street,

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on September 24, 1992 (Case No. 92.085) permitting the enclosure of the existing swimming pool at the rear of the existing two-story, single-family dwelling.

The restrictions and conditions of which notice is hereby given are:

1. No further vertical or horizontal expansion of the subject building shall be allowed unless such expansion is specifically authorized by the Zoning Administrator after the property owner or authorized agent has sought and justified a new variance request pursuant to the public hearing and all other applicable procedures of the City Planning Code. However, the Zoning Administrator, after finding that such expansion complies with applicable Codes, is compatible with existing neighborhood character and scale, and does not cause significant loss of light, air, view or privacy to adjacent buildings, may determine that a new variance is not required.

0027
ENT OF
SECTION

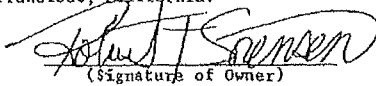
If the image of this document appears less sharp than this notice, it is due to the quality of the original.

F215474

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: October 5, 1992 at San Francisco, California.

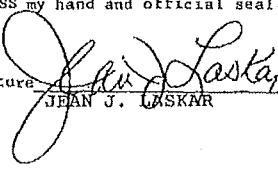

(Signature of Owner)

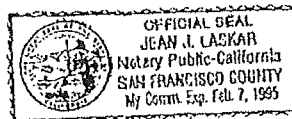
Robert T. Sorensen

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

In San Francisco, CA, before me, JEAN J. LASKAR, the undersigned, a Notary Public, in and for said City and County and State, personally appeared ROBERT T. SORENSEN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he or ~~she~~ they executed the same.

WITNESS my hand and official seal.

Signature  (This area for official notarial seal.)
JEAN J. LASKAR



00276

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

Loan No.

WHEN RECORDED MAIL TO:

Mr. Robert T. Sorensen
Mr. Lynwood S. Rankin
49 Hopkins Avenue
San Francisco, California

RECORDING FEE \$2.00

T65665

FILED-2 FILED
MAR 28 1971
RECORDS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Lynwood S. Rankin
Robert T. Sorensen
49 Hopkins Avenue
San Francisco, California

DOCUMENTARY TRANSFER TAX \$ 41.25

XXX Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent and in the tax - Firm Name
FIRST AMERICAN TITLE CO OF SAN FRANCISCO

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOWARD R. STEGMAN, AND GERALDINE C. STEGMAN, his wife

hereby GRANT(S) to

LYNWOOD S. RANKIN, a single man, and
ROBERT T. SORENSEN, a single man, as joint tenants

the real property in the City of
County of San Francisco

San Francisco

, State of California, described as

LOTS NOS. 270 and 271, according to map entitled, "Map of the
Heyman Tract", filed October 1, 1891 in Book "E" and "F" of
Maps, at pages 158 and 159, in the office of the Recorder of the
City and County of San Francisco, State of California.

42/279

Dated May 27th, 1971

STATE OF CALIFORNIA
COUNTY OF
San Francisco

X *Howard R. Stegman*
Howard R. Stegman
X *Geraldine C. Stegman*
Geraldine C. Stegman

May 28, 1971

On
before me, the undersigned, a Notary Public in and for said
State, personally appeared *Howard R. Stegman*
and *Geraldine C. Stegman*

known to me to be the person *S. R. C.* whose name *S. R. C.*
subscribed to the within instrument and acknowledged that
they executed the same.
WITNESS my hand and official seal.

Signature *Marie T. Sabbah*
Marie T. Sabbah

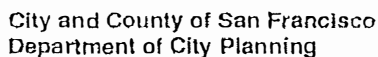
OFFICIAL SEAL
MARIE T. SABBAH
NOTARY PUBLIC, CALIFORNIA
SAN FRANCISCO COUNTY
My Commission Expires May 2, 1975
(This is a notary official material seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/59)

65665

If the image of this document appears less sharp than this notice, it is due to the quality of the original.



450 McAllister Street
San Francisco, CA 94102

September 28, 1992

VARIANCE DECISION

UNDER THE CITY PLANNING CODE
CASE NO. 92.085V

APPLICANT: Robert T. Sorensen
49 Hopkin Street
San Francisco, CA 94131

PROPERTY IDENTIFICATION: 49 HOPKINS STREET, southeast corner of Burnett Avenue and Hopkins Street; Lot 42 in Assessor's Block 2799 in an RH-1 (House, One-Family) District.

DESCRIPTION OF VARIANCE SOUGHT: REAR YARD VARIANCE SOUGHT: The proposal is to enclose the existing swimming pool at the rear of the existing two-story, single-family dwelling. The proposed enclosure is approximately 43 feet in length and approximately 17 to 21 feet in height above Burnett Street.

Section 134 of the Planning Code requires a minimum rear yard depth for the subject property of 25 feet measured from the rear property line. The proposed enclosure extends to within 15 feet into the required rear yard.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be categorically exempt from Environmental Review.
2. The Zoning Administrator held a public hearing on Variance Application No. 92.085V on April 29, 1992.

DECISION: GRANTED, to enclose the existing swimming pool at the rear of the existing two-story, single-family dwelling in general conformity with plans on file with this application, shown as Exhibit A and dated December 23, 1991, with revisions dated August 10, 1992, subject to the following conditions:

ADMINISTRATION
(015) 558-6494

CITY PLANNING COMMISSION
(415) 338 6414
FAX 533 6226

PLAYS AND PROGRAMS
(415) 558 6284
FAX 558.6409

IMPLEMENTATION, ZONING
(415) 558-6377

00278



If the image of this document appears less sharp than this notice, it is due to the quality of the original.

CASE NO. 92.085V
49 Hopkins Street
September 28, 1992
Page Two

1. No further vertical or horizontal expansion of the subject building shall be allowed unless such expansion is specifically authorized by the Zoning Administrator after the property owner or authorized agent has sought and justified a new variance request pursuant to the public hearing and all other applicable procedures of the City Planning Code. However, the Zoning Administrator, after finding that such expansion complies with applicable Codes, is compatible with existing neighborhood character and scale, and does not cause significant loss of light, air, view or privacy to adjacent buildings, may determine that a new variance is not required.
2. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

Section 305(c) of the City Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDINGS:

- FINDING 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

REQUIREMENT MET.

- o A major purpose of the rear yard requirement is to preserve midblock open areas. Because the subject property is a corner lot, its configuration does not contribute to the midblock open space.
- o In response to the concerns expressed by the Department and one neighbor, the applicant revised the proposed plan so that the rear four feet of the pool enclosure, which portion extends beyond the adjacent dwelling to the east, will be no higher than the existing fence along the east side property line.

00279
MENT OF
INSPECTION

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CASE NO. 92.085V
49 Hopkins Street
September 28, 1992
Page Three

- o There will be no further vertical or horizontal expansion of the existing building envelope. The existing building is already in the required rear yard and granting the variance would not change the physical characteristics of the subject rear yard that have existed for years.

FINDING 2. That owing to such exception and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

REQUIREMENT MET.

- o The rear yard variance allows the subject building to extend closer to the midblock open space without intruding into any area contributing to the established midblock open space.
- o Current policies of the Master Plan encourage retention of existing sound building. Literal enforcement of the Planning Code would require the owner to pull back the subject building to provide the required rear yard. This would result in the demolition of the rear portion of the subject building. Such action would amount to unnecessary hardship with no compensating public benefit.
- o Requiring the applicant to set-back the rear wall of the addition would compromise the structural integrity of the house, reduce the size of the pool and add tremendous cost to the project.

FINDING 3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

REQUIREMENT MET.

- o Granting the rear yard variance is necessary for the property to enjoy lot coverage and rear yard usability comparable to surrounding properties.
- o The approval of this variance is the best and most feasible manner by which the owners of the subject property can enjoy the right to convenient outdoor recreation space that similarly situated property owners enjoy.

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

CASE NO. 92.085V
49 Hopkins Street
September 28, 1992
Page Four

FINDING 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET.

- o The subject building has existed in its current noncomplying condition for decades with no apparent adverse effect on surrounding properties. The proposed enclosure in its revised form will be only a minor addition to the building.
- o The effect of the proposed construction will be insignificant as it will block neither light nor view.
- o Although concerns were raised by one property owner regarding the size of the proposed addition, the Zoning Administrator believes that the proposed addition, limited in the manner provided by the revised plan, will not be detrimental to the adjacent property.
- o The subject property is on a corner lot and the rear yard does not contribute to the midblock open space.

o The effect of the proposed construction will be insignificant as it will block neither light nor view.

o Although concerns were raised by one property owner regarding the size of the proposed addition, the Zoning Administrator believes that the proposed addition, limited in the manner provided by the revised plan, will not be detrimental to the adjacent property.

o The subject property is on a corner lot and the rear yard does not contribute to the midblock open space.

FINDING 5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

REQUIREMENT MET.

- 0 The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the Master Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- 0 Code Section 101.1 establishes eight priority planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:
- A. That the proposed project will be in keeping with the existing housing and neighborhood character.

0 Code Section 101.1 establishes eight priority planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:

A. That the proposed project will be in keeping with the existing housing and neighborhood character.

002801



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CASE NO. 92-085V
49 Hopkins Street
September 28, 1992
Page Five

- B. That the proposed project will have no effect on the City's supply of affordable housing, public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.


The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Permit Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if a Building Permit has not been issued within three years from the effective date of this decision; however, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit is delayed by a City agency or by appeal of the issuance of such a permit.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Permit Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Permit Appeals in person at City Hall (Room 154-A) or call 554-6720.

Very truly yours,


Robert W. Passmore
Assistant Director of
Planning-Implementation
(Zoning Administrator)

=====

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

RWP/AMF:pg/VARI/1191

002802

MENT OF
INSPECTION

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

City and County of San Francisco



Department of Public Works
Bureau of Building Inspection

NOTIFICATIONS OF STRUCTURAL ADDITION

MAILED: 07/19/93

PAGE: 1

APPLICATION NUMBER: 9310043

PERMIT NUMBER: 725740

PERMIT ISSUED: 07/19/93

BUILDING LOCATED AT: 49 HOPKINS AV

BLOCK/LOT: 2799 /042

PERMIT HOLDER: SORENSEN ROBERT T

ADDRESS: 49 HOPKINS AV
SAN FRANCISCO CA

94131

DESC CODE:

DESC: HORIZONTAL ADDITION

ADDRESSEE

MAILING ADDRESS

ADJACENT PARCEL LOCATION

SANDOVAL HELEN G

% HELEN AZEVEDO

43 HOPKINS AV
BLOCK/LOT: 2799 /032

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
49 HOPKINS		AV		2799/7042 9310043	
OWNER NAME				TELEPHONE	
ROBERT T SORENSEN					
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$95,000	6/15/93	ISSUED	07/19/93	725740	07/19/94
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3 5	R-3	2	2	1	BID-INSP 13
CONTACT NAME				TELEPHONE	
WILLIAM P HOLLAND				822-3150	
STANDARD DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			HORIZONTAL ADDITION		
SPECIAL INSPECTIONS? YES		FIRE ZONE			
SPECIAL USE DISTRICT		TIDF		NO	
		PENALTY		NO	
COMPLIANCE WITH REPORTS					

NOTES:

Bottle in Center of
Welding

9003-15

PERMIT INSPECTION RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD



DATE	BUILDING INSPECTORS JOB RECORD
8/16/93	Old Tanager pending Special
1/1	Exp
1/1	Disc of correction work
1/1	for side walk permit DJS
12/28/93	1. Side Walk ^{using} permit
1/1	2nd
12/1/93	2. Provide Barricade for
12/1/93	Radastria safety
12/1/93	3. Remove construction material
12/1/93	from street
6/22/94	S.I. Clearing
8/16/95	Expire N.O. ent
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	
1/1	Expire
WORK COMPLETED FINAL CERTIFICATE POSTED	
APP. NO. 931 0043	<u>L. Jain</u> BUILDING INSPECTOR

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

PERMIT CONTROL		ACTIVE COMPLAINTS		BRIFC CHECK ONE		
		NONE <input type="checkbox"/> D <input type="checkbox"/> I <input type="checkbox"/> C <input type="checkbox"/> P <input type="checkbox"/> O <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> C <input type="checkbox"/> P <input type="checkbox"/> O <input type="checkbox"/> T <input type="checkbox"/> H <input type="checkbox"/> E <input type="checkbox"/> R				
STATION	H D C D D D					
SEQ		CNT-PC	PAD-PC	PAD-MAJ	BBS	PARAPET
ACCEPTED						
APPROVED*						
DATE						
CHECK APPLICABLE: <input type="checkbox"/> PARALLEL <input type="checkbox"/> SITE PENALTY <input type="checkbox"/> 9X <input type="checkbox"/> 12X		BRLKEY: RESID. <input type="checkbox"/> CNT-PC <input type="checkbox"/> NON-RESID. <input type="checkbox"/> PAD-PC <input type="checkbox"/> NEW/MAJOR <input type="checkbox"/> PAD-MAJ <input type="checkbox"/> UMB <input type="checkbox"/> BSB				
TITLE 24 - HC <input type="checkbox"/> TIOF <input type="checkbox"/> EXPEDITOR <input type="checkbox"/> 9FUSO <input type="checkbox"/> OLDG ENLARGEMENT (STAMP APPL)		*SIGN APPL				
HAZARDOUS MATERIAL						
COMMENT:						

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

0 NUMBER OF PLAN SETS

8/16

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 8-21-95	FILED FOR RECEIPT NO.	(1) STREET ADDRESS OF SITE 49 HOPKINS AVENUE SAN FRANCISCO CA. 94131 LOT 042	BLOCK & LOT BLOCK 274
PERMIT NO. 776286	RECEIVED 8/21/95	(2) ESTIMATED COST OF JOB \$1.00	(3) REVIEWED COST
		BY	DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING			
(1A) TYPE OF CONSTR.	(2A) NO. OF STORIES OF OCCUPANCY	(3A) NO. OF BASEMENTS AND CELLARS	(4A) PRESENT USE
5X	2	0	S.F.P.
(5A) OCCUP. CLASS			
R3			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(1B) TYPE OF CONSTR.	(2B) NO. OF STORIES OF OCCUPANCY	(3B) NO. OF BASEMENTS AND CELLARS	(4B) PROPOSED USE (ALSO USE)
5X	2	0	S.F.P.
(5B) OCCUP. CLASS			
R3			
(1C) IS AUTO PLUMBING TO BE COMPLETED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1D) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(1E) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1F) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(1G) GENERAL CONTRACTOR			
WILLIAM P. HOLLAND 1440 EGBERT AVENUE SF 94124 415 822-3030			
(1H) OWNER - LESSEE (CHECK ONE)			
ROBERT T. SORENSSEN 49 HOPKINS AVE SF. CA. 94131			
(1I) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)			
POOL COVER RENEWAL OF PA # 9310043			
FOR FINAL INSP. # 9310043			

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(1J) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1K) IS THIS YES STATE NEW HEIGHT AT CENTRAL LINE OF FRONT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1L) DOES THIS ALTERATION CREATE OCC. OR CHANG. EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1M) IS THIS YES STATE NEW OCC. OR FLOOR AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(1N) WILL SIDEWALK COVER BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1O) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1P) ANY OTHER EXISTING BLDG ON LOT? IF YES, Bldg #	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(1Q) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(1R) ARCHITECT OR ENGINEER (CHECK ONE) CONSTRUCTION				(1S) CALIF. CERTIFICATE NO.			
URRAH K. MARTIN 12 GRAY ST. STE 203 SF. CA 94108				1092			
(1T) IF STRUCTURE OR ELEVATION (ENTER NAME AND BRANCH OF OCCUPATION) IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN".				WELLS FARGO BANK			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any live containing more than 750 volts. See Sec. 365, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☒ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☐ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

8003-03 (REV. 8/85)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3900 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

- The cost of the work to be done is \$100 or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3900 of the Labor Code, that the permit herein applied for shall be deemed revoked.

I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, has the completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

Date

PROVIDE SMOKE DETECTOR(S)
PER SFBC SEC. 1210 (a)

contact the district building inspector at the start of work call 558-6036. For plumbing inspection scheduling call 558-6034. For electrical inspection scheduling call 558-6030. If application is approved without site inspection, detailed plotting of electrical plan (wiring) does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

8-21-95

NOTIFIED MR.

NOTIFIED MR.

NOTIFIED MAIL

NOTIFIED MR.

NOTIFIED MR.

NOTIFIED MAIL

NOTIFIED MR.

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

APPROVED:

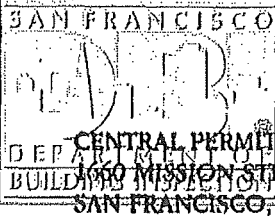
HOUSING INSPECTION DIVISION

I agree to comply with all conditions or stipulations of this variance, including, but not limited to, those set forth in the BODD form, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of instruments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



Appl. # _____
Address _____

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number _____ License Class _____
Expiration Date _____ Contractor _____
PRINT
SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

✓

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

Architect (PRINT) _____

Date _____ Agent (PRINT) _____

X Owner (PRINT) ROBERT T. SORENSEN
(SIGNATURE) Robert T. Sorensen

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

REV. CPB-1/95



CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU

GENERAL
RECEIPT
NO. 107881

8-21-1925

RECEIVED FROM:

Robert J. Jensen

PAYMENT RECEIVED FOR THE ITEMS INDICATED:

NUMBER	DESCRIPTION	AMOUNT
	Renewal fee	
	#1 4316/43	
	49 Hopkins St	42.50
	Sanitary	3.00
		45.50

ACCOUNTING

CENTRAL PERMIT BUREAU

By _____



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1680 Mission Street, San Francisco, California 94103-2414

SERVICE REQUEST APPLICATION
REQUIRING FIELD INSPECTION

JOB ADDRESS: 49 HOPKINS AVE BLOCK: 2799 LOT: 042
OWNER/CONTRACTOR: Robert T. Sorensen
MAILING ADDRESS: 49 HOPKINS AVE, SAN FRANCISCO CA 94131
CONTACT PHONE NUMBER: [REDACTED]

PERMIT/APPLICATION NUMBERS			
BUILDING APPL: <u>9310043</u>	FILED: <u>6/15/93</u>	PERMIT: <u>725740</u>	ISSUED: <u>7/19/93</u>
PLUMBING PERMIT: _____	ISSUED: _____		
ELECTRICAL PERMIT: _____	ISSUED: _____		

Service is hereby requested for items indicated below from the Division of:

☐ Building ☐ Plumbing ☐ Electrical ☐ Housing ☐ Central Permit Bureau

Service Requested	Sub-Code	Hourly Rate	Minimum Fee	Hourly Rate	Surcharge	Total Fee
1. Renewal of Permit Inspection value of work to be completed \$ <u>100</u> by <u>[Signature]</u>	7917	1	\$ 68.50	\$ 68.50	\$ 3.08	\$ 71.58
2. Temporary Certificate of Occupancy, Inspection		1	\$ 68.50	\$ 68.50	\$ 3.08	\$ 71.58
3. Police Permit Inspection		1	\$137.00	\$137.00	\$ 6.17	\$143.17
4. Fire Permit Inspection		1	\$137.00	\$137.00	\$ 6.17	\$143.17
5. Off-Hours Inspection	7919	2	\$102.75	\$205.50	\$ 9.25	\$214.75
6. Re-Inspection	7917	1	\$ 68.50	\$ 68.50	\$ 3.08	\$ 71.58
7. Pre-Application Inspection	7917	2	\$ 68.50	\$137.00	\$ 6.17	\$143.17
8. RECO Inspection	7920					
9. Subpoena Service	7904			\$150.00	\$ 6.75	\$ 156.75

General Receipt Number: 107881

Date of Receipt: 8/21/95

[Signature: Robert T. Sorensen]
Applicant's Signature

Received by: [Signature]

Division: CEB
(RECEIVED - PLUMBING DIV. 7-3-95)

OFFICIAL COPY



City and County of San Francisco

Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103-2414



AFFIDAVIT - SELF CERTIFICATION

BATTERY-OPERATED SMOKE DETECTORS

FOR COMPLIANCE WITH SECTION 1210(a)2. OF THE SAN FRANCISCO BUILDING CODE

PROPERTY ADDRESS: 49 Hopkins
PERMIT APPLICATION NO. 9513318 BLOCK: 2799 LOT: 042
NUMBER OF SMOKE DETECTORS INSTALLED ✓

When the valuation of additions, alterations, or repairs to dwelling units exceeds \$1,000.00, Section 1210(a)2. of the San Francisco Building Code requires that a battery-operated smoke detector(s) be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. In addition, when a dwelling unit has more than one story, and in dwellings with basements, a detector shall be installed on each story and in the basement. (See reverse side for full text.)

As owner of the above-referenced property, I hereby certify that I have read San Francisco Building Code Section 1210(a) and that battery-operated smoke detector(s) have been installed in accordance with the manufacturer's instructions and in compliance with Section 1210(a) of the San Francisco Building Code. The smoke detectors have been tested and are operational.

Print Name ROBERT T. SORENSEN
Signature Robert T. Sorensen
Date 09-18-95

This certification must be returned to the Building Inspector prior to final sign-off of all building permits requiring compliance with Section 1210(a)2. of the San Francisco Building Code. This form may be mailed to the above address provided it is addressed to the District Building Inspector.

BID 64

SAN FRANCISCO BUILDING CODE SECTION 1210 (a)

Smoke Detectors and Sprinkler Systems

Sec. 1210. (a) Smoke detectors. 1. General. Dwelling units, congregate residences and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors conforming to (for SFM) SFM Standard 12-72-2. Detectors shall be installed in accordance with the approved manufacturer's instructions.

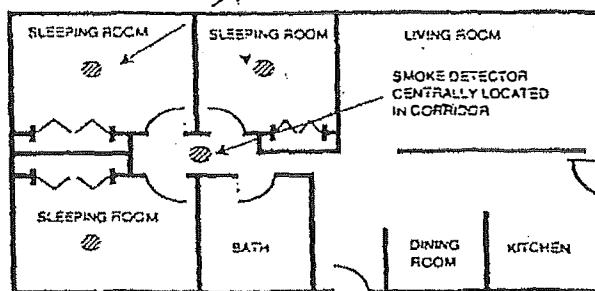
2. Additions, alterations or repairs to Group R Occupancies. When the valuation of an addition, alteration or repair to Group R Occupancy exceeds \$1000.00 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with Subsections 3, 4 and 5 of this section.

3. Power source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke detectors may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Subsection 2 of this section.

4. Location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

5. Location in efficiency dwelling units, congregate residences and hotels. In efficiency dwelling units, hotel suites and in hotel, motel or lodging house and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main room or hotel sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling unit, hotel suite or sleeping room in which it is located.

SMOKE DETECTORS IN EACH SLEEPING ROOM



LOCATION OF SMOKE DETECTORS WITHIN A RESIDENCE

For illustration only. This diagram is not part of the San Francisco Building Code.

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

OFFICIAL COPY



Please complete the enclosed form, sign and send it to the Department of Building Inspection at 1660 Mission Street, San Francisco 94103. Block and Lot numbers can be found on your property tax statement.

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

OFFICIAL COPY



ADDRESS OF JOB		BLOCK NO.		SECTION NO.	
49	HOPKINS	AV	2799 /042	9513318	
OWNER NAME				TELEPHONE	
ROBERT T SORENSEN					
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$1	8/21/95	ISSUED	08/21/95	776287	12/21/95
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
8 5	R-3	0	2	1	BID-INSP 13
CONTACT NAME				TELEPHONE	
WILLIAM P HOLLAND				882-3150	
STANDARD DESCRIPTION/BLOG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			FOR FINAL INSPECTION APP #9310 043		
SPECIAL INSPECTIONS?	NO	FIRE ZONE			
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	NO		
COMPLIANCE WITH REPORTS					
NOTES:					
107					
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					

0003-15

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

19 Production - 2019000060



FB-501a

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF BUILDING INSPECTION

Application Number 95/3318

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

(NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class R-1 occupancy)

Location 49 Hopkins St (Metes & Bounds if Applicable)
 House Number (Street or Avenue)
 Type of Bldg. 5-A Stories Two Occupancy R-3 No. of Apts. one
 (List Floors for B Occupancy)
 Description of Construction New Pool Cover

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 306.C, Article 3, Chapter 1, Part II of the San Francisco Municipal Code.

Approved: H/A 19
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: H/A 19
 DEPT. OF PUBLIC HEALTH

This certificate posted on

10-2 1995

SUPERINTENDENT, BUREAU OF
 BUILDING INSPECTION

By Don Bowen
 Building Inspector

JAN 15 2003

FRANK Y. CHIU, DIRECTOR

Nov 2001 23724

DEC 19 2002

BUDG
FORM
3/8APPROVAL NUMBER:
APPROVAL NUMBER:APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRSFORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE2 photo structural calc.
NUMBER OF PLAN SETSCITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTIONAPPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE
PLANS AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE
PURPOSE HEREINAFTER SET FORTH

DATE FILED 1/25/02	FILING FEE RECEIPT NO. 328592	(1) STREET ADDRESS OF JOB 49 Hopkins Avenue San Francisco, CA 94131	BLOCK & LOT 2799 042
PERMIT NO. 9850N	ISSUED 1-5-03	(2) ESTIMATED COST OF JOB \$12,000.00	(3) REVISED COST \$12,000 LP 1/17/02

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(1A) TYPE OF EXISTING Frame	(2A) NO. OF STORIES OF OCCUPANCY 2	(3A) NO. OF BASEMENTS AND CELLARS 0	(4A) OCCUP. CLASS R3
(5A) PRESENT USE single family residence			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(1B) TYPE OF EXISTING Frame	(2B) NO. OF STORIES OF OCCUPANCY 2	(3B) NO. OF BASEMENTS AND CELLARS 0	(4B) OCCUP. CLASS R3
(5B) PROPOSED USE (LEGAL USE) single family residence			
(6) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(7) WILL STREET SPACE BE USED DURING CONSTRUCTION? debris box during demolition YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	(8) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(9) IS FLOORING TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(11) GENERAL CONSTRUCTION Gut/wall		(12) ADDRESS 196 Bayshore	
(13) OWNER - LESSOR (CROSS OUT ONE) Cambridge Construction Corp		(14) ADDRESS 49 Hopkins Avenue	
(15) ADDRESS 49 Hopkins Avenue		(16) CITY AND COUNTY San Francisco, CA 94131	
(17) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) Demolish existing cement block wall down to foundation. Construct a six foot high wood wall to be stuccoed. existing masonry wall without glass block			
ADDITIONAL INFORMATION			
(18) DOES THIS ALTERATION CREATE ADDITIONAL PERMIT OR STORY TO BUILD? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(19) IF YES, STATE NEW PERMIT AT CENTER LINE OF FRONT	(20) DOES THIS ALTERATION CREATE OVERHANG, EXTENSION TO SIDEWALK?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(21) WILL SIDEWALK OVER FURNISHED SIDEWALK BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ADDRESS OF ENGINEER (REGISTERED) CONSTRUCTION OF		(24) ADDRESS OF ENGINEER (REGISTERED) CONSTRUCTION OF	
Anthony DeMascole, PE		Anthony DeMascole, PE	
(25) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF NONE, LEAVE BLANK)		(26) ADDRESS	
Wells Fargo Bank - Credit Line		Wells Fargo Bank - Credit Line	

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec. 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☒ OWNER ☐ ARCHITECT
☐ LESSOR ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

9003-03 (REV. 1/98)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of the work, will file a completed copy of this form with the Central Permit Bureau.

CONDITIONS AND STIPULATIONS

SAN FRANCISCO		APPROVALS AND SIGNATURES		NOTIFICATION	
<input checked="" type="checkbox"/>	<p>DEPARTMENT OF BUILDING INSPECTION</p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p>BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</p>	By <u>VY</u>	VICTOR YEW, DBI	SEP 24 2002	DATE: _____ REASON: NOTIFIED MR.: _____
<input checked="" type="checkbox"/>	<p>APPROVED: to legalize existing masonry wall with glass block. per variance decision 2002.0137V.</p> <p>DEPARTMENT OF CITY PLANNING</p>	<u>[Signature]</u>		08/20/02	DATE: _____ REASON: NOTIFIED MR.: _____
<input type="checkbox"/>	<p>APPROVED: N/A</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>				DATE: _____ REASON: NOTIFIED MR.: _____
<input checked="" type="checkbox"/>	<p>APPROVED:</p> <p>PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION</p> <p>Call (415) 554-7149 To Schedule</p> <p>BUREAU OF ENGINEERING</p>	By <u>VY</u>	VICTOR YEW, DBI	SEP 24 2002	DATE: _____ REASON: NOTIFIED MR.: _____
<input type="checkbox"/>	<p>APPROVED: N/A</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>				DATE: _____ REASON: NOTIFIED MR.: _____
<input type="checkbox"/>	<p>REDEVELOPMENT AGENCY</p>				DATE: _____ REASON: NOTIFIED MR.: _____
<input type="checkbox"/>	<p>HOUSING INSPECTION DIVISION</p>				DATE: _____ REASON: NOTIFIED MR.: _____

HOLD SECTION --- NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT



DATE 1-21-2002

APPLICATION FILING FEE-
PLAN CHECKING RECEIPT

329592

RECEIVED OF

BUILDING APPLICATION NUMBERS

Damon B. Hallward

200201207858

BUREAU APPLICATION

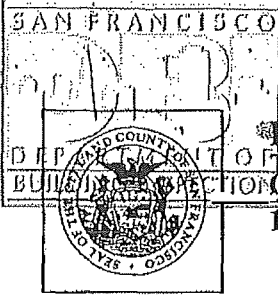
FEE FOR APPLICATION FILING AND CHECKING PLANS, PRESCRIBED BY SAN FRANCISCO BUILDING CODE

ESTIMATED COST OF JOB	EXPEDITER REVENUE 7809	PLAN CHECK FEE REVENUE 7228			FILING FEE 7223	DEMOLITION NOTICE FEE 1212
		NEW CONST.	ALTERATION	SIGNS		
<u>112.00</u>			<u>124.17</u>		<u>26.65</u>	
PIPE FEE 7299	DGP FEE 7081	SURCHARGE		CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION CENTRAL PERMIT BUREAU		
<u>12</u>	<u>368.00</u>	<u>10.00</u>	<u>10.00</u>			
FULL PLAN CHECK <input type="checkbox"/>				BY <u>WJ</u>		
1/4 PLAN CHECK <input type="checkbox"/>						

9003-01 (REV. 2/95)

8 538.00

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

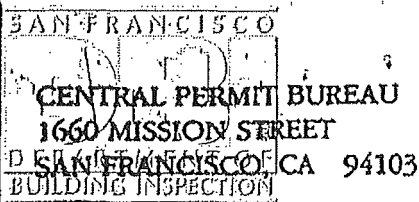
Damon B. Hallward
Applicant's Signature

DAMON B. HALLWARD
Type or Print Name

C 3590069
Identification
(Drivers License Number, etc.)

Agent for ROBERT T. SORENSEN
Property Owner/Lessee

Jan 28, 2002
Date



Appl. # 200201287858
Address 49 HOPKINS AVE
SAN FRANCISCO, CA
94131

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number _____ License Class _____

Expiration Date _____ Contractor _____

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

☒ architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

☐ I am exempt under Business and Professions Code Sec. _____

Reason _____

____ Architect (PRINT) _____

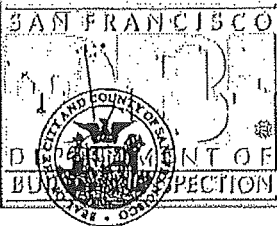
Date 1-28-03 _____ Agent (PRINT) DAMON B. HALLWARD

____ Owner (PRINT) ROBERT T. SORENSON

(SIGNATURE) Damon B. Hallward

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5.

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NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco

1660 Mission St. San Francisco, CA 94103

ADDRESS: 49 HOPKINS AV

OCCUPANCY/USE: R-3 ((I) RESIDENTIAL)

NOTICE: 1

NUMBER: 200123724

DATE: 14-DEC-01

BLOCK: 2799 LOT: 042

☐ If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: SORENSEN ROBERT T

PHONE #: --

MAILING SORENSEN ROBERT T

ADDRESS

49 HOPKINS AVE

SAN FRANCISCO CA

94131

PERSON CONTACTED @ SITE: SORENSEN ROBERT T

PHONE #: --

VIOLATION DESCRIPTION:

CODE/SECTION#

☒ WORK WITHOUT PERMIT

106.1.1

☐ ADDITIONAL WORK-PERMIT REQUIRED

106.4.7

☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:

106.4.4

☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS

102.1

BUILDING A 10 FOOT HIGH MASONRY WALL WITH TWO FOOT OF GLASS BLOCK ON TOP OF IT, FOR A TOTAL OF 14 FOOT HIGH. ALSO A FOUR FOOT HIGH WALL AND FOOTING FOR THIS WALL, BOTH THE WALL AND FOOTING WERE POURED WITHOUT INSPECTION OR WITH A PERMIT. THIS WORK IS ON THE BURNETT SIDE OF BUILDING.

CORRECTIVE ACTION:

Ray - 5586106
415-558-6106

☒ STOP ALL WORK SFBC 104.2.4

☒ FILE BUILDING PERMIT WITHIN 30 DAYS

☒ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☒ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND OFF.

☐ CORRECT VIOLATIONS WITHIN DAYS.

☐ NO PERMIT REQUIRED

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

• FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.

SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

AFTER OBTAINING THE PERMIT SET UP MEETING WITH THE DISTRICT INSPECTOR.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☒ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER:

☐ REINSPECTION FEE \$

☐ NO PENALTY

(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 01-DEC-01 VALUE OF WORK PERFORMED W/O PERMITS \$10000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

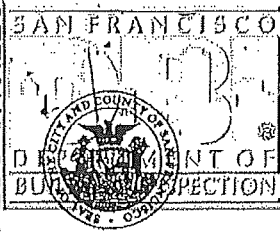
CONTACT INSPECTOR: Raymond Birmingham

PHONE # 415-558-6106

DIVISION: BID

DISTRICT: 18

By: (Inspector's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 304(a) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months' from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

WARNING: Section 205(a) of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(a) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobraran al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios o 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y continuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 205(a) de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuida, rehúsa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

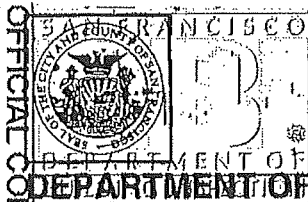
根據《三藩市建築法規》(簡稱 SFBC) 第 304(a) 項和第 332.3 項條款的規定，對沒有許可證便已開始的工程和/或在進行中的工程，或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，向委員會以向許可上訴委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓。電話：554-6720。

警告：如不按照要求立即採取行動，以糾正上述違章行為，將導致建築檢查局付諸強制糾正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府檔案，則會連帶通知張貼日起的各項與此糾正程序令有關的費用，房主或房地產主領取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將罰款 100 元，二次初犯者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規還規定對每一違章初犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被政府當局判定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該屋於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地繼續進行，我們將根據《舊金山稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 205(a) 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者拒絕、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單獨的違法行為，將付不超過 500 元的罰款，和/或者監禁六個月。



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

COMPLAINT NUMBER

DEPARTMENT OF BUILDING INSPECTION

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER:

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414 / AKA

ADDRESS 49 HOPKINS / 501 BURNETT

DATE 12-14-01

OCCUPANCY / USE R-3

BLOCK 2799 LOT 042

CONST. TYPE S-N

STORIES 2 ☐ BASEMENT

☒ If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT

PHONE #

MAILING ADDRESS

CITY

ZIP

PERSON CONTACTED @ SITE

PHONE #

VIOLATION DESCRIPTION:

<input checked="" type="checkbox"/> WORK WITHOUT PERMIT (SFBC 106.1.1);	<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
<input type="checkbox"/> EXPIRED PERMIT (SFBC 106.4.4);	<input type="checkbox"/> CANCELLED PERMIT (SFBC 106.3.7) PA#
<input type="checkbox"/> UNSAFE BUILDING (SFBC 102);	<input type="checkbox"/> SEE ATTACHMENTS
CODE / SECTION #	
BUILDING A 10 10 FOOT HIGH MASONRY WALL WITH TWO FOOT OF GLASS BLOCK ON TOP OF IT FOR A TOTAL OF 12 12 FOOT HIGH / ALSO A FOUR FOOT HIGH WALL AND FOOTING FOR THIS WALL BOTH THE WALL AND FOOTING WERE POURED WITHOUT INSPECTION OR WITH A PERMIT / THIS WORK IS ON THE BURNETT SIDE OF BUILDING	
106.1.1	
108.5.2	

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

<input checked="" type="checkbox"/> STOP ALL WORK SFBC 104.2.4
<input checked="" type="checkbox"/> FILE BUILDING PERMIT APPLICATION WITHIN 30 DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.
<input checked="" type="checkbox"/> OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
<input type="checkbox"/> CORRECT VIOLATIONS WITHIN DAYS. <input type="checkbox"/> NO PERMIT REQUIRED.
<input type="checkbox"/> YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
<input checked="" type="checkbox"/> FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.
AFTER OBTAINING THE PERMIT SET UP MEETING WITH THE DISTRICT INSPECTOR

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

☒ 1x Fee (Work w/o Permit after 9/1/60) ☐ 2x Fee (Work Exceeding Scope of Permit)
☐ Other ☐ Reinspection Fee \$ ☐ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT 12-01-01 VALUE OF WORK PERFORMED WITHOUT PERMITS \$10,000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR RAY BIGNARDI
(Inspector - Print Name)

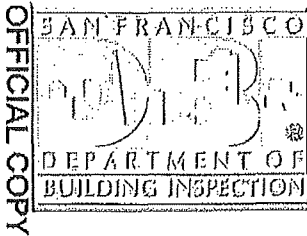
OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM

PHONE # 558-6106

By: (Inspector's Signature) [Signature] DISTRICT # 18

CC: ☐ DCP ☐ EID ☐ FID ☐ HIS ☐ CED ☐ CPC ☐ DAD ☐ SFFD ☐ DPH ☐ RPC

<input checked="" type="checkbox"/> Building Inspection Division 3rd Floor, 1660 Mission St.	558-6096
<input type="checkbox"/> Housing Inspection Services 6th Floor, 1660 Mission St.	558-6220
<input type="checkbox"/> Electrical Inspection Division 3rd Floor, 1660 Mission St.	558-6030
<input type="checkbox"/> Plumbing Inspection Division 3rd Floor, 1660 Mission St.	558-6054
<input type="checkbox"/> Code Enforcement Division 3rd Floor, 1660 Mission St.	558-6454



Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be lien for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 102.2 & 110

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios o 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y continuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和正在進行的工程、或者超於許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，向委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓，電話：554-6720。

警告：如不按照要求立即採取行動，以糾正上述違章行為，將導致建築檢查員付諸強制糾正程序的執行。倘若此房地產開發的強糾正程序令一經在市府立案，則自該事項知照貼出日起的各項與此糾正程序有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每項違章的最高罰款可達 7,500 元。此項法規還規定對每一違章輕罪者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築檢查局判定低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅以及、以及與該低於規定標準的建築有關的折舊項稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地迅速進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此該規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單獨的犯法行為，將付不超過 500 元的罰款，和/或者監禁六個月。

OFFICIAL COPY



RECORDING REQUESTED BY:

And When Recorded Mail To:

Name: Robert T. Sorensen
Damon B. Hallward
Address: 49 Hopkins Avenue

City: San Francisco

State: California 94131

)
)
) CONFORMED COPY of document recorded on 08/23/2002, 2002H228073
) at _____ as Nc
) This document has not been compared with
) the original
) SAN FRANCISCO ASSESSOR RECORDER
)
)
)

) Space Above this Line For Recorder's Use

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE

2000 Robert T. Sorensen Revocable Trust

I, (We) Robert T. Sorensen/Damon B. Hallward the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING Assessor's Block 2799; Lot: 042,

commonly known as 49 HOPKINS AVENUE

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on **April 24, 2002 (Case No. 2002.0137V)** permitting to leaglize an existing 7'-2" tall masonry wall at the front of the property.

The restrictions and conditions of which notice is hereby given are:

1. This variance is to allow building expansion into an area that would not normally be permitted under the Planning Code. Therefore, any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale, and that there is no significant impact upon the light or air or an extraordinary impact upon the privacy of adjacent properties. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new variance application be sought and justified.
2. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE**

3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.

The use of said property contrary to these special restrictions shall constitute a violation of the City Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: August 23, 2002 at San Francisco, California.

A handwritten signature in cursive script, reading "Robert T. Sorensen".

Robert T. Sorensen, Trustee

A handwritten signature in cursive script, reading "Damon B. Hallward".

Damon B. Hallward, Trustee

(signature of owner)

This signature must be notarized prior to recordation; add Notary Public Certification and Official Notarial Seal below:

U:\DS\rois\Notice of Special Restrictions\VAR-NSR\2002\0137V-49\Hopkins Avenue.doc



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Francisco

SS.

On August 27, 2002 before me, P. Hardin, Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Robert T. Sorensen & Pamela B. Hillman

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OFFICIAL COPY

SAN FRANCISCO
Order No.
Escrow No.
Loan No.
DEPARTMENT OF
BUILDING INSPECTION

WP 76970 *JP*

WHEN RECORDED MAIL TO:

Mr. Robert T. Sorensen
Mr. Lynwood S. Rankin
49 Hopkins Avenue
San Francisco, California

RECORDING FEE \$2.00

T65665

BOOK **B526** PAGE **170**
FIRST AMERICAN
TITLE CO. OF S.F.

1971 JUN -2 PM 12:44
SAN FRANCISCO, CALIF.
MARTIN MORGAN
RECORDED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Lynwood S. Rankin
Robert T. Sorensen
49 Hopkins Avenue
San Francisco, California

DOCUMENTARY TRANSFER TAX \$ 41.25
XXX Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

[Signature]
Signature of Declarant or Agent determining tax - Firm Name

FIRST AMERICAN TITLE CO OF SAN FRANCISCO

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOWARD R. STEGMAN, AND GERALDINE G. STEGMAN, his wife

hereby GRANT(S) to

LYNWOOD S. RANKIN, a single man, and
ROBERT T. SORENSEN, a single man, as joint tenants

the real property in the City of San Francisco
County of San Francisco

, State of California, described as

LOTS NOS. 270 and 271, according to map entitled, "Map of the
Heyman Tract", filed October 1, 1891 in Book "E" and "F" of
Maps, at pages 158 and 159, in the office of the Recorder of the
City and County of San Francisco, State of California.

42/2799

Dated May 27th, 1971

[Signature: Howard R. Stegman]
Howard R. Stegman
DB12019 - 49 Hopkins/Raphael 1/4.19 Production - 2019000074

OFFICIAL COPY



REC'T # 0001927457
August 23, 2002 11:47:12

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder

Document # 02-H228073-00
REEL I208 IMAGE 0371

READ BY
Recording Fee \$8.00
Page Fee \$4.00
Micrograph Fee \$1.00
State Fees \$3.00
Doc.Surcharge Fee \$12.00

Total fee \$28.00
Amount Tendered... \$28.00

Change \$0.00
oaf,AB/4

REC'T # 0001927458
August 23, 2002 11:47:51

San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder

Document # 02-
REEL I208 IMAGE 0371

READ BY
Copy Charge \$1.00

Total fee \$1.00
Amount Tendered... \$1.00

Change \$0.00
oaf,AB/0

OFFICIAL COPY



ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
49 HOPKINS AV		2799/042		200201287858	
OWNER NAME				TELEPHONE	
ROBERT T SORENSEN					
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRE DATE
\$12,000	01/28/02	ISSUED	01/15/03	200201287858	07/15/03
FORM CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS	DISTRICT
3	5	R-3	2	2	1
CONTACT NAME				13 BID-INSP	
TELEPHONE					
CAMPOBELLO CONSTRUCTION CO.				566-1478	
STANDARD DESCRIPTION/BLDG. USE		OTHER DESCRIPTION			
1 FAMILY DWELLING		LEGALIZE (E) MASONRY WALL WITHOUT GLASS BLOCK			
SPECIAL INSPECTIONS?	YES	FIRE ZONE	NO		
SPECIAL USE DISTRICT		TIDF	NO		
		PENALTY	YES	COMPLIANCE WITH REPORTS	

NOTES:

PERMIT INSPECTION RECORD
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD

9003-15

SAN FRANCISCO
 DEPARTMENT OF
 BUILDING INSPECTION

DBI2019 - 49 Hopkins/Raphael 1.4.19 Production - 2019000077

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION
 1205 CALIFORNIA STREET
 SAN FRANCISCO, CA 94109-1106

RESIDENTIAL WINDOW TREATMENT
 (SAME SIZE & LOCATION)
 PROVIDE MAINTAIN LIGHT & VENTILATION PER SFGBC SEC. 2406.1.1: SAFETY GLASS (SEC 2406) AS APPLICABLE
 IF EXCEEDS \$1000.

APPROVED
 DEPARTMENT OF BUILDING INSPECTION

MAY 13 2004

FRANK Y. CHIU, DIRECTOR

APPROVED FOR ISSUANCE

MAY 12 2004

BLDG. FORM 3/8

APPLICATION NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: MAY 12 2004	FILED RECEIPT NO. J-13-2004	(1) STREET ADDRESS OF JOB: 49 HOPKINS AVE	BLOCK & LOT: 2799/18
PERMIT NO. 1024918	ISSUED: J-13-2004	(2A) ESTIMATED COST OF JOB: \$ 3759.00	(2B) REVISED COST: 3759.00
		DATE: MAY 12 2004	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.: SN	(4B) NO. OF STORIES OF OCCUPANCY: 2	(4C) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: SFD	(8A) OCCUP. CLASS: L3	(9A) NO. OF DWELLING UNITS: 1
--------------------------	-------------------------------------	--------------------------------------	-----------------------	-----------------------	-------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4A) TYPE OF CONSTR.: SN	(4B) NO. OF STORIES OF OCCUPANCY: 2	(4C) NO. OF BASEMENTS AND CELLARS: 0	(7A) PROPOSED USE (LEGAL USE): SFD	(8A) OCCUP. CLASS: L3	(9A) NO. OF DWELLING UNITS: 1
--------------------------	-------------------------------------	--------------------------------------	------------------------------------	-----------------------	-------------------------------

(10) IS AUTO DRIVEWAY TO BE DISCONTINUED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED FOR CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---	--	---	---------------------------------------	---	-------------------------------------	---

(14) GENERAL CONTRACTOR: ALEXANDER CO.	ADDRESS: 229 HAROLD WAY	CITY: 94080	PHONE: (415) 583-0800	CALIF. LIC. NO.: 648553	EXPIRATION DATE: 7/14
--	-------------------------	-------------	-----------------------	-------------------------	-----------------------

(15) OWNER - LESSEE (CROSS OUT ONE):	OWNER: DANNON HALLWARD	ADDRESS: 49 HOPKINS AVE	CITY: 94080
--------------------------------------	------------------------	-------------------------	-------------

(16) WRITE OR DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):	REPLACE 8 WINDOWS SAME PLACE & LOCATION. BACK OF HOUSE; NOT VISIBLE FROM STREET.
--	--

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT.	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA: SQ. FT.
--	---	--	--	---	---

(21) WILL BUILDING SUB-STRUCTURE SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW (a) FLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---	---	---	--	---	---	---

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION):	ADDRESS:	CALIF. CERTIFICATE NO.:
--	----------	-------------------------

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"):	ADDRESS:
---	----------

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit and advertising such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (19) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☒ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☒ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

B003-00 (REV. 10/2)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance certificate and policy number are:

Carrier: STATE FARM
 Policy Number: 1682977-02

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith, the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a copy of this form with the Central Panel in my office.

DBI 2019-49 Hopkins/Raphael 1.4.19 Production- 2019000078
 Signature of Applicant or Agent: 5/11/04 Date

OFFICIAL COPY

SAN FRANCISCO
 DEPARTMENT OF
 BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: <u>APPROVED:</u> <u>ANDREW J. GREENE DBI</u> <u>MAY 12 2004</u>	BUILDING INSPECTOR, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/> APPROVED:	HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT _____



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

Applicant's Signature

ALEXANDER CO

Type or Print Name

642553

Identification

(Drivers License Number, etc.)

DAVID Hallward

Property Owner/Lessee

5/11/04

Date

OFFICIAL COPY



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

CENTRAL PERMIT BUREAU

1660 MISSION STREET

SAN FRANCISCO, CA 94103

Appl. #

Address

49 Hopkins AVE

SE CA 94131

LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number

604253

License Class

R

Expiration Date

7/04

Contractor

A LOFANDER CO

PRINT

SIGNATURE

Owner-Builder Declaration

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed suspended.

architect, agent

I, as owner of the property, am exclusively contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have them file a copy of this form (Licensed Contractor's Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed suspended.

I am exempt under Business and Professions Code Sec. _____

Reason _____

____ Architect (PRINT) _____

Date _____

____ Agent (PRINT) _____

____ Owner (PRINT) _____

(SIGNATURE) _____

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars (\$500)." Bus. & Prof. Code Sec. 7031.5. Revised 09/05/01




ADDRESS OF JOB		BLOCK/LOT		APPLICATION NO.	
49 HOPKINS AV		2799/042		200405133736	
OWNER NAME			TELEPHONE		
DAMON HALLWARD			[REDACTED]		
ESTIMATED COST	FILE DATE	DISPOSITION	DISPOSITION DATE	PERMIT NO.	EXPIRATION DATE
\$3,759	05/13/04	ISSUED	05/13/04	200405133736	09/13/04
FORM	CONST. TYPE	OCCUPANCY CODES	PLANS	STORIES	UNITS
B	5	R-3	0	2	1
CONTACT NAME			TELEPHONE		
ALEXANDER COMPANY			6505830860		
DESCRIPTION/BLDG. USE			OTHER DESCRIPTION		
1 FAMILY DWELLING			REPLACE 8 WINDOWS, SIZE FOR SIZE, SAME PLACE/LOCATION. BACK OF HOUSE. NOT VISIBLE FR		
SPECIAL INSPECTIONS?		NO	FIRE ZONE		NO
SPECIAL USE DISTRICT			TIDF		NO
			PENALTY		NO
			COMPLIANCE WITH REPORTS		
NOTES:					

9003-15

PERMIT INSPECTION RECORD
DEPARTMENT OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
BUILDING INSPECTION JOB CARD

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

APP. NO.
200405133736


BUILDING INSPECTOR



Capacity Charges
Wastewater & Solid Waste
Dept. of Building Inspection

SFUSD
fee
178 SF
HABITABLE
JUL 25 2014

SITE PERMIT

JUL 25 2014

SFUSD

THIS APPLICATION SUBMITTED FOR
SITE PERMIT ONLY. NO WORK MAY BE
STARTED UNTIL CONSTRUCTION
HAS BEEN APPROVED.

BUILDING ENLARGEMENT
DESCRIPTION
☐ VERTICAL
☐ HORIZONTAL

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER

APPROVAL NUMBER

N/V

SEP 04 2015

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

DEPT. OF BUILDING INSPECTION

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

OBR

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DATE FILED JUL 25 2014	FILING FEE RECEIVED 1401841CP	(1) STREET ADDRESS OF JOB 49 HOPKINS ST.	BLOCK & LOT 2799/042
PERMIT NO. 1308353	ISSUED 9/4/2015	(2A) ESTIMATED COST OF JOB \$250,000	(2B) REVISED COST \$650,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE single Family Residential	(8A) OCCUR. CLASS R-3	(9A) NO. OF DWELLING UNITS 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) single family Residential	(8) OCCUR. CLASS R-3	(9) NO. OF DWELLING UNITS 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		(11) IS STREET SPACE TO BE USED DURING CONSTRUCTION?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
(12) ELECTRICAL WORK TO BE PERFORMED?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		(13) PLUMBING WORK TO BE PERFORMED?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
(14) GENERAL CONTRACTOR Goodberg Owner		ADDRESS P.O. Box 471243		ZIP 94147		PHONE 415.235.0050	
(15) OWNER - (CROSS OUT ONE) Goodberg LLC		ADDRESS P.O. Box 471243		ZIP 94147		PHONE (FOR CONTACT BY DEPT.) 415.235.0050	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)							
Removal of Existing Sun Room, Interior Remodel and Vertical Addition. Work to include: Vertical Addition Above the Second Floor, Interior Remodel of First and Second Floor. Front Yard to Remove Existing Wall Enclosure and Propose Landscape.							
ADDITIONAL INFORMATION							
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT 29'-10"		(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(23) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION)		V.A. STUDIO		ADDRESS 777 Florida St. Suite 306 SF, CA 94110		CALIF. CERTIFICATE NO. C-25726	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")							

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 5' to any wire containing more than 750 volts. See Sec 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

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THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER
☐ LESSEE
☐ CONTRACTOR

☒ ARCHITECT
☐ AGENT
☐ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

REV 04/13

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable, if however item (i) is checked, item (ii) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

(i) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(ii) I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Center
Policy Number

(iii) The cost of the work to be done is \$100 or less.

(iv) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit benefits applied for shall be deemed revoked.

(v) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws with the Central Permit Bureau.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

DBI2019 - 49 Hopkins/Raphael 1.4.19 Production - 2019000085



San Francisco Public Utilities Commission
 c/o Department of Building Inspection
 1660 Mission St., 4th Floor, San Francisco, CA 94103
 Telephone: (415) 575-6941 Fax: (415) 558-6431

SEPUC CAPACITY CHARGE INVOICE & LETTER

Permit Application No:	201407252157	Application Submitted:	7/25/2014
Entered By (initial):	AK	Application Arrived PUC:	8/20/2015
Owner Name:		Entered On:	8/21/2015
Owner Firm Name:	Goodberg LLC	Contact Number:	(415) 235-0050
Owner Street Address:	PO BOX 471243	City / State:	San Francisco, Ca
Service Address:	49 Hopkins St	Zip:	94147
Service Block:	2799	Service Zip:	94131
Service Lot:	042	Form No. | (Addendum):	3

NOTES:

Interior remodel and vertical addition; existing single family residential dwelling.

Water Capacity Charge (if applicable)

Current Capacity Charge	\$ 1,914.00
Less Prior Use Credit	\$ (1,276.00)
Total Water Capacity Charge	\$ 638.00

Wastewater Capacity Charge (if applicable)

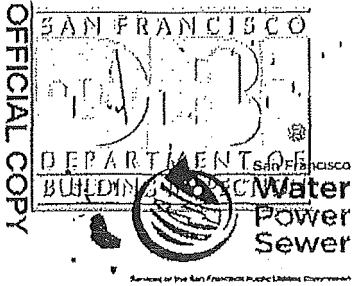
Current Capacity Charge	\$ 6,514.00
Less Prior Use Credit	\$ (4,343.00)
Total Wastewater Capacity Charge	\$ 2,171.00

Total Amount Due	\$ 2,809.00
-------------------------	--------------------

Amount Paid at DBI

Water Capacity Charge	\$ 638.00
Wastewater Capacity Charge	\$ 2,171.00
Total Amount (Both Charges)	\$ 2,809.00

Note: Charges based on information provided by permit applicant; adjustments may be required should new information become available.



San Francisco Public Utilities Commission
c/o Department of Building Inspection
1660 Mission St., 4th Floor, San Francisco, CA 94103
Telephone: (415) 575-6941 Fax: (415) 558-6431

Meter Upgrade Notice

August 21, 2015

Goodberg LLC

0

PO BOX 471243

San Francisco, Ca

94147

Re: Permit Application No.: 201407252157
Address: 49 Hopkins St
Block /Lot: 2799 / 042
Existing Meter Size: 5/8 "

Dear Customer,

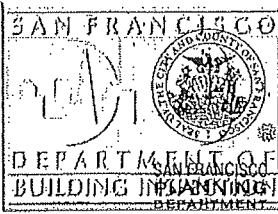
Please be advised your plans and fixture count indicate a larger water meter is required; calculations indicate a 3/4 " meter is necessary. Please apply for a water meter upgrade at:

SFPUC - New Service Installation
525 Golden Gate Ave., 2nd floor
San Francisco, CA 94102
Phone: (415) 551-2900

Sincerely,

SFPUC Capacity Charge Program

cc: SFPUC New Service Installations



NE NW SE SW

Preservation WTS

Permit Application Checklist

WAIVER: This permit application has been accepted for purposes of initial filing. The Department may request additional information after further analysis of the application prior to completing its review. Other planning approvals, environmental documentation, or historic resource information may be required for the project to be approved. At this time, the following additional application or actions have been identified as necessary.

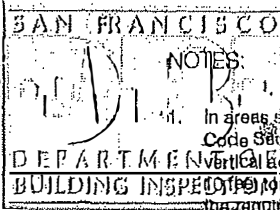
ADDRESS: 49 Hopkins St. BLOCK: 2799 LOT(S): 042

Columns to the right describe potential construction project types. Rows describe project-specific required application materials. Yellow Shading in these columns describing your project indicates that the materials described by that row are required. Numbers within a cell refer to the matrix notes listed on the other side of the page.		ALTERATIONS (Forms 3 & 8)														
		Demolition (Form 6)	New Construction (Forms 1 & 2)	Horizontal Addition	Vertical Addition	Repair Work	Garage	Bay Window(s) (Permitted Obstructions, PC 136)	Deck	Dormer(s), Stair Penthouse, Mezz. Equip.	New Roof or Change of profile	Exterior Work (New windows / siding)	Commercial Tenant Improvements	Lower Floor Rooms No change in density	Change of Use or Occupancy	Signs (Forms 4 & 7) Awnings, Canopies
GENERAL	Pre-Application Mtg Sign-In, Response & Affidavit		1					1		1	1					1
	Neighborhood Notification Items: Map, Labels, LIs, & ALE & it		2	2	2			2		2	2					2
	Site Survey (signed by surveyor or civil engineer)															
PLOT PLAN	Location of Proposed Work Within the Lot															
	Adjacent Front Walls (showing full width of adjacent lots)							9		16						
	Adjacent Rear Walls (showing full width of adjacent lots)							9		16						
PLANS	Floor Plan(s) of Floor(s) of Work															
	Floor Plan(s) of Other Floor(s)													12		
	Roof Plan												14		16	
	Garage (showing existing & proposed parking spaces)													6	6	
	Landscaping (showing street tree planter & utility line location)					5	7								7	
ELEVATIONS	Front			10	10			13	16	16	11	14	8	8		8
	Rear			10	10			13	16	16	11	14	8	8		
	Side			10	10			13	16	16	11	14	8	8		
PHOTOGRAPHS	Sections															
	Buildings on the Same Side of the Street							8								
	Buildings on the Facing Side of the Street															
	Front Facade of the Subject Building							13	8	8			8			16
	Rear Facade of the Subject Building							13					8			
	Rear View of the Adjacent Buildings															
ADDITIONAL	Section 101.1 (Prop M) Findings															
	Formula Retail Affidavit		3													
	Tree Disclosure Form		4													17

☒ ACCEPTED ☐ NOT ACCEPTED DATE: 7/25/14

PLANNER (Print Name and Initial): Ozzie Taub (AOT)

REMARKS: 311 Notified



1. In areas subject to Neighborhood Notification (Planning Code Section 311, 312): required for new construction, vertical additions of 7 feet or more, horizontal additions of 7 feet or more, decks over 10 feet above grade or within the required rear yard, or Formula Retail uses subject to a Conditional Use Authorization.

2. Required for residential and commercial buildings subject to Planning code Section 311 and 312.
3. Required if the proposed construction involves a new commercial tenant.
4. Not required if submitted with New Construction permit.
5. Required if repair work includes ground cover in the required front setback.
6. Required when the proposed work is in the garage level and it could reduce the number of parking spaces.
7. Required per Planning Code Section 142 and the Green Landscaping Ordinance.
8. Required when work is visible from the street.

9. Required only when there is an expansion of the building envelope or the proposed work involves a new structure.

10. Profiles of adjacent buildings that show the full width and roof line of each adjacent building must be included.

11. Profiles of adjacent buildings may be required at the discretion of the reviewer. Applications may be accepted without these profiles.

12. Required when the link between the existing use and the proposed work is weak and unclear.

13. Required if affected by the proposed garage.

14. If it affects the roofline.

15. If mechanical equipment is located on the roof.

16. Depends on the location of the improvements.

17. Required when adding a new residential unit.

COMMENTS OR ADDITIONAL NOTES:



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR OTHER PLANNING INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415.558.6408
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377
Planning staff are available by phone and at the PIC counter.
No appointment is necessary.



City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hul, S.E., C.B.O., Director

PERMIT APPLICANT AND AUTHORIZED AGENT
DISCLOSURE AND CERTIFICATION

Date: JUL 25 2014

☒ New

☐ Amended

Permit Application No. 2014-07-25-21575 Job Address: 49 Hopkins S.F. CA

This form must be completed in its entirety in connection with an application for a building permit (Forms 1/2, 3/8, 4/7, 5 and 6). This form must be amended for all new information or change in information for duration of project. Please be advised that the Department does not regulate permit expeditors/consultants or afford them preferential treatment.

A. Permit Applicant Information

I hereby certify that for the purpose of filling an application for a building or other permit with the Central Permit Bureau, or completion of any from related to the San Francisco Building Code, or to City and County ordinances and regulations, or to state laws and codes, I am the owner, the lessee or the agent of the owner/lessee and am authorized to sign all documented connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct. I am the permit applicant and I am

Check box(es):

- ☒ The owner (B) ☐ The lessee (C)
☒ The authorized agent. Check entity(ies):
☐ Architect (D) ☐ Engineer (D)
☐ Contractor (E) ☐ Attorney (F)
☐ Permit Consultant/Expediter (G)
☐ Other (H)

Print Applicant Name Gustavo Bermudez
Sign Name [Signature]

B. Owner Information

Name Good Day LLC.
Phone 415-288-0060
Address P.O. Box 471243
San Francisco CA 94147
City State Zip

C. Lessee Information

Name
Phone
Address
City State Zip

D. Architect/Engineer Information

- ☒ None ☒ List of all Architect(s)/Engineer(s) on project:

A. Name Vahuh Ashew
☒ Architect ☐ Engineer
Phone No. 415-920-1839
Firm Name V.A. STUDIO
License # C-29776
Expiration Date 04/30/15
Firm Address 777 FLORIDA ST. SUITE 306
SAN FRANCISCO CA 94110
City State Zip

B. Name
☐ Architect ☐ Engineer
Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

C. Name

- ☐ Architect ☐ Engineer

Phone No.
Firm Name
License #
Expiration Date
Firm Address
City State Zip

E. General Contractor Information

Note: Complete separate licensed contractor's statement also.

Name
Phone
Firm Name
License #
Expiration Date
Firm Address
City State Zip

- ☐ Contractor not yet selected. If this box is checked; submit an amended form when known.
☒ Owner-Bullder. If this box is checked, submit Owner-Bullder Declaration Form.

F. Attorney Information

Name
Phone
Address
City State Zip

G. Permit Consultant/Expediter

Name
Phone
Address
City State Zip

H. Authorized Agent - Others

Name Gustavo Bermudez
Phone 415-920-1839 x107
Firm Name V.A. STUDIO
Firm Address 777 FLORIDA ST. SUITE 306
SAN FRANCISCO CA 94110
City State Zip

Please describe your relationship with the owner.



Department of Building Inspection

City & County of San Francisco
1680 Mission Street, San Francisco, CA 94103-2414



Page 1

Receipt for Filing Fees Paid (Plancheck Receipt)

Receipt No: 14078251

Application Number Address

201407252157 49 HOPKINS AV

SITE PERMIT

Filing Fees based on Estimated Cost:		\$ 250000.00
Fee Code	Description	Fee Amount
TECH SUR-F	Technology Surcharge	172.58
PLAN REV-F	Plan Review (filing) DBI	825.32
BLDGSTD-F	Bldg Stds Admin Spec Revolv Fund	10.00
REC RETAIN	Records Retention Fee DBI	48.00
DCP-F	DCP Plan Check (F)	7,755.50
Total Filing Fees		8,811.40

Payments						
Payment Stage	Type	Paid By	Pay Date	Receipt #	Rec By	Payment Amount
FILING	CHECK	GOODBERG, LLC (415)235-0050 PO BOX 471243 SAN FRANCISCO CA 94147	07/25/2014	14078251	GSECONDE	8,811.40

Total Payments 8,811.40

Printed on: 07/25/2014



Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Manager

Street Use and Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel 415-554-5810

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Building Permit Application – Additional BSM permit(s) for Sign off

Date: 8/19/15

Site Address 49 Hopkins St

BPA201407252157 S

Block/Lot 2799\042

Form 3

Designer Y.A. Studio

BSM: Liong Tian Cy

Company:

Satellite Office: 1660 Mission St, 4th Floor

Phone 415-920-1839

Phone: (415) 558-6085

Fax:

Email: liongtian.cy@sfdpw.org

Scope of Work: REMOVAL EXISTING SUNROOM, INTERIOR REMODEL & VERTICAL ADDITION. WORK TO INCL: VERTICAL ADDITION ABOVE THE 2ND FLOOR, INTERIOR REMODEL OF 1ST & 2ND FLOOR. FRONT YARD TO REMOVE EXISTING WALL ENCLOSURE & PROPOSE LANDSCAPE.

<input checked="" type="checkbox"/> Street Improvement	<input type="checkbox"/> Minor Sidewalk Encroachment
<input type="checkbox"/> Inspection of Conformity	<input type="checkbox"/> Overwide Driveway (over 30-feet)
<input type="checkbox"/> Special Sidewalk	<input type="checkbox"/> Pipe Barriers
<input type="checkbox"/> Vault Encroachment	<input type="checkbox"/> Sidewalk Legislation
<input type="checkbox"/> Major Encroachment	<input checked="" type="checkbox"/> Tree/Landscaping (Urban Forestry)

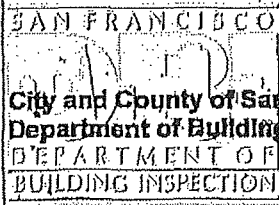
Notes: Approved Site only! 8-19-15

DPW/BSM shall not release construction addenda until complete application and plans for Street Improvement are submitted and approved

Please submit application with all (SI) requirements at 1155 Market Street, 3rd floor, and Tel. No. (415)-554-5810.

Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off

Note: Please contact Urban Forestry to apply for tree permit and landscape permit @ 415-554-6700



City and County of San Francisco
Department of Building Inspection
DEPARTMENT OF
BUILDING INSPECTION



Edwin M. Lee, Mayor
Tom C. Hui, S.E., Director

PERMIT APPLICATION #: 201407252157

PROPERTY OWNER'S PACKAGE

Disclosures & Forms for Owner-Builders Applying for Construction Permits

IMPORTANT! NOTICE TO PROPERTY OWNER

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 49 Hopkins Ave.

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

R.C.1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

R.C.2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction and are not hiring a licensed Contractor to assume this responsibility.

R.C.3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

R.C.4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

R.C.5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

R.C.6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

R.C.7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

1660 Mission Street - San Francisco CA 94103
Office (415) 558-6088 - FAX (415) 558-6401
Website: www.sfdbi.org



RC 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

RC 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

RC 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

RC 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

RC 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit. *Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature: Gardberg, LLC

Date: 9/4/15

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): _____

Project Location or Address: 49 Hopkins Ave. SF, CA

Name of Authorized Agent: _____

Phone: () _____

Address of Authorized Agent: _____

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. *Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature: _____

Date: _____



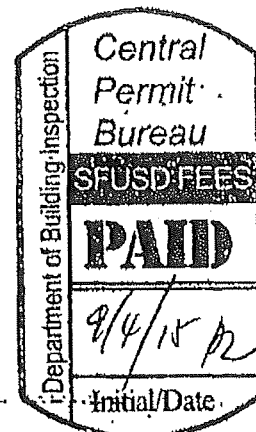
**SAN FRANCISCO UNIFIED SCHOOL DISTRICT
CERTIFICATION OF PAYMENT OF SCHOOL FACILITY FEES**

(415) 241-6090

I. APPLICANT (Completed by Applicant)

Developer/Owner Goodberg LLC
 DBA: _____
 Developer/Owner P.O. Box 471243
 Address _____ Street _____
SAN FRANCISCO CA 94147
 City State Zip
 Developer/Owner Phone No. 415 235 0060
 Contact Person Gustavo Bermudez
 Contact Person's Telephone 415 920 1839 LOT

Fee Payment Stamp



II. SITE (Completed by Central Permit Bureau)

Street Address 49 Hopkins Ave
 if no street address _____
 site legal description _____
 Building Permit Application No(s) 2014-0725-2157 5/12

III. SQUARE FOOTAGE (Completed by Plan Checker)

Check One	Type of Construction	Area Square Feet	Dept.	Plan Checker Initials	Fee
<input type="checkbox"/>	New Residential - Habitable Area		BBI		
<input checked="" type="checkbox"/>	Residential Additions - Habitable Area	<u>2,178 SF</u>	BBI	<u>JD 8-14-15</u>	<u>\$7,318.08</u>
<input type="checkbox"/>	New Non Residential - Total Area		BBI		
<input type="checkbox"/>	Type: _____				
<input type="checkbox"/>	Non Residential Additions - Total Area		BBI		
<input type="checkbox"/>	Type: _____				
<input type="checkbox"/>	New Residential - Senior Citizen Housing		SFUSD		
<input type="checkbox"/>	Conversion Non Residential to Residential - Habitable Area		SFUSD		
<input type="checkbox"/>	Combined Residential and Non Residential:				
	Residential - Habitable Area		SFUSD		
	Non Residential - Total Area		SFUSD		
	Total Fees Paid				<u>\$7,318.08</u>

IV. Signed by developer/owner or authorized agent at time of Fee Payment
 The undersigned agrees that

- The above information is correct and true to the best of my knowledge and that I will file an amended certification of payment and pay the additional fee if I request an increase in the square footage after the building permit has been issued or if the initial determination of square footage is found to be incorrect.
- I am the developer/owner of the above described project(s) or am authorized to sign on their behalf.

Goodberg LLC Owner 8/25/15
 Name Title Date



STRUCTURAL ADDITION INFORMATION FORM

SF. CA. 94102

OWNER'S NAMES & ADDRESS: Gordberg LLC - 77 Van Ness - STE-101#1104

ADDRESS: 49 Hopkins St.

ADDRESS ON APPLICATION (PLANS)

BLOCK: 2799

OF NOTIFICATIONS: 7

LOT: 042

APPLICATION # 2014-07252157

VERIFIED BY: am

PERMIT # 1368353

DATE ISSUED: 09/04/15

DATE MAILED: 09/04/15

ADDITION CONSISTS OF: _____

ADDRESS OF ADJACENT PROPERTIES:

LOT# 032 ADDRESS: _____

LOT# 057 ADDRESS: _____

053 ADDRESS: _____

058 ADDRESS: _____

054 ADDRESS: _____

ADDRESS: _____

055 ADDRESS: _____

ADDRESS: _____

056 ADDRESS: _____

ADDRESS: _____

Date: 01/02/19 14:44:31

Permit details report

Application Number: 201407252157

Form Number: 3 **Application Description:** REMOVAL EXISTING SUNROOM, INTERIOR REMODEL & VERTICAL ADDITION.
WORK TO INCL: VERTICAL ADDITION ABOVE THE 2ND FLOOR, INTERIOR REMODEL
OF 1ST & 2ND FLOOR. FRONT YARD TO REMOVE EXISTING WALL ENCLOSURE &
Address: PROPOSE LANDSCAPE.

2799/042/0 49 HOPKINS AV

Cost:

\$650,000

Occupancy code: R-3

Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
25-JUL-2014	TRIAGE	
25-JUL-2014	FILING	
25-JUL-2014	FILED	
04-SEP-2015	APPROVED	
04-SEP-2015	ISSUED	
13-DEC-2017	CANCELLED	ok to cancel permit per owners request.new permit is filed to supercede this permit.

Contact Details:

Contractor Details

License No. : 855060
Name: KEN GUAN
Company name: K G COMPANY
Address: 1425 CAYUGA AV SAN FRANCISCO CA 94112-0000

Phone:

Addenda Details:

Description: SITE

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CPB	25-JUL-2014	25-JUL-2014			25-JUL-2014	SECONDEZ GRACE	
2	CP-ZOC	25-JUL-2014	12-FEB-2015	12-FEB-2015	16-APR-2015	09-AUG-2015	PERRY ANDREW	reassigned to MWB; received Environmental Clearance 1/30/15 requires rear yard Variance prior proceeding reassigned to Andrew Perry 3/19/2015; project is code compliant, no variance needed, project plans and permit approved and routed to DBI (8/10/15)
3	CP-NP	29-MAY-2015	09-AUG-2015			09-AUG-2015	PERRY ANDREW	Mailed Section 311 Cover Fee let out on 5/28/2015 (Cathy). Mailed 311 Notice 7/7/15; Expire

DEPARTMENT OF BUILDING INSPECTION

OFFICIAL COPY



City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

Date: 01/02/19 14:44:31

DEPARTMENT OF
BUILDING INSPECTION

Permit details report

201407252157

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
								8/6/15 (Vlad)
4	BLDG	10-AUG-2015	14-AUG-2015			14-AUG-2015	PANG DAVID	
5	DPW-BSM	14-AUG-2015	19-AUG-2015			19-AUG-2015	CY LIONGTIAN	Approved Site only! 8-19-15 DPW/BSM shall not release construction addenda until compl application and plans for Street Improvement are submitted and Please submit application with (SI) requirements at 1155 Street, 3rd floor, and Tel. No. (41 554-5810. Your construction addenda will b hold, until all necessary DPW/BS permits are completed, or the receiving BSM plan checker- recommending sign off Note: Please contact Urban Fores to apply for tree permit and landscape permit @ 415-554-670
6	SFPUC	20-AUG-2015	21-AUG-2015	21-AUG-2015	25-AUG-2015	25-AUG-2015	KUMAR AJAY	Permit has been assessed a Capac Charge. 100% paid with permit fe See Invoice attached to applicatio Route to PPC - 8/25/15. Awaiting pdf files from architect (emailed). AK 8/ 2/ 15
7	PPC	26-AUG-2015	26-AUG-2015			26-AUG-2015	GIBSON PETER	8/26/15: QC done, to CPB. PG 8/20/15: to PUC;EC. 8/14/15: to BSM. PG
8	CPB	26-AUG-2015	04-SEP-2015			04-SEP-2015	LEE ANITA	09/04/15: Approved - Anita

Permit details report

Application Number: 201407252157(1)

Form Number : 3 Application Description: REMOVAL EXISTING SUNROOM, INTERIOR REMODEL & VERTICAL ADDITION. WORK TO INCL: VERTICAL ADDITION ABOVE

Address: 2799/042/0 49 HOPKINS AV

Cost: \$650,000 Occupancy code: R-3 Building Use: 27 -1 FAMILY DWELLING

Disposition/Stage:

Action Date	Stage	Comments
22-JUN-2017	Approved	

Contact Details:

Contractor Details:

License No. : 855060

Name: KEN GUAN

Company Name: K G COMPANY Phone:

Address: 1425 CAYUGA AV SAN FRANCISCO CA 94112-0000

Addenda Details:

Description: STRUCT,ARCH,T24,FINAL PLANS

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan checked by	Hold Description
1	CPB	04-DEC-2015	04-DEC-2015			04-DEC-2015	ECONDEZGRACE	
2	BLDG	04-DEC-2015	14-JAN-2016	11-MAY-2016		24-MAY-2016	PANG DAVID	
3	MECH	15-JAN-2016	28-JAN-2016	28-JAN-2016		16-MAY-2016	TAN (PETER) JIA JIA	Approved after recheck
4	DPW-BSM	26-MAY-2016	02-JUN-2016			02-JUN-2016	DENNIS RASSENDY	Approved. PUBLIC WORKS/BSI sign off on Job Card required prior to DBI final. Subject to all conditions of PUBLIC WORKS/BSM: #16IE-0342 and 02MSE-516 and Buf-R
5/24/16: Release per 16IE-0342 and 02MSE-516. -CC								
5	SFPUC	24-MAY-2016	25-MAY-2016			25-MAY-2016	KUMAR AJAY	NA; capacity charges assessed on site permit. Route to PPC 5/25/16
6	DFCU	24-JUN-2016	24-JUN-2016			24-JUN-2016	BLACKSHEAR JOH	6/24/16: The DFCU will sign off soon as the CP-ZOC signs off in front of us.
2/10/16: An impact fee has been entered on this project. The DFCU will sign off after CP-ZOC. If Planning enters any additional								

Permit details report

201407252157(1)

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan checked by	Hold Description
								impact fees on this project, the DFCU will prepare them for collection.
7	PPC	03-JUN-2016	01-JUL-2016			01-JUL-2016	HICKEY TIMOTHY	7/1/16: to CPB ; TH. 6/3/16: QC done; Pending DFCU sign-off; snt. 5/26/16: to BSM; snt. 5/24/16: to PUC; EC. 5/5/16: Plans route to David Pang recheck; EC. 1/28/16: In hold bin; EC.
8	CPB	01-JUL-2016	05-JUL-2016			22-JUN-2017	YAN BRENDA	6/22/17: SAFETY PERMIT #201908027. BYAN. 7/5/16: REQ'D FOR SAFETY PERMIT. APPROVED. KS

Date: 01/02/19 14:45:21

Permit details report

Application Number: 201712075788

Form Number: 6 **Application Description:** DEMOLITION OF A TWO-STORY- NO BASEMENT, SINGLE FAMILY DWELLING

Address: 2799/042/0 49 HOPKINS AV

Cost: \$15,000
Occupancy code: R-3
Building Use: 27 -1 FAMILY DWELLING
Disposition/Stage:

Action Date	Stage	Comments
07-DEC-2017	TRIAGE	
07-DEC-2017	FILING	
07-DEC-2017	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finis HDate	Plan Checked by	Hold Description
1	CES	07-DEC-2017	07-DEC-2017			07-DEC-2017		
2	CPB	07-DEC-2017	07-DEC-2017			07-DEC-2017	TORRES SHIRLEY	
3	CP-ZOC	08-DEC-2017					HORN JEFFREY	
4	BLDG							
5	DPW-BSM							
6	PPC						CHEUNG DEREK	12/8/17: to DCP traveling w/ 2011207 5791; dc
7	CPB							

Permit details report

Application Number: 201712075791
Form Number: 2 Application TO ERECT A TYPE V, (3) STORY, NO BASEMENT SINGLE FAMILY DWELLING.
Description:
Address: 2799/042/0 49 HOPKINS AV

Cost: \$760,000 Occupancy code: R-3 Building Use: 27 -1 FAMILY DWELLING
Disposition/Stage:

Action Date	Stage	Comments
07-DEC-2017	TRIAGE	
07-DEC-2017	FILING	
07-DEC-2017	FILED	

Contact Details:

Contractor Details

Addenda Details:

Description:

Step #	Station	Arrive Date	Start Date	In Hold	Out Hold	Finish Date	Plan Checked by	Hold Description
1	CPB	07-DEC-2017	07-DEC-2017			07-DEC-2017	TORRES SHIRLEY	
2	CP-ZOC	08-DEC-2017					HORN JEFFREY	
3	BLDG							
4	DPW-BSM							
5	SFPUC							
6	DFCU							
7	PPC						CHEUNG DEREK	12/8/17: to DCP traveling w/ 201 1207 57 88;dc
8	CPB							

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

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RECORD OF INSPECTION

[illegible]



If the image of this document appears less sharp than this notice, it is due to the quality of the original.

PERMIT NO. **E 143424**

APPLICATION/PERMIT FOR ELECTRICAL WIRING and/or FIXTURES
SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS
 BUREAU OF BUILDING INSPECTION - ELECTRICAL DIVISION - 558-4050

THIS FORM MUST BE FILED IN QUADRUPPLICATE BEFORE DOING WORK DESCRIBED BELOW. PRINT - USE BALLPOINT PEN OR TYPEWRITER.

JOB ADDRESS: **49 Hopkins Res.** OCCUPIED AS: **Res.** ROOM OR APT. NO.:

OWNER: **DORRISON** TENANT: TELEPHONE:

INSTALLATION BY: **CRESCENT ELECTRIC CO** TELEPHONE: **573-9461**

ADDRESS: **1420 Yew St.** REQUESTED INSPECTION DATE: **W/**

CITY: **SAN FRANCISCO** ZIP: **94102**

VALID STATE CONTRACTORS LIC. NO. AND CLASS: **27966 C-10** EXPIRATION DATE: **10-31-95**

FINAL COMPLETION/PAYMENT OF FEES: **SEP 12 1995**

OUTLETS				SERVICES				SPECIAL EQUIPMENT				SPECIAL EQUIPMENT				FEES	
Light	Switch	Plug	No.	Switch	Conduc.	No.	EQUIPMENT	VW	HP	No.	EQUIPMENT	VW	HP	TYPE	AMOUNT		
														RE-INSP. FEE	2.94		
														TEMP. WIRING			
														RE-INSP. FEE			
														PENALTY FEE			
														TOTAL FEES	65.25		
														PAID AT FILING	68.19		
														BALANCE DUE			
														OVER-PAID			

FIXTURES **FEEDERS**

No. of Circuits: Incon-: Elong-:

FINAL Insp. RENEWAL OF
Per 118/62

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of parties negligence of the City and County of San Francisco.

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have on file, at the time the permit is issued, either Certificate (I) or (II) or (III) as designated below or shall indicate from (IV) or (V) below, whichever is applicable. If however, item (VI) is checked on this form, the appropriate method of compliance below.

- () Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- () Certificate of Worker's Compensation Insurance issued by an authorized insurer.
- () An exact copy on display of (I) certified by the Director or (II) certified by the insurer.
- () The cost of the work to be performed is \$700 or less.

I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the requirements of the Labor Code of California. I further acknowledge that I understand, in the event that I should become subject to the requirements of the Labor Code of California, I shall be liable for the same.

I certify as the owner, or the agent of the owner, that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the requirements of the Labor Code of California and who has on file, at the time the permit is issued, either Certificate (I) or (II) or (III) as designated below or shall indicate from (IV) or (V) below, whichever is applicable. If however, item (VI) is checked on this form, the appropriate method of compliance below.

[Signature]

8-23-95

45431

DBI2019 - 49 Hopkins/Raphael 1.4.19 Production - 2019000106



If the image of this document appears less sharp than this notice, it is due to the quality of the original.

PERMIT NO. **E 006532**

APPLICATION/PERMIT FOR ELECTRICAL WIRING and/or FIXTURES

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

BUREAU OF BUILDING INSPECTION — ELECTRICAL DIVISION — 841-7345

THIS FORM MUST BE FILLED IN QUADRUPPLICATE BEFORE DOING WORK DESCRIBED BELOW. PRINT — USE BALLPOINT PEN OR TYPEWRITER.

JOB ADDRESS: **49 HOPKINS STREET**

OWNER: **ANTHONY POOK INC.**

INSTALLATION BY: **ANTHONY POOK INC.**

ADDRESS: **190 S. WILKINSON BLVD. ST.**

CITY: **SAN JOSE CA**

STATE: **CA**

ZIP: **95128**

TELEPHONE: **(408) 244-7507**

REQUESTED INSPECTION DATE: **OCT 25 1988**

VALID STATE CONTRACTORS LIC. NO. AND CLASS: **100101000**

EXPIRATION DATE: **DEC 2 1988**

SIGNED: **ANTHONY POOK**

FINAL COMPLETION/PAYMENT OF FEES: **DEC 2 1988**

OUTLETS			SERVICES			SPECIAL EQUIPMENT			SPECIAL EQUIPMENT			FEES	
U/W	Switch	Plug Box	No.	Switch Size	Circuit No.	No.	EQUIPMENT	FW	HP	No.	EQUIPMENT	FW	HP
2	2	2				1	FILTER PUMP	2.9	2HP				
						1	FILTER VACUUM		2HP				
						1	HEATER EXTRACTOR						
												TYPE	AMOUNT
												REG. FEE	
												SURVEY	
												TEMP. WIRING	
												RE-INSPECTION FEE	
												PENALTY FEE	
												TOTAL FEES	
												PAID AT FILING	29.00
												BALANCE DUE	
												OVERPAID	

FIXTURES: **0**

FEEDERS: **0**

PERMIT EXPIRED

BALANCE DUE AS SHOWN

ok. Bonner

10/23/88

RECORD OF INSPECTION

[illegible]

OFFICIAL COPY

City and County of San Francisco
Department of Building InspectionLondon N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director
ELECTRICAL PERMIT

PERMIT# E20041123360

Permit Issued date: 11/23/2004 04:47:53 PM

Printed on: 01/02/2019 02:47:45 PM

Job Address
49 HOPKINS AVBlock/Lot/Structure Num
2799/042/0

Unit

District
7

Occupancy Residential

Floor/Suite G/F

Valuation

Owner Name

Phone

Phone2

Homeowner permit approved by

DERRIK ANDERSON

Contractor Company Name

License

Class

License Exp Date Business Lic#

JIMMY'S ELECTRIC

411108

C10

31-MAR-11

0193555

Address

City

State

Zip Code

Office Phone#

Mobile Phone#

2276 18TH AV

SAN FRANCISCO

CA

94116-0000

(415)566-1888

(415)760-8238

Applicant/Occupant Name

Phone

() -

EID Use Only:

Building Appln. No:

Plumbing permit No:

APPLICANT'S DESCRIPTION OF WORK:

UNDERGROUND SERVICE CONVERSION EXISTING 100A 1 METER

INSPECTOR'S COMMENT:

UNDERGROUND SERVICE CONVERSION EXISTING 100A 1 METER

Fees

Fee Type	Date Paid	Receipt	Amount	Fee Type	Date Paid	Receipt	Amount
PROCESS	23-NOV-04	39033	\$20.00	RES_OUTL	23-NOV-04	39033	\$85.25
Surcharge	\$5.54	Total Fees	\$90.79	Total Paid	\$90.79	Balance due	\$0.00

Inspection Activity Description

Activity Date	Inspector	Code	Activity Code Description	Inspection Record
04/11/2007	Bernard Lubin	301	COMPLETE	APPROVED U.G. CONVERSION ONLY
0...3/2005	Roger Mascio	103	GT - PROGRESS	REMOVE ABANDONED SERVICE, APPROVED GT 100 AMP UG SERVICE CONVERSION, 1 METER

E20041123360

49 HOPKINS AV

JIMMY'S ELECTRIC

Floor/Suite: G/F

BUILDING INSPECTION

APPLICATION TO INSTALL PLUMBING, GAS, WATER

JOB ADDRESS 49 Hopkins
 CLASS OF BLDG. Res NEW ALT NO. OF STORIES 1
 OWNER OF BLDG. SORENSEN ADDRESS 49 Hopkins PHONE [REDACTED]

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF BUILDING INSPECTION
 PLUMBING DIVISION
 333 4331

PERMIT NO.
P 159821
 ANNUAL RENEWAL

PLUMBER CONTRACTOR
Greuter S.F. Home Rep.
 STREET ADDRESS 1590 43rd Ave PHONE [REDACTED]
 CITY S.F. STATE Cal DATE 9/4/22

VALID STATE CONTRACTOR'S LICENSE
 NO. 1
 CLASS C-36
 SIGNED Elmer Ogden
 DATE 7-26-78

*NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'

'A' Plumbing ☐

'B' Gas ☐

WILL NOTIFY WHEN READY

'C' Water

ITEMS	NO. AT TUNG	SHORTS	RATE	NO. AT TUNG	FEES	SHORTS	SHORT FEES	RATE	NO. AT TUNG	FEES	SHORTS	SHORT FEES
SOAPS			\$ 5.00					\$ 2.50				
WASH BASINS			\$10.00					\$ 5.00				
BATH TUBS			\$ 2.50					\$ 1.43				
SHOWERS			\$ 1.32					\$ 4.00				
SINKS	1		\$ 5.00									
WASH TRAYS			\$ 1.43									
CRAV. WALKING			\$ 2.50	1	2.00							
LEAKS/DRILL HOOKS			\$ 2.50									
AUTO DISH WASHER			\$ 2.50									
GARBAGE DISPOSAL			\$ 2.50									
AUTO CLOTHES WASHER			\$ 2.50									
CHEESE INTERLOCK			\$ 4.00									
EX. LUGS/FOUNTAIN												
ETNALS												
STEAM CONNECTION												
AUTO SUMP PUMP												
N. SC. FIXTURES												
EXTRA DRAINAGE FEE												
TOTAL PLUMBING FEE	3.80											
PERMIT FEE \$5	3.50											
RE. INSPECTION \$5.00												
TOTAL PLUMBING FEE	6.90											
<input type="checkbox"/> POUCH MONEY												

TOTALS	AT TUNG	SHORTS
PLUMBING	6.90	
GAS	2.50	
WATER	8.50	
SWIFT		
TOTALS	17.90	
JOB TOTAL	17.90	

VALID FOR ISSUANCE: JUL 26 1978

APPROVED: [Signature] DATE: 7/26/78

NOTE: SEE BACK OF GREEN COPY FOR INFORMATION OF COMPLIANCE WITH CALIF. STATE LABOR CODE SECTION 3800.

AMT. REC'D. @ FILING: 17.90

DEPARTMENT OF PUBLIC WORKS
 CENTRAL PERMIT BUREAU

DATE: 7/26/78

SHORT CHARGES TO: _____ DATE: _____ BY: _____

1A - INSPECTOR'S REPORT

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

DATE	INSP. DETAILS	REMARKS
7/2-1/11	DB	no call for final

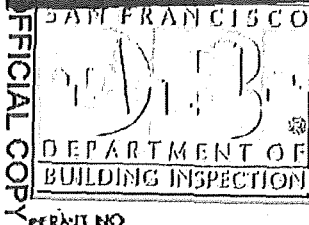
第 5 章

DBI2019 - 49.Hopkins/Raphael.1.4.19.Production - 2019000111.

INSPECTOR'S JOB RECORD

[illegible]

If the image of this document appears less sharp than this notice, it is due to the quality of the original.



PERMIT NO.

P 254661

APPLICATION/PERMIT TO INSTALL PLUMBING, GAS, WATER

JOB ADDRESS 49 Hopkins San Francisco

BKG. USE _____ NEW ☐ ALT ☐ # STORES _____

OWNER OF BLDG. Robert Sorenson

PHONE _____

VALID STATE CONTRACTOR'S

ADDRESS 49 Hopkins San Francisco, California

LICENSE # 286482

CLASS C-36 EXP. DATE 6-30-90

NAME Heise's Plumbing & Heating

ADDRESS 3271 16th Street

San Francisco, Ca. 94103

CITY

STATE

ZIP CODE

DATE 2-1-89

REQ. BY TSP. DATE _____

552-0720

TEL. NO.

PLEASE TYPE

OR PRINT

LEGIBLY

PRESS HARD

THE ADDRESS
PRINTED AT
LEFT MUST
SHOW CLEARLY
THROUGH A
WINDOW
ENVELOPE

* NOT VALID FOR PERMIT IF ANY EMPLOYEE DESCENDS INTO EXCAVATION DEEPER THAN 5'

PERMIT NO.	NO. AT PERMIT	NO. OF PLUMBING	DATE	TYPE	NO.	AMOUNT
12				GAS PERMIT FEE	1	12.00
5				1ST GAS OUTLET EA. LINE	1	5.00
2				ADD'L GAS OUTLETS	1	2.00
				WATER HEATER		
				WARM AIR FURNACE		
				MISC. GAS APPLIANCE		
				GAS RANGE		
				EXTRA CHARGE FEE		
				RE-INSPECTION		
				TOTAL GAS FEE		
				TOTAL	3	19.00
				PD. AT FR		
				EXTRA CHG.		
				EL. CHG. FEE		
				BAL. DUE	3	19.00
				OVERPAID		
				AMOUNT RECEIVED AT FRING		19.00
				VALID FOR ISSUANCE:		
				APPROVED		
				DATE		
				APPROVED		
				DATE		

TYPE	NO.	AMOUNT
WATER LINES & OUTLETS EACH SERVICE		
ADD'L WATER OUTLETS		
SPRINKLER FEE		
REGULATION		
SOLAR PANELS		
EXTRA CHARGE FEE		
RE-INSPECTION		
TOTAL WATER FEE		

TYPE	NO.	AMOUNT
SEWER REPAIR OR REPLACEMENT		
TESTING SEWER		
WATER INSPECTION		

PLEASE MAKE CHECK PAYABLE TO:
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
450 AN ALGISTER STREET
ROOM 104
SAN FRANCISCO, CA 94102-4324NOTE: SEE BACK OF GREEN COPY FOR CERTIFICATION
OF COMPLIANCE WITH CALIF. STATE LABOR CODE
SECTION 3800.

INSPECTOR'S REPORT

NOT VALID UNLESS
DATED AND SIGNED
BY
CHIEF PLUMBING
INSPECTORIf the image of this document appears
less sharp than this notice, it is
due to the quality of the original.

EXHIBIT 4

From: Shoshana Raphael
To: "CPC-RecordRequest@sfgov.org"
Subject: Immediate Disclosure Request – SF Sunshine Ordinance
Date: Thursday, December 27, 2018 8:43:00 AM

Dear Sir/Madam,

I respectfully request a copy of all documents and records in the Department's possession or control related to Block & Lot No. 2799/042 (with associated address of 49 Hopkins Avenue, San Francisco), for the date range of 1936 – 2018.

This request includes, but is not limited to, files, emails, notes, drafts, memoranda, letters, scans, recordings, text messages, phone calls, faxes, etc., whether sent from, received by, or kept on government-owned, privately owned, or other devices and addresses. "Documents" and "records" should be defined as broadly as possible, to the fullest extent of the Sunshine Ordinance and/or Public Records Act.

If any documents or records cannot be made available within 24 hours, please kindly produce all documents and records on a rolling basis.

Thank you for your assistance.

Sincerely,

Shoshana Raphael
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

EXHIBIT 5

From: [CPC-RecordRequest](#)
To: [CPC-RecordRequest](#); [Shoshana Raphael](#)
Subject: RE: Immediate Disclosure Request – SF Sunshine Ordinance
Date: Thursday, January 10, 2019 4:26:28 PM
Attachments: [Accessing OneDrive Shared File.pdf](#)

Shoshana,

The **last part** of responsive records is ready. You could download the zipped folder via a link [here](#). You will need to unzip the folder to view the records. The link will be available for 10 days.

We have finished conducting our search and found no other documents responsive to your request. Therefore, we consider your request closed.

PLEASE NOTE: Please follow instruction attached to retrieve the records.

If you still prefer a CD (\$0.25 fee), please let us know and we'll prepare it for you.

Below are the steps to unzipping the folder:

1. Download the zipped folder to your computer.
2. Locate the zipped folder in Windows Explorer.
3. Double-click the zipped folder. This opens up the zipped folder so that you can see the files and folders that are inside it.
4. Save these files directly to your computer.
5. Using Windows Explorer, locate the saved files and double click on any files you wish to view.

**Thank you,
Chan**

Records Requests
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.575.6926 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: CPC-RecordRequest
Sent: Thursday, January 03, 2019 5:03 PM
To: Shoshana Raphael <shoshana@zfplaw.com>; CPC-RecordRequest <CPC-RecordRequest@sfgov.org>
Subject: RE: Immediate Disclosure Request – SF Sunshine Ordinance

Shoshana,

Essentially this is a duplicate request of the two emails attached herein and pursuant to SF Administrative Code Section 67.25(a), we have determined that this is not a simple, routine or otherwise readily answerable request. Therefore, we will be processing it as a standard request. However, some responsive records have been collected and ready. You could download the zipped folder via a link [here](#) and follow the attached pdf to download. You will

need to unzip the folder to view the records. The link will be available for 10 days.

We will continue to work on these requests and provide records on a rolling basis.

Thanks,

Chan

Records Requests

San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103

Main: 415.575.6926 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Shoshana Raphael <shoshana@zfplaw.com>

Sent: Thursday, January 03, 2019 3:59 PM

To: CPC-RecordRequest <CPC-RecordRequest@sfgov.org>

Subject: Immediate Disclosure Request – SF Sunshine Ordinance

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

Dear Sir/Madam,

I respectfully request a copy of all documents and records in the Department's possession or control related to the approval of Permit No. 201407252157.

This request includes, but is not limited to, files, emails, notes, drafts, memoranda, letters, scans, recordings, text messages, phone calls, faxes, etc., whether sent from, received by, or kept on government-owned, privately owned, or other devices and addresses. "Documents" and "records" should be defined as broadly as possible, to the fullest extent of the Sunshine Ordinance and/or Public Records Act.

If any documents or records cannot be made available within 24 hours, please kindly produce all documents and records on a rolling basis.

Thank you for your assistance.

Sincerely,

Shoshana Raphael

Zacks, Freedman & Patterson, PC

235 Montgomery Street, Suite 400

San Francisco, CA 94104

Telephone: (415) 956-8100

Facsimile: (415) 288-9755

www.zfplaw.com

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice.

From: [Frye, Tim \(CPC\)](#)
To: [Tam, Tina \(CPC\)](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Berger, Chaska \(CPC\)](#)
Subject: RE: 49 Hopkins
Date: Tuesday, December 18, 2018 4:54:30 PM

Thanks!

From: Tam, Tina (CPC)
Sent: Tuesday, December 18, 2018 3:53 PM
To: Frye, Tim (CPC) <tim.frye@sfgov.org>
Cc: Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>; Berger, Chaska (CPC) <Chaska.Berger@sfgov.org>
Subject: RE: 49 Hopkins

Hi Tim,

I talked to Jeff. He will prepare a notice once the CU becomes final and give the owner 30 days to respond. This includes revision to the building permit to reflect the conditions of approval adopted by the Planning Commission. If there is no response, we will initiate cancellation of the permit. Once the permit is cancelled, we can proceed with enforcement action.

I hope that answers your question for the time being. Let me know if you want to chat further.

Tina Tam
Principal Planner
Code Enforcement Manager and Internship Coordinator

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6325 **Fax:** 415-558-6409
Email: tina.tam@sfgov.org
Web: www.sfplanning.org

From: Frye, Tim (CPC)
Sent: Monday, December 17, 2018 1:13 PM
To: Tam, Tina (CPC) <tina.tam@sfgov.org>; Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>
Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Greving, Justin (CPC) <justin.greving@sfgov.org>;
Berger, Chaska (CPC) <Chaska.Berger@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Subject: RE: 49 Hopkins

How will the illegal demo be addressed if the Project Sponsor doesn't apply for a permit in 2 years?

From: Tam, Tina (CPC)
Sent: Monday, December 17, 2018 1:10 PM
To: Frye, Tim (CPC) <tim.frye@sfgov.org>; Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>
Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Greving, Justin (CPC) <justin.greving@sfgov.org>;
Berger, Chaska (CPC) <Chaska.Berger@sfgov.org>; Washington, Delvin (CPC) <delvin.washington@sfgov.org>

Subject: RE: 49 Hopkins

That's a tricky question, Tim.

The CU is good for 2 or 3 years. There is no planning code provision that requires the permit to be submitted and construction to start before that.

This may be a good question for the City Attorney.

Jeff, Delvin?

Tina Tam
Principal Planner
Code Enforcement Manager and Internship Coordinator

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6325 **Fax:** 415-558-6409
Email: tina.tam@sfgov.org
Web: www.sfplanning.org

From: Frye, Tim (CPC)

Sent: Monday, December 17, 2018 1:03 PM

To: Tam, Tina (CPC) <tina.tam@sfgov.org>; Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>

Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Greving, Justin (CPC) <justin.greving@sfgov.org>;
Berger, Chaska (CPC) <Chaska.Berger@sfgov.org>; Washington, Delvin (CPC)
<delvin.washington@sfgov.org>

Subject: RE: 49 Hopkins

Thank you.

I'll need more info on process. We'll send out a 30 day letter for them to comply or they will start accruing fines, correct?

From: Tam, Tina (CPC)

Sent: Monday, December 17, 2018 12:33 PM

To: Frye, Tim (CPC) <tim.frye@sfgov.org>; Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>

Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Greving, Justin (CPC) <justin.greving@sfgov.org>;
Berger, Chaska (CPC) <Chaska.Berger@sfgov.org>; Washington, Delvin (CPC)
<delvin.washington@sfgov.org>

Subject: RE: 49 Hopkins

Hi Tim,

I wasn't there, but watched the hearing online afterwards.

The Planning Commission approved the Conditional Use (to legalize demolition of an existing single-family dwelling) on the condition the size (approximately 900 sq. ft), footprint, envelop, and material

be re-constructed per document available for the 1935 Neutra designed dwelling. The Commission would also like a plaque be installed in front the property stating the property is a reconstruction.

As you recalled, the Planning Department concurred with the HRE (completed by William Kostura) and determined through the Environmental Review process the property is not a historic resource due to the extensive alterations done since the 1960s. The original structure has more than triple in size. Additions was made to the front and rear of the property.

Cc'ing Justin as he prepared the HRER.

Jeff may have more to add.

Tina

Tina Tam
Principal Planner
Code Enforcement Manager and Internship Coordinator

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6325 **Fax:** 415-558-6409
Email: tina.tam@sfgov.org
Web: www.sfplanning.org

From: Frye, Tim (CPC)
Sent: Monday, December 17, 2018 11:48 AM
To: Horn, Jeffrey (CPC) <Jeffrey.Horn@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>
Cc: Wong, Kelly (CPC) <kelly.wong@sfgov.org>
Subject: 49 Hopkins

Hi.

At HPC this week we will be asked about the next steps for this project. I'd like to give them a high level response during staff report. Can one of you provide me with this info? Thanks!

Best,

Timothy Frye
Principal Planner | Preservation—Historic Preservation Officer
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6822 | www.sfplanning.org
[San Francisco Property Information Map](#)

ANDREW M. ZACKS (SBN 147794)
RYAN PATTERSON (SBN 277971)
SHOSHANA RAPHAEL (SBN 312254)
ZACKS, FREEDMAN & PATTERSON, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellant,
49hopkins, LLC

SAN FRANCISCO BOARD OF SUPERVISORS

49hopkins, LLC,

Appellant,

vs.

SAN FRANCISCO PLANNING
COMMISSION,

Respondent.

Appeal of Conditional Use Authorization

**DECLARATION OF ANGELICA
NGUYEN**

City Planning Commission Case No. 2017-
016050CUA

Subject Address: 49 Hopkins Avenue

I, Angelica Nguyen, declare as follows:

1. I am an individual over 18. I am an employee at the law firm Zacks, Freedman & Patterson, PC. I have personal knowledge of the following facts because I personally handled the matters discussed below and would testify truthfully thereto if called to do so.

2. On December 21, 2018 I caused a list of all addresses and their owners within a 300 foot radius of 49 Hopkins Avenue, San Francisco, CA 94131, prepared by Radius Services, to be delivered to the offices of Zacks, Freedman & Patterson, PC. A true and correct copy of that list is attached hereto as Exhibit A.

3. On December 27, 2018 I sent a letter from Shoshana Raphael, an attorney at Zacks, Freedman & Patterson, PC, via U.S. mail to all property owners on the list provided by Radius Services (attached hereto as Exhibit A), except for the owners of 49 Hopkins Avenue. Enclosed with each letter was a draft appeal of the San Francisco Planning Commission's decision regarding 2017-016050CUA pertaining to 49 Hopkins Avenue. The letter asked for the owners to subscribe to

1 the appeal. A true and correct copy of the December 27, 2018 letter to neighboring property owners
2 of 49 Hopkins Avenue is attached hereto as Exhibit B.

3 4. Also on December 27, 2018, I sent a letter from Shoshana Raphael to each member
4 of the San Francisco Board of Supervisors via U.S. mail. Enclosed with each letter was the draft
5 appeal of the San Francisco Planning Commission's decision regarding 2017-016050CUA
6 pertaining to 49 Hopkins Avenue. The letter asked for Supervisors to subscribe to the appeal. True
7 and correct copies of the December 27, 2018 letters to the Board of Supervisors are attached hereto
8 as Exhibit C.

9 5. On January 4, 2019 I sent a second letter from Shoshana Raphael, an attorney at
10 Zacks, Freedman & Patterson, PC, via U.S. mail to all property owners on the list provided by
11 Radius Services (attached hereto as Exhibit A), except for the owners of 49 Hopkins Avenue and
12 those who had already subscribed to the appeal. Enclosed with each letter was a draft appeal of the
13 San Francisco Planning Commission's decision regarding 2017-016050CUA pertaining to 49
14 Hopkins Avenue. The letter asked for the owners to subscribe to the appeal. A true and correct copy
15 of the January 4, 2019 letter to neighboring property owners of 49 Hopkins Avenue is attached
16 hereto as Exhibit D.

17 6. Also on January 4, 2019, I sent a second letter from Shoshana Raphael to each
18 member of the San Francisco Board of Supervisors via U.S. mail. Enclosed with each letter was the
19 draft appeal of the San Francisco Planning Commission's decision regarding 2017-016050CUA
20 pertaining to 49 Hopkins Avenue. The letter again asked for Supervisors to subscribe to the appeal.
21 True and correct copies of the January 4, 2019 letters to the Board of Supervisors are attached
22 hereto as Exhibit E.

23 7. On January 7, 2019, three of the December 27, 2018 letters to neighboring property
24 owners of 49 Hopkins Avenue were returned to sender. Specifically, letters to the Louis Lee 2005
25 LVG TRS, Seble Yilma, and the Bierman TRS were returned. On the same day, I mailed the
26 original December 27, 2018 letter to the Louis Lee 2005 LVG TRS to the forwarding address
27 provided by the U.S. Postal Service. I also mailed, via U.S. mail, the December 27, 2018 letter to
28 Seble Yilma and the Bierman TRS to the addresses associated with their respective block and lot

1 numbers neighboring 49 Hopkins Avenue.

2 8. On January 10, 2019, the January 4, 2019 letter to the Louis Lee 2005 LVG TRS was
3 returned to sender. On the same day, I mailed the original letter to the Louis Lee 2005 LVG TRS to
4 the forwarding address provided by the U.S. Postal Service.

5 I declare under penalty of perjury, under the laws of the State of California that the
6 foregoing is true and correct.

7
8 Dated: January 14, 2019

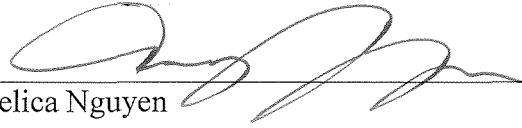
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Angelica Nguyen

EXHIBIT A

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 27990042	49 HOPKINS AVE	ZACKSFREEDMAN	18	1220
0001	002	.....	.....	.....	.	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	ZACKS FREEDMAN & PATTERSON	235 MONTGOMERY ST STE 400	SAN FRANCISCO	CA	94104
0001	005	.....	.....	.....	.	..
2778	011	KENNETH BERGSTROM TRS	2311 ALAMEDA DE LAS PULGAS	SAN MATEO	CA	94403-1213
2778	011B	FRANCIS LANEY TRS	871 CORBETT AV	SAN FRANCISCO	CA	94131-1376
2778	035	JENNIFER LESLIE	865 CORBETT AV #7	SAN FRANCISCO	CA	94131-1368
2778	036	MAUREEN YAGER TRS	865 CORBETT AV #6	SAN FRANCISCO	CA	94131-1368
2778	037	PASCAL WILBURN	865 CORBETT AV #5	SAN FRANCISCO	CA	94131-1368
2778	038	SEBLE YILMA	934 SIR FRANCIS DRAKE BL	KENTFIELD	CA	94904-1545
2778	039	JERRY HENRICKS	PO BOX 3887	INCLINE VILLAGE	NV	89450-3887
2778	040	JOSEPH POGAR TRS	7584 MEADOWLARK DR	SEBASTOPOL	CA	95472-4434
2778	041	CHARLES FRISBIE	PO BOX 31479	SAN FRANCISCO	CA	94131-0479
2779	006	GAEHWILER LLC TRS	144 MIRALOMA DR	SAN FRANCISCO	CA	94127-1643
2779	012	SCHER TRS	500 COVENTRY RD	KENSINGTON	CA	94707-1317
2779	013	PAULINE PEZZOLO 2014 TRS	90 ORD ST	SAN FRANCISCO	CA	94114-1415
2779	014	GEORGE BOBBITT 1992 TRS	28 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2779	015	KIM JOAN SUNG-HEE	36 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2779	017	CHERYL TRAVERSE 1998 TRS	44 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2779	018	CHRISTOPHER WILSON	50 HOPKINS AVE	SAN FRANCISCO	CA	94131
2779	019	BOZORGI NAJMI TRS	477 BURNETT AV	SAN FRANCISCO	CA	94131-1330
2779	022	BRENT MARQUEZ-VALENTI 2009 TRS	461 BURNETT AV	SAN FRANCISCO	CA	94131-1330
2779	028	BERTHA GAEHWILER LLC TRS	144 MIRALOMA DR	SAN FRANCISCO	CA	94127-1643
2779	029	STRYKOWSKI TRS	242 ORCHARD RD	ORINDA	CA	94563-3532
2779	030	MARTIN GAEHWILER TRS	1550 MICHIGAN ST	SAN FRANCISCO	CA	94124-1233
2779	031	MARTIN GAEHWILER TRS	1550 MICHIGAN ST	SAN FRANCISCO	CA	94124-1233
2779	033	GLORIA RITZ TRS	880 CORBETT AV #1	SAN FRANCISCO	CA	94131-3368
2779	034	LOUIS LEE 2005 LVG TRS	880 CORBETT AV #2	SAN FRANCISCO	CA	94131-3368
2779	035	ALEXANDROS BATSAKIS	880 CORBETT AV #3	SAN FRANCISCO	CA	94131-3368
2779	036	EVAN HOROWITZ	880 CORBETT AV #4	SAN FRANCISCO	CA	94131-3368
2779	037	ORLANDO & VITAL	850 CORBETT AV #1	SAN FRANCISCO	CA	94131-3371
2779	038	MICHAEL SHOEMAKER	850 CORBETT AV #2	SAN FRANCISCO	CA	94131-3371
2779	039	DODD TRS	850 CORBETT AV #3	SAN FRANCISCO	CA	94131-3371
2779	040	VIPUL PATEL	34655 ALVARADO NILES RD	UNION CITY	CA	94587-4598
2779	041	JOSEPH GILLES DESLOGE	850 CORBETT AV #5	SAN FRANCISCO	CA	94131-3371
2779	042	BRYN ROLAND SMITH TRS	850 CORBETT AVE	SAN FRANCISCO	CA	94131
2799	002	A & F KHOSTOVAN	506 CRAIG RD	HILLSBOROUGH	CA	94010-6708
2799	003	DING YUN TAM 1980 TRS	111 SUNHAVEN RD	DANVILLE	CA	94506-1903
2799	004	KOMBERGER TRS	11173 SHADYRIDGE RD	MOORPARK	CA	93021-3730
2799	017	CBC ASSETS BURNETT LLC	1855 OLYMPIC BL #300	WALNUT CREEK	CA	94596-5019
2799	018	GROSSMAN TRS	80 SANTA MONICA WAY	SAN FRANCISCO	CA	94127-1538
2799	019	ANDERSON LORETTA TRS	13 PRIVATEER DR	CORTE MADERA	CA	94925-1947
2799	020	G & L LOUIE TRS	182 INVERNESS WAY	ALAMEDA	CA	94502-6422
2799	032	DANIEL SANDOVAL TRS	43 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2799	033	PAQUITA RIVAS	37 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2799	038	STEVEN ENGLANDER TRS	29 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2799	042	49HOPKINS LLC	PO BOX 1298	WINTER PARK	FL	32790-1298
2799	047	FEENEY-LAND TRS	11 HOPKINS AV	SAN FRANCISCO	CA	94131-1379
2799	048	J & E MALTA TRS	4220 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1393
2799	049	ROBERT MAIER	902 CORBETT AV #1	SAN FRANCISCO	CA	94131-1553
2799	050	JENNIFER SCHMICH	902 CORBETT AV #2	SAN FRANCISCO	CA	94131-1553
2799	051	MICHAEL BAKER	902 CORBETT AV #3	SAN FRANCISCO	CA	94131-1553
2799	052	BIERMAN TRS	1936 LEAVENWORTH ST	SAN FRANCISCO	CA	94133-2527
2799	053	G & O LEVY	535 BURNETT AV #1	SAN FRANCISCO	CA	94131-1536
2799	054	JUSTINE SIMPSON	535 BURNETT AV #2	SAN FRANCISCO	CA	94131-1536
2799	055	ULRIKE OSBORN	13275 CAPST1 DR	SAN DIEGO	CA	92130-0000
2799	056	L & G GRODNITZKY	1560 WALNUT DR	PALO ALTO	CA	94303-2917
2799	057	FERRING TRS	688 TENNYSON AV	PALO ALTO	CA	94301-3841
2799	058	LYN AGRE	235 CURREY LN	SAUSALITO	CA	94965-1810
2799	063	E & E GAUDCHAU	924 CORBETT AV #A	SAN FRANCISCO	CA	94131-1524
2799	064	ELLIOT EDGEMON	924 CORBETT AV #B	SAN FRANCISCO	CA	94131-1524
2799	065	R & A GABILLET TRS	924 CORBETT AV #C	SAN FRANCISCO	CA	94131-1524
2799	066	CHEN & YATA	561 BURNETT AV #100	SAN FRANCISCO	CA	94131-1525
2799	067	ARTHUR CHEN	1408 TRESTLE GLEN RD	OAKLAND	CA	94610-1840

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

2799	068	NELSON CHEN	152 ROBINHOOD DR	SAN FRANCISCO	CA	94127-1627
2799	069	M & L BUCKLE	559 BURNETT AV #100	SAN FRANCISCO	CA	94131-1512
2799	070	DOROTHY VOIGT	559 BURNETT AV #200	SAN FRANCISCO	CA	94131-1512
2799	071	ELAINE NAVOA TRS	559 BURNETT AV #3	SAN FRANCISCO	CA	94131-1512
2799	072	KUL WADHWA	226 FLOOD AV	SAN FRANCISCO	CA	94112-1331
2799	073	ROBERT FONG	875 LARKSPUR DR	MILLBRAE	CA	94030-1560
2799	074	KUL WADHWA	910 CORBETT AV #3	SAN FRANCISCO	CA	94131-1524
2799	075	DOSTER & HI	740 GRAND VIEW AV	SAN FRANCISCO	CA	94114-3510
2799	076	MILLER & BAYUK	41795 KINGSTON LYONS DR SE	STAYTON	OR	97383-9711
2799	077	JOHN ROOF	916 CORBETT AV #3	SAN FRANCISCO	CA	94131-1524
2799	078	G & E FAUCETTE	912 CORBETT AV #1	SAN FRANCISCO	CA	94131-1524
2799	079	WARREN TEMPLETON	912 CORBETT AV #2	SAN FRANCISCO	CA	94131-1524
2799	080	JENNIFER WATT TRS	912 CORBETT AV #3	SAN FRANCISCO	CA	94131-1524
2799	081	SUDAN SETHURAMALINGAM	918 CORBETT AV #1	SAN FRANCISCO	CA	94131-1524
2799	082	AMIR MOBINI	918 CORBETT AV #2	SAN FRANCISCO	CA	94131-1524
2800	007	D & J LEE 2008	PO BOX 720159	SAN DIEGO	CA	92172-0159
2800	008	GREGORY PAUL MAXWELL	889 CORBETT AV	SAN FRANCISCO	CA	94131-1376
2800	009	THOMAS NELSON TRS	885 CORBETT AV	SAN FRANCISCO	CA	94131-1376
2800	011	MARTHA MIRANDA	3311 MISSION ST #31	SAN FRANCISCO	CA	94110-5008
2800	012	CAMINOS JOSE RIVERA	881 CORBETT AVE #1	SAN FRANCISCO	CA	94131
2800	013	ETHAN ANDERSON	881 CORBETT AV #3	SAN FRANCISCO	CA	94131-1376
2846	001	GEORGINE DIXON PROPERTY TRS	2300 BRIDGEWAY	SAUSALITO	CA	94965-1767
2846	002	GEORGINE DIXON PROPERTY TRS	2300 BRIDGEWAY	SAUSALITO	CA	94965-1767
2846	003	GEORGINE DIXON PROPERTY TRS	2300 BRIDGEWAY	SAUSALITO	CA	94965-1767
2846	004	R & K GRIGGI TRS	2300 BRIDGEWAY	SAUSALITO	CA	94965-1767
2846	013	KITT LTD PTNRSHIP	2801 BROADWAY ST	SAN FRANCISCO	CA	94115-1060
2846	014	GIRAUDO TRS	2300 BRIDGEWAY	SAUSALITO	CA	94965-1767
2846	015	GIRAUDO TRS	2300 BRIDGEWAY	SAUSALITO	CA	94965-1767
2854	003	AC3 LP	639 TERESITA BL	SAN FRANCISCO	CA	94127-2319
2854	004	B & S NG 92 TRS	1707 15TH AV	SAN FRANCISCO	CA	94122-4533
2854	005	SURVIVORS UDT 8 & 1992 TRS	1707 15TH AV	SAN FRANCISCO	CA	94122-4533
2854	006	POPLAR TREE	PO BOX 13285	OAKLAND	CA	94661-0285
2854	007	CHANG & HUA	35718 HILLSIDE CT	FREMONT	CA	94536-7612
2854	008	CAFFERKEY TRS	98 PARKRIDGE DR	SAN FRANCISCO	CA	94131-3426
2854	009	CAFFERKEY TRS	1700 JACKSON ST	SAN FRANCISCO	CA	94109-2918
9999	999	.....	.....	.....	.	..

EXHIBIT B

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

December 27, 2018

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

The Planning Code allows an appeal to the Board of Supervisors if owners of 20% of the land within 300 feet of a project sign an appeal form, or five Supervisors subscribe to the appeal. While it is unclear if such an appeal is legally required, I am asking that you sign the enclosed appeal form in furtherance of exhausting administrative remedies and so the Board of Supervisors can reverse the Planning Commission's unlawful action and the City can avoid liability.

Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC

By: Shoshana Raphael

Attorney for 49 Hopkins Avenue

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

☐ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks

Name

Ross Johnston, 49 Hopkins Ave, LLC

Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number

Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. _____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

EXHIBIT C

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Aaron Peskin
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Peskin:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

The Planning Code allows an appeal to the Board of Supervisors if owners of 20% of the land within 300 feet of a project sign an appeal form, or five Supervisors subscribe to the appeal. While it is unclear if such an appeal is legally required, I am asking that you sign the enclosed appeal form in furtherance of exhausting administrative remedies and so the Board of Supervisors can reverse the Planning Commission's unlawful action and the City can avoid liability.

Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC

By: Shoshana Raphael

Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA _____.

☐ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

- b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks

Name

Ross Johnston, 49 Hopkins Ave, LLC

Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Ahsha Safai
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Safai:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

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☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

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Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Catherine Stefani
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Stefani:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

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Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 20..17-06050CUA.

☐ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Hillary Ronen
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Ronen:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

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Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

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235 Montgomery Street, Suite 400
San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Jane Kim
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Kim:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

Statement of Appeal:

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This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

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San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Katy Tang
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Tang:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

☐ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

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San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfpplaw.com

December 27, 2018

Supervisor Malia Cohen
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Cohen:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfpplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
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January 14, 2018
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Statement of Appeal:

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Norman Yee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Yee:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

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San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Rafael Mandelman
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Mandelman:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

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The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

December 13, 2018
Date of City Planning Commission Action
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January 14, 2018
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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Sandra Lee Fewer
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Fewer:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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FROM ACTION OF THE CITY PLANNING COMMISSION**

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Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

December 27, 2018

Supervisor Vallie Brown
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Brown:

We represent the owner of 49 Hopkins Avenue. As you may be aware, the structure at 49 Hopkins has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

The Planning Code allows an appeal to the Board of Supervisors if owners of 20% of the land within 300 feet of a project sign an appeal form, or five Supervisors subscribe to the appeal. While it is unclear if such an appeal is legally required, I am asking that you sign the enclosed appeal form in furtherance of exhausting administrative remedies and so the Board of Supervisors can reverse the Planning Commission's unlawful action and the City can avoid liability.

Please return the signed form by Thursday, January 3, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131.

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

☐ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks

Name

Ross Johnston, 49 Hopkins Ave, LLC

Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

EXHIBIT D

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

January 3, 2019

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Neighbor:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Friday, January 11, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC

By: Shoshana Raphael

Attorney for 49 Hopkins Avenue

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

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Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. _____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

EXHIBIT E

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

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San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Aaron Peskin
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Peskin:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Friday, January 11, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____

X The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

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Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

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On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks

Name

Ross Johnston, 49 Hopkins Ave, LLC

Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Ahsha Safai
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Safai:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

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a) Set forth the part(s) of the decision the appeal is taken from:

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(Attach copy of Planning Commission’s Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

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San Francisco, California 94104
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www.zfplaw.com

January 3, 2019

Supervisor Catherine Stefani
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Stefani:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

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SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
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www.zfplaw.com

January 3, 2019

Supervisor Hillary Ronen
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Ronen:

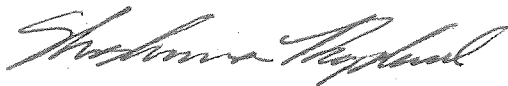
As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
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49 Hopkins Avenue
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(415) 956-8100
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Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

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San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Jane Kim
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Kim:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC

By: Shoshana Raphael

Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 49 Hopkins Avenue, San Francisco, CA 94131

December 13, 2018
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

January 14, 2018
Appeal Filing Date

☐ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

☐ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-016050CUA.

☐ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

This is an appeal of the conditions placed on the approval of 2017-16050CUA, in particular the condition that required reconstruction of the original method, materials, and massing of the 1936 structure in order to legalize the tantamount to demolition of the original structure and the installation of a plaque indicating that the new structure is a replica of the original 1936 structure.

b) Set forth the reasons in support of your appeal:

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring the owner of 49 Hopkins Avenue to re-build the house that existed in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state, and federal law.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Katy Tang
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Tang:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Please return the signed form by Friday, January 11, 2019 via mail (using the enclosed envelope) or email (to shoshana@zfplaw.com).

Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
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(415) 956-8100
Telephone Number

(415) 956-8100
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Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

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www.zfplaw.com

January 3, 2019

Supervisor Malia Cohen
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Cohen:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks

Name

Ross Johnston, 49 Hopkins Ave, LLC

Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission’s Decision)

ZACKS, FREEDMAN & PATTERSON

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235 Montgomery Street, Suite 400
San Francisco, California 94104
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Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Norman Yee
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Yee:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Address

49 Hopkins Avenue
San Francisco, CA 94131
Address

(415) 956-8100
Telephone Number

(415) 956-8100
Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

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San Francisco, California 94104
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www.zfplaw.com

January 3, 2019

Supervisor Rafael Mandelman
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Mandelman:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC

By: Shoshana Raphael

Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks

Name

Ross Johnston, 49 Hopkins Ave, LLC

Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number

Signature of Appellant or
Authorized Agent

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. _____, a conditional use authorization regarding (address) _____, District _____. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Sandra Lee Fewer
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Fewer:

As you may be aware from my letter dated December 27, 2018, we represent the owner of 49 Hopkins Avenue, which has been in a state of construction for at over a year. Construction has been at a halt while the owner sought approvals to complete the previously approved project.

On December 13, 2018, the San Francisco Planning Commission approved a conditional use authorization requiring our client to re-build the house that existed at 49 Hopkins Avenue in 1936, despite the fact that the house had been substantially modified from its 1936 design over the course of more than 70 years, and that the Planning Department had concluded that the house was not a historical resource. In taking this action, the Planning Commission acted in excess of its authority and in contravention of local, state and federal law.

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Sincerely,



ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104
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49 Hopkins Avenue
San Francisco, CA 94131
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(415) 956-8100
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Signature of Appellant or
Authorized Agent

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SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

ZACKS, FREEDMAN & PATTERSON

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235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

January 3, 2019

Supervisor Vallie Brown
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 49 Hopkins Avenue, San Francisco, CA 94131
Follow Up Request for Public Hearing - Conditional Use Appeal

Dear Supervisor Brown:

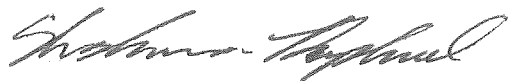
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ZACKS FREEDMAN & PATTERSON PC
By: Shoshana Raphael
Attorney for 49 Hopkins LLC

Encl.: Conditional Use Appeal Form

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Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Andrew Zacks
Name

Ross Johnston, 49 Hopkins Ave, LLC
Name

Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94104

Address

49 Hopkins Avenue
San Francisco, CA 94131

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(415) 956-8100

Telephone Number

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Signature of Appellant or
Authorized Agent

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SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

From: [Thomas Brisebras](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: [84 Page St] Kids need outdoor space
Date: Wednesday, January 09, 2019 9:51:00 PM

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

Dear Supervisors,

I am a San Francisco parent and I am writing to let you know about my support for the French American International School's project at 84 Page Street. This project is great and I am saddened to see that some people are trying to kill it. This neighborhood would benefit from transforming this unused lot into something meaningful for the community at large. I trust that French American International School would also make this project beautiful as well as provide an extra sense of safety in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.
Thank you,

Thomas

Thomas Brisebras
818 York St, San Francisco, CA, 94110
415-613-6659

From: [Projects OPA](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - children need outdoor space
Date: Friday, January 11, 2019 10:30:46 AM

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

Dear Supervisors,

We are residents of District 3 and we are writing to let you know about our support for the French American International School's project at 84 Page Street.

We are architects and parents of children at French American International School, and support the project as an improvement not just to the school but to the dense urban neighborhood. It would convert an unused, unsightly building into an active, useful space and would thereby bring additional security and activity to the block. The additional 'eyes on the street' of the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape, and extending their presence would benefit the safety and security of the neighborhood.

We have two children at the school who are each bused twice a week to Golden Gate Park and/or Kimbell Field for after school sports team practices. Being able to hold sports practices closer to the school will reduce the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

We hope you will approve the project,

Zoe Prillinger and Luke Ogrydziak

Ogrydziak Prillinger Architects
www.oparch.net

2148 Larkin Street
San Francisco, CA 94109
(415) 474-6723

From: [Heidi Bjornson-Pennell](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [MandelmanStaff](#), [BOS]
Cc: [Aaron Levine](#)
Subject: 84 Page - important outdoor space for city kids!
Date: Tuesday, January 08, 2019 1:51:24 PM

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Dear Supervisor Mandelman and the Board of Supervisors -

I am a resident of District 8 and the mother of 3 kids, two of whom attend French American International School. I am writing to let you know about my support for the French American International School's project at 84 Page Street. This project has many important benefits to the inhabitants of this city - especially its kids!

Supervisor Mandelman, I am greatly appreciative of your work as president of Livable City. As we are all aware, San Francisco suffers from an exodus of families with school-age children, with the lowest percentage of children of any large city in America. <https://www.nytimes.com/2017/01/21/us/san-francisco-children.html>. The needs of San Francisco kids and their families are critical to consider. Every day we read about the important physical, socialization and mental health benefits of outdoor time for our children: <https://www.nytimes.com/2018/07/16/well/writing-prescriptions-to-play-outdoors.html>. Unfortunately, having to be bused or otherwise transported to an outdoor space in the city is a poor substitute for having outdoor space nearby. Kids end up spending as much or more time sitting in traffic than they do outside (frequently having to miss class to get to the distant location) - time that could otherwise be spent in school, doing homework, playing or relaxing at the end of the day and participating in family time. This practice takes a toll on the environment as well, and on the schedules of busy parents - who often have multiple kids and are juggling multiple pickups and work. What better than to have designated outdoor space attached to a school where kids can play and participate in their sports?

Beyond benefits to the children of the school, the project would be an improvement to the neighborhood"

- it would convert an unused, unsightly building into an active, useful space
- it would bring additional security and activity to the block. The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a welcoming, friendly, protective addition to the neighborhood. In fact, several of the guards are the highlight of my day!
- the outdoor space at 84 Page will reduce the need for additional bus and car transport in the afternoons to other city locations, and will thereby decrease additional congestion, traffic and environmental pollution in the area

French American International School has gone through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

Thank you for your support of families in San Francisco. I sincerely hope that you will approve this important project.

Respectfully,

Heidi Bjornson-Pennell

Attorney and mom to 3 San Francisco kids

442 Arlington St.
San Francisco, CA 94131
415-586-4324

From: [Kevin Franklin](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#); [Keehae Park](#)
Subject: 84 Page - kids need outdoor space
Date: Monday, January 14, 2019 7:57:36 PM

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Dear Supervisors,

We are residents of District 3 (for the past 2 years, San Francisco since 2011). We are writing to express our support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project and please feel to reach out if we can provide any further context.

Warm regards,
Kevin Franklin & Keehae Park
1365 Union Street,
San Francisco, CA 94109
415 652 9554

From: [Linda Candelaria](#)
To: [Brown, Vallie \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - Kids need Outdoor Space
Date: Monday, January 14, 2019 9:26:01 AM

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

Subject: 84 Page - Kids need Outdoor Space

January 14, 2019

Dear Vallie Brown and Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Department, which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

Linda Candelaria
209 Downey Street, SF, CA 94117
(415) 516-5666

From: [Felicity Singleton](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - Kids need outdoor space
Date: Tuesday, January 08, 2019 1:34:13 PM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. The project would improve not just the existing unused space but provide benefits to the wider neighbourhood, bringing increased security and activity to the block. It would provide a valuable walkable resource for the school, allowing children to play outdoors safely and reducing the need for bus transport in the neighbourhood.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Many thanks,

Felicity Singleton
234 Eureka Street, CA 94114
415 619 0879

From: [Concepcion Vindell](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 12:36:03 PM

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

Dear SF Board of Supervisors:

I grew up in San Francisco - in the Mission before my family relocated to the Excelsior (District 11). My family has been residing in District 11 for over 20 years. I am writing to voice my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walk-able resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

As a French American parent and San Franciscan, I hope you will approve the project without further delay.

Respectfully,

Concepcion Vindell
243 Madrid Street
San Francisco, CA 94112
415-793-4295

From: [Victoria Erville](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Monday, January 14, 2019 1:10:15 PM

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Hello

I am a resident of district 4 and am writing in support of the French American International School's project at 84 Page Street. The project would be a definite improvement to the neighborhood and will provide my son and his schoolmates with a much needed walkable resource for school outdoor space. The added security to the neighborhood provided by the schools security staff is also a benefit to the neighborhood.

I believe that the school has already received the approval and support of the planning department.

I hope the board of Supervisors will approve this project.

Thank you

Victoria Erville
1429 20th Avenue, SF
425-845-8853

Sent from my iPhone

From: [Nicole Bookman](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page - kids need outdoor space please support this effort!
Date: Friday, January 11, 2019 11:33:01 AM

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Dear Supervisors,

I am a resident of the Cow Hollow District and my son is a 1st grader at French American International School. My daughter will attend starting next year.

I am writing to let you know about my support for the French American International School's project at 84 Page Street. This is a much needed addition in Hayes Valley, a neighborhood that has so much to offer yet is becoming overrun with trash and drug use. This is very unfortunate given the vibrancy of the neighborhood and how hard local residents and tenants work to maintain it's neighborhood feel and unique vibe in the city.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Nicole Bookman
2820 Union St
415.385.5609

From: [Farshad Mashayekhi](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#); [Nazanin Hakim](#)
Subject: 84 Page - kids need outdoor space
Date: Monday, January 14, 2019 1:00:30 PM

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Dear Supervisors,

We are parents of 2 young children (age 11 and 10) and 16-year resident of District 6, and we are writing to express our support for the French American International School's project at 84 Page Street. The project adds much needed space for the school and children's outdoor play. And beyond benefits to the children and school, the project would also be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School has gone through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

We hope you will approve the project.

Farshad Mashayekhi & Nazanin Hakim
88 King, #625
San Francisco, CA 9407
(415) 407-0250

From: [Géraldine Passemard](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Antony](#); aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Sunday, January 13, 2019 5:01:19 PM

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Dear Supervisors,

I am reaching out as I want to show my support to the French American International School's project at 84 Page Street. Our kids go to FAIS and have enjoyed their time there. Having said that, more outdoor space is needed in such a urban environment and we are very excited about the school's project. Also, we believe that creating that outdoor space will improve the neighborhood by converting an unused and unsightly building into an active and useful space. As a result, we expect it will bring much needed security and activity to the block, which will be a nice addition to the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page (a great addition to the streetscape). With the outdoor space, the kids will have less of a need of transportation and as such there will be less of a need for bus transport in the afternoons, which should decrease traffic in the area.

I hope you will approve the project as this will be such a positive addition to our kids, the school, and the neighborhood.

Best

Geraldine and Antony Passemard
146 swiss avenue, SF 94131
650-3874157

From: [Allan Leinwand](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Sunday, January 13, 2019 2:56:13 PM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Allan Leinwand
222 Walnut Street
415-518-0636

From: [Chris Lambert](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Saturday, January 12, 2019 8:53:21 AM

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Dear Supervisors,

I am a resident of District 1, and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Chris Lambert
479 21st Ave
415-843-1623

From: [Matthew D. Davis](#)
To: [BOS-Supervisors](#)
Cc: ["aaronl@frenchamericansf.org."](mailto:aaronl@frenchamericansf.org)
Subject: 84 Page - kids need outdoor space
Date: Friday, January 11, 2019 12:08:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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Dear Supervisors,

My wife, children and I reside in District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans. I hope you will approve the project.

Regards

Matthew D. Davis – Shareholder



650 California Street, 26th Floor
San Francisco, CA 94108 | [Map](#)

T 415-981-7210 • F 415-391-6965

[My Bio](#) • [Email](#) • [Website](#)



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From: [Kristin Burgess McBride](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Friday, January 11, 2019 11:46:08 AM

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Dear Supervisors,

I am a parent of a student at French American International School and we live in the neighborhood, and I am writing in strong support of the school's project at 84 Page Street. This is a no brainer -- kid's need safe outdoor spaces to play in, and there are numerous benefits which at this point I know you are already aware of. Just want to register one more local family in strong support of this project.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I very much hope you will approve the project.

Kristin McBride
254 Clinton Park
San Francisco, CA 94103

From: [Colette Bedard](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Friday, January 11, 2019 11:32:51 AM

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

Dear Supervisors,

I am a resident of District 12 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

I support most any project that will encourage families to raise their children in San Francisco. It is such an extraordinary city so I was disappointed to learn we have the lowest percentage of children (by a significant margin) of all major US cities. This was first reported by the New York Times in 2017: <https://www.nytimes.com/2017/01/21/us/san-francisco-children.html>

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Colette Bedard

10 Marcela Avenue, San Francisco, CA 94116
415.706.7738

From: bjk1968@gmail.com
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Friday, January 11, 2019 10:31:59 AM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. My son has been a student of FAIS for 7 years now. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans. I hope you will approve the project.

Regards,
Brian Keil

7 Broderick St

From: [Ester Beerle](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Friday, January 11, 2019 10:29:16 AM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Ester Beerle
240 Parker Ave
San Francisco, CA 94118
415-260-1163

From: [Sherri Howe](#)
To: [BOS-Supervisors](#)
Subject: 84 Page - kids need outdoor space
Date: Thursday, January 10, 2019 8:39:10 PM

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Hello,

I'm writing to you today to express my sincerest hope that French American International School will be granted permission to develop an outdoor turf field at 84 Page. My son goes to school at FAIS, and I cannot tell you how often we had hoped for an opportunity like this. We are hard-core SF residents, determined not to leave the city now that we have a child. But man, we REALLY miss having outdoor fields. It would be such a fantastic thing for the hundreds (or thousand?) of kids that attend this school every year. Right now, our only outdoor spaces are paved, and it's pretty depressing. We would love for our child and his friends to be able to actively practice sports, and to exercise outdoors at the school.

Thank you for your consideration!

Sherri



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Sherri Howe 415.640.4664 Sherri@AskSherriHowe.com
Kristin Rolph 415.265.1427 Kristin@ZephyrRE.com
Lewis Kallinsky 650.863.3993 Lewis@ZephyrRE.com

From: [Jeanne Leinwand](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Subject: 84 Page - kids need outdoor space
Date: Thursday, January 10, 2019 11:18:53 AM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

I have children that go to French American International School and have spent a lot of time in the neighborhood. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincelerey,

Jeanne Leinwand
222 Walnut Street
415-990-8046

From: [Rati Sahi Levesque](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Wednesday, January 09, 2019 4:44:07 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Rati Levesque
616 Buchanan Street SF 94102
415-519-3155

--

Rati Levesque
Chief Merchant



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From: [Joaquín Ayuso de Paül](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Katherine Mayorga Galleguillos](#)
Subject: 84 Page - kids need outdoor space
Date: Tuesday, January 08, 2019 12:40:53 PM

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Dear Supervisors,

I am a resident of District 6 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Joaquin Ayuso de Paul
340 Fremont St. unit 607.
San Francisco, CA, 94105
415-265-1386

From: [Erica Kodiyan](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org; [Erica Kodiyan](#); [Manu Kodiyan](#)
Subject: 84 Page - kids need outdoor space
Date: Tuesday, January 08, 2019 11:12:54 AM

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

Dear Supervisors,

I am a resident of District 6 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Erica & Manu Kodiyan
34 Sheridan Street, SF CA 94103
PH: 415-577-6760

From: [Beteley Gebremariam](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Tuesday, January 08, 2019 10:43:18 AM

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

Dear Supervisors,

I am Beteley Gebremariam & a resident of District 6 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. My older child Eliana go to this school currently and potentially my younger child Tobias will join her. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Beteley Gebremariam
350 Turk Street, Apt#t507,San Francisco,CA94102
Phone: 415-314-4043

From: [Behailu Taye](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - kids need outdoor space
Date: Tuesday, January 08, 2019 10:38:31 AM

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

Dear Supervisors,

I am Behailu Taye & a resident of Tenderlon District and I am writing to let you know about my support for the French American International School's project at 84 Page Street. My older child Eliana go to this school currently and potentially my younger child Tobias will join her. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Behailu Taye
350 Turk Street, Apt#t507,San Francisco,CA94102
Phone: 415-238-5805

From: [Meg Escobosa](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Marc Escobosa](#)
Subject: 84 Page - kids need outdoor space
Date: Tuesday, January 08, 2019 10:14:25 AM

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

Dear Supervisors,

We are residents of Supervisorial District 1 and we are writing to let you know about our support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

We hope you will approve the project.

Sincerely,

Meg and Marc Escobosa
454 15th Avenue
San Francisco, CA 94118
415-592-2327

From: [hanna alemayehu](#)
To: [BOS-Supervisors](#)
Subject: 84 page - kids need outdoor space
Date: Monday, January 14, 2019 8:32:45 PM

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

Dear sirs,

Our child goes to International high school. We would like to strongly support the project 84 page. For various reasons.

First, the students are spending most of their time indoors playing games or distracted by social media when studying in the library or in the hallway because there is no outdoor option for them to go and play after they finish their classes.

Second, during their lunch break, they eat their lunch in the hallway or if they are lucky and get a spot on the outside bench which is very small and doesn't accommodate everyone.

Third, If our kids are not active, they will be exposed to high rate of obesity, poor mental health and in general their well and their academic performance is being affected.

French American is in the neighbourhood where by the number of bars, restaurants, shops is increasing by the day. The students could easily be lured to develop early drinking habits & other inappropriate exercises. Project 84 we believe is a good alternative to cultivate it has a huge impact on the future generation. Besides, the community will benefit one way or the other. We appreciate in advance for giving special attention to this matter and approve the license.

Sincerely,

Hanna and Kassaye

From: [Amy Baghdadi](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: 84 Page -- Our Children Need Outdoor Space Please!
Date: Tuesday, January 08, 2019 10:18:08 AM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best regards,

Amy W. Baghdadi
559 19th Avenue
San Francisco, CA 94121
415-317-8054

From: [jane mudge](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - Outdoor space essential for city kids
Date: Wednesday, January 09, 2019 10:43:07 AM

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

Hello,

I write to you as a San Francisco resident, homeowner and parent of a 9th grade & 12 grade student at International High School. By way of background my 12 grade student attended the French American school from K-8th grade and my 9th grade student attended Convent Elementary K-8th grade. I have been witness to the developments and changes in the Hayes Valley area for the last 13 years. I believe the French American and International High School are an excellent example of integrating youth and education into an existing neighborhood while respecting the neighbors and businesses.

Raising a family in the city is both rewarding and challenging, and accessing outdoor space is most important. That said, I urge you to support and confirm the permit issued for 84 Page and allow for the outdoor space to be developed.

Thank you for your consideration,
Jane S. Mudge
195 San Anselmo Avenue
San Francisco

From: [Jill Allen](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - outdoor space for kids
Date: Friday, January 11, 2019 9:19:06 AM

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

Dear Supervisors,

I strongly support the proposed plan to install a field for the school. The City needs to support families by supporting schools. This will greatly benefit many children and families. Please allow the project to proceed.

Thank you,

Jill Allen

From: [Kristina Razmara](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: 84 Page - Please support kids' outdoor space!!
Date: Monday, January 14, 2019 9:02:57 AM

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

Dear Supervisors,

I live in District 6 and I am writing to express my **strong** support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space that is in short supply in the Hayes Valley neighborhood; and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept., which approved and supported the final project plans.

I hope you will approve the project.

Kristina Razmara
738 Long Bridge St., #812
San Francisco, CA 94158
415-722-9199

Sent from my iPhone

From: [Laura Ashley](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page - prioritize our children
Date: Tuesday, January 08, 2019 12:14:09 PM

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

Supervisors and Council Members,

As a long-time resident of San Francisco, I'm often shocked by the amount of money we spend to prioritize helping so many people in our city above our children. Please show us that our children matter!

The project at 84 Page will help relieve pressure on our gym yards for PE classes, provide a local alternative to long bus rides for some interscholastic sport practices, and provide additional space for other outdoor activities for students. It will be a benefit for all students at our school.

Given all the concessions made by the school, I can't imagine a reason why the building of this space wouldn't be approved. Please prioritize our children.

- Laura Ashley, San Francisco resident of Supervisorial District 5

From: [Anissa Kalinowski](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Gordon Francis](#); aaronl@frenchamericansf.org
Subject: 84 Page - Support For Project
Date: Thursday, January 10, 2019 10:03:02 AM

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

Dear San Francisco Supervisors -

We are residents of the third district and are writing to support the project at 84 Page Street for which there is a scheduled hearing on January 15th.

Continued development in the neighborhood will contribute to not only better school facilities, but also to a safer environment for all residents. Furthermore, the project, as proposed, is likely to lessen traffic congestion in the neighborhood, which we expect would be welcomed by everyone! And finally, in our experience, the school has been a thoughtful partner in the neighborhood, and would continue to approach community relations and roll out of the project with the input from interested parties.

As this project was previously approved, we are hopeful that it will continue to receive the city's support.

Many thanks and best wishes.

Anissa Kalinowski and Gordon Francis
1451 Montgomery St.
San Francisco, CA 94133

From: [Daniel Klingebiel](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page - voicing my support for the project
Date: Tuesday, January 08, 2019 10:16:41 AM

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January 8, 2019

Re: French American International School – 84 Page Street Outdoor Field Project

Dear Supervisors,

I'm a lifelong resident of District 7 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans. I hope you will approve the project.

Sincerely,
Daniel Klingebiel
60 Merced Ave
San Francisco, CA 94127
415-865-6040

From: [Paola Guglielmoni](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page kids need outdoor space
Date: Saturday, January 12, 2019 1:06:35 PM

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

To Whom it may concern:

The 84 page street project is a project that will benefit the neighborhood, including improving the streetscape, activating an abandoned site, and bringing additional security to the street.

Natural environments and outdoor spaces have been linked to improved information recall, creative problem-solving and creative thinking. Additionally, outdoor experiences produce positive physiological and psychological responses, including reduced stress and a general feeling of well-being.

Incorporating outdoor learning features into education facilities provides a positive influence on those who view and use these spaces. In addition, such spaces create an identity that communicates to the surrounding community that the institution is committed to being environmentally responsible. With limitless opportunities to learn and explore, the outdoors can provide relief for an overcrowded gym and long travel to other facilities.

The French American school has worked for years identifying its opportunities and constraints for the specific space and location, performing site analysis and developing goals for the space.

With this letter I would like to reiterate my support.

Sincerely,

Paola Guglielmoni

From: [Joanna Pulcini](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page project for French American International School students
Date: Tuesday, January 08, 2019 10:42:59 AM

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

Dear Board of Supervisors and Aides,

My daughter's school, French American International School, has done a tremendous amount to improve our neighborhood, which has become some of the most beautiful in the city where local businesses thrive.

We are now seeking the approval of a new project at 84 Page that will improve the street scape, activate an abandoned site, and bring additional security to the street. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project and appreciate any support you can offer, as it would mean so much to the students of our school and our community.

Sincerely,

Joanna Pulcini-Ascaso
Mother to Aurélia, second grade
737 Cole Street
SF, CA

--

Joanna Pulcini Literary Management
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From: [Danelle Ebbel](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#); [Matt Ebbel](#)
Subject: 84 Page Project French American International School
Date: Tuesday, January 08, 2019 2:45:25 PM

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

Dear Board of Supervisors and Aides,

I am writing in reference to my children's school, French American International School. The school is vibrant part of the Hayes Valley community, setting a wonderful example of a multi-cultural, vibrant community - a model for the city of San Francisco.

The school is currently seeking approval for a new project at 84 Page that will activate an abandoned site in the area, beautify the street scape and provide additional security to the community. It will provide the school children with much needed usable outdoor space, as well as limit the use of other fields around the city, minimizing traffic by this community traveling to other neighborhoods for field usage.

We feel fortunate to enable our children to attend school in the vibrant community of San Francisco. It is our hope that upon review of the final project plans, which include all required approvals and attempts to resolve all Planning Department concerns, that this project will be approved. Our schoolchildren would be most grateful for additional outdoor recreational space at a time when childhood health challenges and obesity levels rise. While our community would be the greatest benefactors, the positive trickle effect will be felt on the neighborhood of Hayes Valley and greater San Francisco by beautification and increased safety.

We appreciate your consideration of this project and hope you agree to the many potential benefits of this project.

Thank you,

Danelle and Matthew Ebbel
Parents to Max and Madeleine Ebbel

--

danelle ebbel, [L.ac.](#)
acupuncturist + yoga instructor
feel well. live well.
www.finebalancewellness.com

From: [Philippe Golle](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Sanae Nakagawa](#)
Subject: 84 Page project: please support outdoor space for our children
Date: Thursday, January 10, 2019 3:56:31 AM

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

Dear board of supervisors and aides,

Our daughter's school, the French American International School, is seeking approval of a project to install a small turf field at 84 Page St. This project will offer much needed opportunities for outdoor activities and physical education for students. It will also benefit the broader neighborhood by activating an abandoned site and bringing additional security to the street.

The school went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

We very much hope that you will approve this project. Your support means a lot to our school, our community, and the physical fitness of our 7-year-old daughter.

Best regards,
Philippe Golle and Sanae Nakagawa
Parents of Celia, second grade
239 Brannan Street
San Francisco, CA

From: [Jason Sharp](#)
To: [BOS-Supervisors](#)
Cc: [BOS-Legislative Aides](#); [Aaron Levine](#)
Subject: 84 Page St - approval request for the kids
Date: Friday, January 11, 2019 4:00:16 PM

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

Dear Supervisors,

I am a resident of San Francisco (District 8) and am writing this email to show my support for the French American International School's project at 84 Page Street. Having a child at the school, I spend a great amount of time in Hayes Valley, and strongly believe that even beyond benefits to the school, the project would be an improvement to the neighborhood, by converting an unused, unsightly building into an active, useful space that would bring additional security and activity to the block. The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. In addition, it will also provide a walkable resource for school outdoor space, reducing the need for additional bus transport in the afternoons, which would result in decreased congestion and traffic in the area. (Big win for all!)

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best Regards,

— Jason Sharp

From: [Robert Sharp](#)
To: [BOS-Supervisors](#)
Cc: [BOS-Legislative Aides](#); [Aaron Levine](#)
Subject: 84 Page St - approval request for the kids
Date: Friday, January 11, 2019 4:37:10 PM

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

Dear Supervisors,

I have lived in San Francisco (District 8) for 27 years and am writing this email to show my support for the French American International School's project at 84 Page Street.

Having a child at the school, I spend a great amount of time in Hayes Valley, and believe the project would be an improvement to the neighborhood, by converting an unused, unsightly building into an active, useful space that would bring additional security and activity to the block.

The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. In addition, it will also provide a walkable resource for school outdoor space, reducing the need for additional bus transport in the afternoons, which would result in decreased congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best Regards,

Robert Sharp

--

Robert Sharp

(415) 530-0133

robert@robertsharp.com

From: [Caroline Stanculescu](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page St - kids + outdoor space!
Date: Monday, January 14, 2019 9:05:40 AM

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

Dear Supervisor,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Communities, especially dense urban areas like ours, need to support places for kids to be active and play. As it is, San Francisco has extremely [few children relative to its population](#); making it harder for kids to play and exercise and for schools to offer PE spaces is unproductive all around.

Beyond benefits to the children of this school, the project is an improvement to the neighborhood, converting an unused, unsightly building into an active, useful space. The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the neighborhood and will add to more security. Walkable school outdoor space will reduce the need for additional bus transport to shuttle kids to a place to play. This will decrease congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans. It is my hope that you will complete the final approval of this project.

Best,
Caroline Stanculescu
4630 19th Street
San Francisco, CA 94114
650 248 6224

From: [Preston Becker](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page St - Kids need outdoor space!
Date: Tuesday, January 08, 2019 10:46:16 AM

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

Dear Supervisors,

I am a resident of District 7 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Regards,

Preston Becker
950 Monterey Blvd - 94127
415-310-5801

From: [Abby Carrales](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: 84 Page St - My kids need outdoor space for recess & PE
Date: Tuesday, January 08, 2019 2:38:05 PM

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

Greetings to the SF BOS & AAs,
Happy New Year!! (Bonne Annee!)

I am a proud SF parent of 3 kids attending French American SF on partial scholarship. My husband & I are also property owners since 2010 and just purchased our 2nd home in SF in December, having sold our first home in August. This home has a precious commodity - a small backyard. Outdoor space is imperative for any growing child and there is far too little of it accessible in San Francisco.

Our family of five are residents of District 7 and I am writing to let you know about my support for the French American International School's project at 84 Page Street in Hayes Valley.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Abby Carrales McNertney & John McNertney
310 Valdez Ave, SF, 94127
415.568.7400

Some additional family background on us::

We have fought and continue to do so, to stay in our beloved San Francisco and raise our native SF kids here. As you know, living here is an extreme challenge for any middle class household. We make too much to qualify for most assistance and just barely enough to get by. Our children are small (8, 4, 6) and we have been at FAIS since 2014. It is their home away from home while my husband and I work long hours to afford our life in SF. As such, our kids spend an inordinate amount of time at school and in after-school sports & activities.

They need as much time & space outdoors as is possible. I grew up in the 70s when bands of children ruled the streets and alleyways, canyons and fields of suburban California. We spent our lives out of doors and only came home for food & bathroom breaks.

My children won't have this experience living in SF. The closest I can get to that without relocating is to rely on our school to ensure they get the fresh air, Vitamin D and exercise their growing bodies need during the school week.

FAIS has given back so much to the SF community and has been an institution for its residents

since the 70s. Please let FAIS provide our kids this much-needed space.

Thank you!!

--

Abby Carrales | Security Compliance Specialist

abigail@cloudflare.com



1 888 99 FLARE | www.cloudflare.com

From: [Pascal Brochier](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page St - our kids need outdoor space
Date: Tuesday, January 08, 2019 10:35:47 AM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best regards,

Pascal Brochier
1154 Chestnut St, SF, CA 94109
(650) 743-9013

From: [Lisa Tiver](#)
To: [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org; [BOS-Legislative Aides](#)
Subject: 84 Page St, San Francisco project - essential outdoor space for kids
Date: Friday, January 11, 2019 10:35:25 AM

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

Dear Supervisors,

I am a long term resident of District 6 and I am writing to let you know about my unequivocal support for the French American International School's project at 84 Page Street. Beyond benefits to the school and specifically the children, the project would be an improvement to the city and the neighborhood, converting an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a positive addition to the streetscape. It will provide a walkable resource for school outdoor space reducing the need for additional bus transport and, as a result, decrease some congestion and traffic in the area - this city should welcome any ways to reduce traffic. The school is an inner city school with extremely limited outdoor space, a green space would be extremely beneficial for the children.

I understand that the School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I and my family hope you will expeditiously approve this project.

Regards

Lisa Tiver

712 Bryant St #1

San Francisco, CA 94107

415 910 4170

From: [Amy Johnson](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#); [Sommer Johnson](#); [Fewer, Sandra \(BOS\)](#)
Subject: 84 Page St. - Kids need outdoor space
Date: Tuesday, January 08, 2019 10:59:26 AM

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

Dear Supervisors,

I am a resident of District 1, a parent of children at French American, and an employee of a company in the Mid-Market neighborhood. I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. The entire neighborhood is in need of improvements and investments.

The new space will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME: Amy Johnson
ADDRESS: 2508 Mcallister St.
PHONE: 415-876-4358

From: [Sarah B. Lartigue](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page St. -- Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 10:39:11 AM

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

Dear Supervisors,

I am a resident of District 8 (and a daily visitor to Hayes Valley) and I'm writing to express my support for the French American International School's project at 84 Page Street.

While this project would be beneficial to the school community, it would also be an improvement to the neighborhood.

For one, it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street, and 1155 Page are already a friendly addition to the surrounding area.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons. As a result, this would decrease some congestion and traffic in the area.

The School went through all required approvals and diligently worked to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve this project.

Sincerely,
Sarah Lartigue
415.706.9306

From: [John YeldingSloan](#)
To: [BOS-Supervisors](#)
Subject: 84 Page St. Kids playground
Date: Friday, January 11, 2019 9:41:01 AM

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

I am writing to support the proposed kids playground for FAIS at 84 Page St.

My family has owned, lives in, and run 225-235 Gough st. Since 1985. I welcome a playground on the site of a building that has been in disuse for decades.

Sincerely,
John Yelding-Sloan
227 Gough St.
S.F. CA 94102

Sent from my iPhone

From: [Jackie Ortega](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street - kids need outdoor space
Date: Wednesday, January 09, 2019 10:05:48 PM

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

Dear Board of Supervisors,

I am a parent, property owner, and resident of San Francisco and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,
Jacqueline Ortega
818 York Street
(415) 702-5700

From: [Tali Alban](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street - Outdoor Space
Date: Tuesday, January 08, 2019 11:09:29 AM

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

Dear Supervisors,

I am a resident of Supervisorial District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Not only do my children attend the school, but I also live around the corner, in the heart of Hayes Valley. Beyond the obvious benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area. As a neighborhood resident, the project would be a welcome addition to Hayes Valley.

I understand that the School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Tali Alban
301 Gough Street, Unit 5
415.350.0109

From: [Sheela Zemlin](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Jim Zemlin](#)
Subject: 84 Page Street - school kids need outdoor space
Date: Tuesday, January 08, 2019 11:33:16 AM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building that is a target for homeless encampments into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. They are diligent but also cheery and welcoming to neighbors and students.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sheela & Jim Zemlin
818 Fell Street, San Francisco, CA 94117
415-939-3999

--

Sheela Zemlin
Cell: (415) 939-3999

From: [David Silverman](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street- please approve the outdoor space
Date: Saturday, January 12, 2019 9:39:18 AM

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

Dear Supervisors,

I am a resident of District 1 supervised by Sandra Lee Fewer and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Thank you for your support and consideration

David Silverman
726 4th Ave
SF CA 94118
650 218 5436

David Silverman
650 218 5436

** Note new gmail address. the Yahoo one will forward here.

From: [Svetlana Silverman](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street- please approve the outdoor space
Date: Sunday, January 13, 2019 9:38:26 PM

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

Dear Supervisors,

I am a resident of District 1 supervised by Sandra Lee Fewer and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Thank you for your support and consideration

Svetlana Silverman
726 4th Ave
SF CA 94118
415-577-1573

From: [Alex Varshavsky](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Julia Latifi](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space ---
Date: Sunday, January 13, 2019 11:22:06 PM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best Regards,

Alex Varshavsky
310 Corbett Ave
San Francisco, CA 94114
415.264.5486

From: [Suha Jhaveri](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space ---French American International School
Date: Saturday, January 12, 2019 4:00:27 PM

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

Dear Supervisors,

I am a resident of District 7 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Kind regards,
Suha Jhaveri
1680 11th Avenue
San Francisco CA 94122

From: [Lin-Hua Wu](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Michael Fisher](#); [Fewer, Sandra \(BOS\)](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space -- PLEASE HELP!
Date: Monday, January 14, 2019 8:52:12 AM

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

Dear Supervisors,

Happy new year! I am a resident of District 1 with four children attending school in SF. We choose to stay in the City, despite the challenges, because we love the diversity and culture that San Francisco has to offer.

I am writing to let you know about my support for the French American International School's project at 84 Page Street. Not only do our children need outdoor space, but the additional benefits to the community and the City would be tremendous!

Beyond being useful to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project. Thank you for your time and consideration. Feel free to contact me at any time--I would be more than willing to come and speak with you.

Best,

Lin-Hua Wu
262 15th Avenue, SF 94118
(917) 885 4665

From: [Sabrina Mekhalfa](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Sunday, January 13, 2019 12:08:33 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

The project will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

SABRINA MEKHALFA
300 IVY STREET #124
SAN FRANCISCO, CA 94102
415-279-8405

From: [Nichol Garzon-Mitchell](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Friday, January 11, 2019 10:27:36 AM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best,

Nichol

Nichol Garzon
1108 Cabrillo Street
San Francisco, CA 94118
415-517-6548

From: [Traverso, Jeanette](#)
To: [Peskin, Aaron \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Wednesday, January 09, 2019 2:42:25 PM

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

Dear Aaron Peskin, Other Supervisors, and Aides,
I am a decades-long resident of District 3, and I write in support of the French American International School's project at 84 Page Street (the "Project").

The School desperately is short of outside space for its students. The School has highly-competitive sports teams. But, what I love about the School's sports program is the School's policy that all students, regardless of ability or skill, will make a team in every sport offered by the School! This encourages all students to participate in competitive sports, where some of the most important socialization happens and life lessons are learned. Moreover, the School's sports program teaches that regular exercise is essential to well-being.

Beyond the benefits to the School and its students, the Project would be an improvement to the neighborhood because the Project would convert an unused, unsightly building into an active, useful space.

And, the Project would bring additional security and activity to the block-- the School's security staff at 150 Oak, 66 Page, 65 Lily and 1155 Page already are a congenial upgrade to the security of the neighborhood. Yet, given the number of break-ins in the area, we need even more people-friendly security personnel, at no cost to the City.

Further, the Project will provide a walkable resource for School outdoor space, reducing the need for additional bus transportation in the afternoons and, as a result, decrease some congestion and traffic in the City.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept., which approved and supported the final Project plans. Let's not let the desires of one trump the benefits to many. I hope you will approve the Project.

Best, Jeanette Traverso
217 Francisco Street
San Francisco, CA 94133
Cell: 415-264-9043

From: [Tsingos, Nicolas](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Wednesday, January 09, 2019 8:27:54 AM

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

Dear Supervisors,

I am a resident of District 8 and I am working on Market St., close to the French American International School's neighborhood. I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently worked to resolve all issues -- including specific design for noise abatement and limiting hours of use -- with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Nicolas Tsingos
471 Eureka St, San Francisco, CA 94114
415-696-3746

From: [Anne-Lorraine Bahi](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 3:54:20 PM

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

Dear Supervisors,

We are resident of District 10 and we are writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, such as providing additional space for other outdoor activities for students, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

We strongly believe that the French American International School has a key role in our children's future and we hope you will approve the project as it will be a benefit for all students at the school while improving the neighborhood.

Anne-Lorraine & Yacin Bahi

696 De Haro Street - San Francisco - Ca 94107

650 305 0130

From: [Tommaso Trionfi](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 11:23:06 AM

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

Dear Supervisors,

I am a resident of Historical District of Alamo Square and I am writing to let you know about my strong support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

Simply I cannot even think of any negative impact of such a project.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

My wife and I hope you will approve the project.

Thank you.

Tommaso Trionfi

1503 Golden Gate Ave
San Francisco, CA 94115
415 8412003

Tommaso Trionfi
tommasot@gmail.com
Twitter/Skype : tommasot
[linkedin.com/in/trionfi](https://www.linkedin.com/in/trionfi)

From: [Eleanor Harwood](#)
To: [Ronen, Hillary](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 15, 2019 11:48:49 AM

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

Dear Supervisor and especially Hilary Ronen,

I am a resident of District 9 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Supervisor Ronen and I have been in touch before about the need to keep the streets in the Mission clean enough that egress to outdoor parks for children is viable and not fraught with urban blight. This time I am reaching out to the board of supervisors to allow the 84 Page Street Project to move forward.

As we struggle to keep our city a viable place for families to raise children, we need to know that the city is on our side. We need to have outdoor space for our children and to prioritize the safety and happiness of our youngest citizens. While I realize that French American International School is not a public school, and as such is likely not the city's first priority, I would argue that likely the parents of the children in FAIS are some of the city's largest contributors in terms of academic research, technological innovation and cultural production. We need to keep our families in San Francisco rather than be part of the radical family drain that occurs once children reach school age. Providing for our children is part of what keeps innovative and vibrant parents in our city and in the businesses that help San Francisco thrive.

The sounds of children playing should not be an interference to a neighborhood, it should simply be part of the fabric of our soundscape. And the space that children require to play should be granted easily, as simply the right thing to do.

“When we imagine having kids, we think of somewhere else,” Mr. Lee said. “It’s starting to feel like a no-kids type of city.”

A few generations ago, before the technology boom transformed San Francisco and sent housing costs soaring, the city was alive with children and families. **Today it has the lowest percentage of children of any of the largest 100 cities in America, according to census data, causing some here to raise an alarm.**

New York Times, Jan 21st, 2017, <https://www.nytimes.com/2017/01/21/us/san-francisco-children.html>

We know that few families stay in San Francisco, and this is a step that the Board of Supervisors can take to help us stay and to keep our children healthy and happy and to keep San Francisco vibrant.

I hope you will approve the project.

Sincerely,

Eleanor Harwood (Eleanor Harwood Gallery) & Dr. Bruce Cree (Researcher and Physician at UCSF)

Parents of a 5 year old girl in San Francisco attending FAIS

NAME: Eleanor Harwood & Dr. Bruce Cree

ADDRESS: 2169 Folsom Street, A 103, San Francisco, CA 94110

PHONE: 415-867-7770

Eleanor Harwood Gallery

www.eleanorharwood.com

eleanor@eleanorharwood.com

Mobile + 1 415 867 7770

1275 Minnesota Street, Suite 206

San Francisco, CA 94107

Follow us:

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From: [JP Balajadia](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Office of the Head](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Friday, January 11, 2019 10:44:49 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Jean Paul Balajadia

64 Pierce Street, 94117

415.552.8222

From: rosana.castrillo@gmail.com
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Friday, January 11, 2019 10:17:42 AM

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

Dear Supervisors,

I am a resident of District 8, and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Rosana Castrillo Díaz
3784 20th St
SF, CA 94110
415 285-3774

From: [Louise Cooperstrom](#)
To: [BOS-Supervisors](#); bos-legislative_aide@sfgov.org
Cc: aaronl@frenchamerican.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 10:12:42 AM

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

Dear Supervisors,

I am a resident of District 10 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME Louise Cooperstrom
ADDRESS 1434 Rhode Island st
PHONE 415-936-3556

Regards,

Louise Cooperstrom

From: [Bergen Hung](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: [Evgueni Ratchev](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Sunday, January 13, 2019 5:56:28 PM

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

Dear Supervisors,

I am a resident of District 6 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Bergen Hung and Evgueni Ratchev

333 1st St Unit 1901, San Francisco CA 94105

408-391-0861

From: [Ben Beerle](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Please Make Sure Kids Have Outdoor Space
Date: Friday, January 11, 2019 10:36:40 AM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project, our kids and the city NEED outdoor space!

Ben Beerle
240 Parker Avenue
San Francisco, CA 94118
310-220-9838

From: [Papi Menon](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - support a child friendly San Francisco
Date: Monday, January 14, 2019 4:00:23 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. The city needs more kids, and we need to support projects like this one that would help kids enjoy life in the city. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,
Papi Menon
201 Laguna St, SF, CA 94102
415-309-8229

From: [Susan Bracale Howard](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kid Friendly Outdoor Space
Date: Monday, January 14, 2019 5:06:31 PM

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

Dear San Francisco Supervisors,

We are residents of District 9 and are writing to let you know about our support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already friendly additions to the downtown and Market Street corridor streetscapes.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

As parents of a couple of very active kids, we hope you will approve the project.

NAME Susan Howard & Matthew Fontaine
ADDRESS 1546 Hampshire Street / SF / 94110
PHONE 415 378 7471

Thank you kindly,
susan & matt

From: [Pauline Shaver](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page street project - kids need open space [84 Page Street / Appeal of permit #2017/11/20/4422]
Date: Sunday, January 06, 2019 8:58:04 AM

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

Re: 84 Page Street / Appeal of permit #2017/11/20/4422

Dear Sir/Madam:

I am writing to express my strong support of the French American International School's proposal to build a turf playing field at 84 Page Street which is directly across the street from my residence at 55 Page Street.

French American has been a conscientious neighbor. Their previous improvement project at 66 Page Street has been a good improvement to the neighborhood, replacing a building that had been vacant for several years. Their security force has been a friendly addition to the streetscape.

The 84 Page project seems to be a similar opportunity to improve the neighborhood. The team from French American met with our homeowner's association during the design process and took our concerns into consideration into the design of the façade facing our building on Page Street. Regarding noise, we discussed this at length with French American at the meeting and have concluded the field's proposed usage will not present an issue.

The playfield will be replacing a building that cannot be described as an attractive addition to the street. We believe the play field is an appropriate use for the site and makes sense in the context of the neighborhood injecting something other than just restaurants and boutiques which seem to be the only new additions.

The benefits of active use of the site and improvement of the street make the project a positive. I fully support French American's efforts.

Warmest regards, Pauline Shaver

55 Page Street, #525
San Francisco, CA 94102
415-205-6219

From: [Bruno Larvol](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space ---
Date: Friday, January 11, 2019 5:17:12 PM

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

Dear Supervisors,

I am a resident of Financial District and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block.

I hope you will approve the project.

NAME: Bruno Larvol

ADDRESS: 165 Shipley St, 94107.

PHONE: 415-283-6903

From: [Sherri Howe](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [AT Howe](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space --- DRAFT MESSAGE
Date: Thursday, January 10, 2019 8:42:13 PM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME: Sherri Howe

ADDRESS: 2887 Bush Street #2, SF, CA 94115

PHONE: 415.640.4664

Sherri



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Sherri Howe 415.640.4664 Sherri@AskSherriHowe.com
Kristin Rolph 415.265.1427 Kristin@ZephyrRE.com
Lewis Kallinsky 650.863.3993 Lewis@ZephyrRE.com

From: [Lily Yan](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space ---
Date: Saturday, January 12, 2019 9:23:23 PM
Attachments: [support Message 84 Page Street Project.docx](#)

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

Dear Supervisors,

I am a resident of District _central richmond_ and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME Boye as parents

From: [Laurent Sellier](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Ann Sellier](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 10:38:23 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best regards,
Ann and Laurent Sellier
144 Danvers st, San Francisco, CA
415 640 1492

From: [Reeta Petajisto](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - kids need outdoor space
Date: Tuesday, January 08, 2019 2:17:32 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be a great improvement to the wonderful neighborhood of Hayes Valley: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

Reeta Petajisto
1480 Fulton Street apt 2
San Francisco, CA 94117

From: [Wright Bagwell](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Ami Huggett](#); aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids need outdoor space
Date: Tuesday, January 08, 2019 12:27:19 PM

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

Dear Supervisors,

I am a resident of District 9 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

My family strongly believes that converting unused buildings into active, useful, walkable spaces for children are exactly what San Francisco needs to grow sustainably and create a better life for families.

The project FAIS is proposing at 84 page would bring additional security and activity to the block as well - something everyone can benefit from.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Thank you,
Wright Bagwell
Ami Huggett
3437 26th st, San Francisco, CA 94110
650-455-1687

From: [Aimee and Eric Oillarburu](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Fewer, Sandra \(BOS\)](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Friday, January 11, 2019 1:30:30 PM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street - an outdoor space for it's students. Beyond benefits to the school, the project would be an improvement to the neighborhood. It would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block. The school's security staff at 150 Oak, 66 Page, 65 Lily and 1155 Page are already a friendly addition to the streetscape. The project will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decreasing some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept., which approved and supported the final project plans.

The kids need outdoor space! I hope you will approve the project.

Aimee M Oillarburu
523 16th Avenue, SF, CA 94118
(415) 205-6445

From: [Meghan Harris](#)
To: [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - kids need outdoor space!
Date: Tuesday, January 08, 2019 12:24:04 PM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project. I have two children at the school who will benefit from more field space.

Thank you.

Meghan Harris
2040 Broadway St #402
San Francisco CA 94115

From: [David Tobiano](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#); [Kathryn Shantz](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space!
Date: Monday, January 14, 2019 9:01:29 AM

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

Dear Supervisors,

I am a resident of District 9 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best regards,

-David Tobiano

David Tobiano

david@tobiano.com

Cell: +1 (415) 260 02 04

[linkedin.com/in/davidt](https://www.linkedin.com/in/davidt)

<http://techmachina.com>

From: [Farah Anwar](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Scott Fong](#)
Subject: 84 Page Street Project - Kids need outdoor space
Date: Tuesday, January 08, 2019 11:59:02 AM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

Farah Anwar and Scott Fong
15 Emerson Street
San Francisco, CA 94118
415-640-3846

From: [Mai Badr](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 3:40:07 PM

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

Dear Supervisors,

I am a resident of the Sunset District and I am writing to let you know about my support for my son's school, the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Mai Badr
1239 35th Avenue, San Francisco, CA 94122
(415) 866-3991

From: [prathima vadiraja](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids need outdoor space
Date: Tuesday, January 08, 2019 11:28:57 AM

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

Dear Supervisors,

I am a resident of District 1. I am writing to express my support for the French American International School's project at 84 Page Street. The project would be a great improvement to the neighborhood: it would add an active, useful space and bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. By providing a walkable resource for school outdoor space, it will decrease congestion and traffic in the area by reducing the need for additional bus transport in the afternoons.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME: Prathima Vadiraja
ADDRESS: 2458 Fulton St, San Francisco, CA 94118
PHONE: 415-994-1546

From: [Elizabeth de Bord](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 11:55:56 AM

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

Dear Supervisors and Aides,

I am a resident of District 5, and I am writing to express my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block. The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the area. This project will also provide a walkable resource for school outdoor space reducing the need for bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area. Most of all, our children are urban students who need outdoor space. Please help them be active and healthy San Francisco residents by supporting this project.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Thank you for your time and for granting authorization for this worthwhile project for French American International School and the neighborhood.

Elizabeth de Bord
328 Frederick Street
San Francisco, CA 94117
415-702-9129

From: [Dushyanth Nataraj](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids need outdoor space
Date: Tuesday, January 08, 2019 11:26:09 AM

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

Dear Supervisors,

I am a resident of District 1. I am writing to express my support for the French American International School's project at 84 Page Street. The project would be a great improvement to the neighborhood: it would add an active, useful space and bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. By providing a walkable resource for school outdoor space, it will decrease congestion and traffic in the area by reducing the need for additional bus transport in the afternoons.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME: Dushyanth Nataraj
ADDRESS: 2458 Fulton St, San Francisco, CA 94118
PHONE: 415-608-3561

From: [jwlatifi](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 9:09:00 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best Regards,

Julia Latifi
310 Corbett Ave
San Francisco, CA 94114
408-655-8915

From: [Perle Deutsch](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Sunday, January 13, 2019 9:08:54 PM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,
Perle Deutsch
200 Joost Ave, San Francisco, CA
424-208-4612

From: [Farzin Shadpour](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Sunday, January 13, 2019 5:00:48 PM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,
Farzin Shadpour
200 Joost Ave, San Francisco, CA
415-913-8928

From: [René M Becker](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Saturday, January 12, 2019 7:06:53 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

René Becker
835 Fulton Street 3
415.316.9715

From: [Dana Kriesel](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Thursday, January 10, 2019 6:27:46 PM

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

Dear Supervisors,

I am a resident of District 9 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Dana R. Kriesel
920 Alabama St
415-505-1475

From: [Temi Adamolekun](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Thursday, January 10, 2019 3:02:58 PM

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

Dear Supervisors,

I am a resident of Supervisorial District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME Temi Adamolekun
ADDRESS 58 Cook Street, SF, CA 94118
PHONE 415-867-6145

Kind Regards,

Temi

--

[Pembroke PR](#)
415.867.6145

From: [Lauren Stoxen](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Thursday, January 10, 2019 9:37:17 AM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Thank you,
Lauren

Lauren Stoxen
High School Admission Coordinator
[+1 415-558-2084](#)
150 Oak Street | San Francisco, CA 94102 | USA



From: [Mark Martinez](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Thursday, January 10, 2019 9:09:53 AM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefiting the school and the children, the project would be an improvement to the neighborhood. This project would convert an unused, unsightly building into an active, useful space as well as bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The school completed all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I sincerely hope that you will approve this project.

Thank you,

Mark Martinez
1845 Laguna Street
San Francisco, CA 94115
415-509-1483

From: [Kim Martinez](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Wednesday, January 09, 2019 9:34:16 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefiting the school and the children, the project would be an improvement to the neighborhood. This project would convert an unused, unsightly building into an active, useful space as well as bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The school completed all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I sincerely hope that you will approve this project.

Thank you,

Kim Martinez
1845 Laguna Street
San Francisco, CA 94115
415-509-2244

From: [Philippe Grenier](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#); grenier.philippe@gmail.com
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Wednesday, January 09, 2019 4:08:12 PM

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

Dear Supervisors,

I am writing to let you know about my support for the construction of a turf field for the French American International School at 84 Page Street.

The project will considerably help the school by providing additional space for the outdoor activities and PE classes of the students and a local alternative to long bus rides for some sport practices.

Additionally it will also benefit and improve the neighborhood, bringing additional security and activity to the block.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Department which approved and supported the final project plans.

I hope you will approve the project.

Philippe Grenier
624 Noriega Street
415-595-2521

From: [Olivier Bartholot](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 11:52:48 PM

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

Dear Supervisors,

I am a resident of SOMA and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Olivier Bartholot
239 Brannan Street, 94107 SF
m: +1 415 609 8447

From: [Valentina Imbeni](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 10:18:01 PM

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

Dear Supervisors,

I am a resident of District 6 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street, and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport to other sports fields in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project and I thank you for reading this email!

Best regards

Valentina Imbeni
239 Brannan st Apt 3e
415 7228136



VALENTINA IMBENI, PhD / Head of School



International School • Preschool - 8th Grade
735 Fell st / San Francisco, CA 94117
(main) 415/551-0000 (email) valentina@lascuolasf.org
www.lascuolasf.org

"Imagination is more important than knowledge. For knowledge is limited to all we now know and understand, while imagination embraces the entire world, and all there ever will be to know and understand." Albert Einstein

"Nothing without Joy" Loris Malaguzzi

From: [Marion Fay](#)
To: [bos-legislative_aides@sfgov.org](#); [BOS-Supervisors](#)
Cc: [aaronl@frenchamericansf.org](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 10:39:31 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Marion Faymonville
119 Liberty Street, San Francisco, CA 94110
415-8215727

From: [Ann Sellier](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 08, 2019 10:11:17 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Ann Sellier
144 Danvers St, San Francisco, CA 94114
415-255-8861

From: [Vadim Krifuks](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Nina Krifuks](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Tuesday, January 15, 2019 6:28:07 AM

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

Dear Supervisors,

We are residents of District 4, and we are writing to let you know about our support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

We hope you will approve the project.

Vadim and Nina Krifuks
1415 32nd Ave, San Francisco, CA 94122
415-828-5846

From: [Natalie Horwath](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Horwath, Jason](#)
Subject: 84 Page Street Project - Our Children Need Outdoor Space
Date: Friday, January 11, 2019 11:47:23 AM

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

Dear Supervisors,

We are long-time residents of District 8 and parents to a 2nd grader at the French American International School.

We are writing to let you know about our support for the French American International School's outdoor space project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood:

- It would convert an unused building into an active, useful space
- it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.
- It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Kindest regards,
Jason and Natalie Horwath
3547 19th Street
415-471-4029

From: [She-Rene Chen](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Our kids need outdoor space
Date: Tuesday, January 08, 2019 10:23:22 AM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease congestion and traffic in the area. Please help to make things more friendly for kids, families, and neighborhoods in SF!

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

She-Rene Chen
567 19th AVE, 94121
(650) 906-9909

From: [Young Shin](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Please APPROVE
Date: Thursday, January 10, 2019 12:47:55 PM

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

Dear Supervisors,

I am a resident of District 5 (63 Parnassus Ave), and I am writing in support of French American International School's project at 84 Page Street.

Beyond benefits to the school, more importantly, the project would be an improvement to the neighborhood and the city by converting an unused, unsightly building into an active, useful space. Without more play space, families with young children will continue to move out of San Francisco.

This project will continue the recent improvement in security and safety for all residents in the neighborhood. The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

Please approve this project.

Young J. Shin
63 Parnassus Ave
San Francisco, CA 94117
(415) 378-8533

From: [Agata Opalach](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - space needed for kids will also benefit the neighborhood
Date: Wednesday, January 09, 2019 8:36:04 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

As a parent, I have spent considerable amount of time near 84 Page Street. I strongly believe that, beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

The project will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Best regards,

Agata Opalach
471 Eureka St, San Francisco, CA 94114
650-213-6935

From: [MIKE STEINER & YEE](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Yee, Norman \(BOS\)](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project - Kids Need Local Outdoor Space
Date: Monday, January 14, 2019 11:54:47 AM

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

Dear President Yee and San Francisco County Supervisors,

I am a resident of District 7 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Our son currently attends the high school at French American.

It is no secret that space is at premium on our urban campus, and the construction of a modestly sized turf field at that location will help relieve pressure on our gym yards for PE classes; provide a local alternative to long bus rides for some interscholastic sport practices; and provide additional space for other outdoor activities for students. It is essential for youth to have access to the outdoors for fresh air and exercise. So this field will be a benefit for all students at our school. I know our son would be relieved to be able to reduce his commuting times to and from practices, which can add up to as much as an additional two hours per day.

The project will also benefit our neighborhood, including improving the streetscape, bringing life to an unused and unsightly property, and contributing additional and neighborly security to the street. In providing a walkable resource for school outdoor space, the field will reduce the need for additional bus transport in the afternoons to fields across The City, resulting in a decrease of congestion and traffic in the area. After two years of working with our neighbors, the Planning Department, and the Department of Building Inspections (DBI), we have arrived at a plan to mitigate potential issues. We have adjusted our design to limit noise and light by installing shielding at light wells and to limit hours of use at our neighbors' suggestion.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

It is my fervent hope that you will approve the project at 84 Page Street.

Sincerely,

Audrey L Yee

88 Brentwood Avenue 94127

(415) 333-8212

From: [Kerry Bourdon](#)
To: [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 10:30:29 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Kindly,
Kerry Bourdon
469 Day St. 94131
835 Sanchez 94114
415-516-5461

From: [christian.haudenschild](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Friday, January 11, 2019 2:14:46 PM

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

Dear Supervisors,

I am a resident of District 9 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Christian Haudenschild and Sari Sasken
306 Shotwell Street
San Francisco , CA 94110
510 589 7326

From: [David Evans](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 11:52:50 PM

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

Dear Supervisors,

I am a resident of District 8 and I am writing in support of the proposed use at 84 Page Street by the French American International School. The school went through all required approvals including a successful review with the planning department, which supported the plans. I urge you to also support the project, which will convert an unsightly building into a useful space and uplift the entire block. And with a usable playing field it will reduce the school's need to bus children to sporting facilities elsewhere, reducing that travel time, carbon emissions, and traffic.

Thank you,

David Evans
775 Chenery Street
San Francisco, CA 94131
415-613-3283

From: [Victor Ortiz de Montellano](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project (hearing scheduled January 15) - Kids Need Outdoor Space
Date: Monday, January 14, 2019 4:54:21 PM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

One overall thought at the outset: in the unlikely event you are not acquainted with the French American International School (FAIS), it is a real treasure for San Francisco -- a diverse, inclusive, internationally-minded community in the heart of Hayes Valley with deep roots in San Francisco. I believe that nurturing and facilitating the development of community-minded, non-corporate institutions like FAIS (and International High School) should be a high priority of the City at all levels of government.

As to the 84 Page Street Project itself, beyond the benefits to the school in terms of critically needed outdoor recreation space, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block -- the school's security staff at 150 Oak, 66 Page, 65 Lily Street, and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans. My understanding is that the school has adjusted its design to limit noise and light by installing shielding at lightwells and to limit hours of use at the neighbors' suggestion.

I hope you will approve the project.

Sincerely,
Victor Ortiz de Montellano
119 Corwin Street #2
San Francisco, CA 94114
415-606-3190

From: [Brian Ferrall](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project Approval
Date: Sunday, January 13, 2019 10:36:54 AM

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

Dear President and Members of the Board of Supervisors,

I am a resident of District 5 and I am writing to urge your approval for the French American International School's project at 84 Page Street. This project will provide outdoor space for the entire school, all within walking distance, thereby reducing the need for bus transport in the afternoon and decreasing some congestion and traffic in the area.

In addition to the obvious benefits this project will provide to the students of the French American International School, the project would also be a critical improvement to the neighborhood. It would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block. The school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a helpful and friendly addition to the neighborhood.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

Brian Ferrall
959 Ashbury Street
San Francisco 94117
415.279.3599

--

Brian

From: [Armand Der-Hacobian](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [aaronl](#)
Subject: 84 Page Street Project
Date: Wednesday, January 09, 2019 7:49:10 AM

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

Dear Supervisors,

I am a resident of District 7 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Very truly yours,

Armand Der-Hacobian
1290 Portola Dr, SF CA 94127
(415) 246-4211



(415) 246 4211 leapsf.com

Armand Der-Hacobian, J.D.
Broker
DRE: 01896394

armand@leapsf.com

www.leapsf.com

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[Blog](#)

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The information contained in this e-mail is deemed reliable but not guaranteed. LEAP encourages Principals and their brokers/agents to conduct their own due diligence.

From: [Stephane de Bord](#)
To: [BOS-Supervisors](#)
Subject: 84 Page Street Project
Date: Tuesday, January 08, 2019 10:14:48 AM

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

Dear Members of the Board of Supervisors:

I am a resident of San Francisco and a parent at the French American International School. I am writing to you to express support for the proposed outdoor playing field at 84 Page Street. Our city is in need of exterior places for kids to play on and run around particularly in the Hayes Valley neighborhood which has been experiencing extensive urbanization over the past 10 or so years. This project is a good project for the French American and International School as well as our families and will provides kids that much needed outdoor space while at the same time not imposing any onerous impact on the neighbors or the neighborhood. It is my understanding that the school has been very cooperative with the neighbor who has filed this complaint and that he is not been reasonable of willing to corporate in any way. I urge you to support this project which has already been approved by staff at the planning department. Thank you very much for your time and attention to this matter.

Best,

Stephane P. de Bord
201 Mission Street, 12Fl.
San Francisco, CA 94105
(o) 415-727-2606
(c) 415-225-5456

From: [Iwan Thomis](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project
Date: Friday, January 11, 2019 10:35:18 AM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to ask that you approve the French American International School's project at 84 Page Street.

I have lived in the city for the last 21 years and am very aware of the dramatic changes - and improvements - we have seen in the civic center/Hayes Valley area. However, the neighborhood is still in need of improvement, and the plan for this unused building seems to me an entirely positive change for the whole community.

My son attends International High School and I know the effort and care that the school takes to be a good neighbor. I know that this development will be managed with a similar level of thought and consideration.

I hope that you will approve the project and help make this part of the city more vibrant and diverse.

My thanks in advance for your consideration

Iwan Thomis

854 Clayton Street
SF CA 94117
415 759 2112

From: [Marcia Bana Tonetto](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street Project: kids need outdoor space!
Date: Wednesday, January 09, 2019 11:13:59 AM

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

Dear Supervisors,

I am a resident of District 9 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

Marcia Bana Tonetto
321 Prospect Ave
San Francisco, CA 94110

From: [Heidi Werbel](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street Project-Kids Need Outdoor Space!
Date: Friday, January 11, 2019 5:56:28 PM

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

Dear Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project!

Heidi Werbel (mother of Delilah, 12 and Milo, 7)
1241 Kirkham Street
415-317-9045

From: [Andrea Kennedy](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: 84 Page Street proposal - kids need outdoor space
Date: Monday, January 14, 2019 12:58:07 PM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to voice my support for the French American International School's project at 84 Page Street.

Our school, French American International, like all San Francisco schools, needs greater access to outdoor space for the health and well being of its students. This proposed turf field would provide students walking access to outdoor space for gym class, recess, and after school sports activities. Having this space means less commuting for our students and less traffic in the city. Currently, our children are bused to fields across the city to practice.

The field will also turn an unused building into a more attractive, safer addition to Hayes Valley. French American international works hard to be a good neighbor and the school security would keep a close eye on the new field, thereby further benefiting the neighborhood.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

Being known as the major US city with the least lowest percentage of children is a dubious award, and the city asserts it wants to retain more families. Adding resources like this turf field would be a sign that the city does value families and healthy children.

I hope you will approve the project.

Sincerely,

Andrea Kennedy
3930 Washington Street
San Francisco, CA 94118
415-254-5243

From: [Kami Kinkaid](#)
To: [BOS-Supervisors](#)
Cc: [BOS-Legislative Aides](#)
Subject: 84 Page Street- Support of Project.
Date: Monday, January 14, 2019 2:02:56 PM

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

Dear San Francisco Board of Supervisors,

I am writing in support of the 84 Page Street sponsored by French American International School.

I am not only a parent but also a designer who has been involved with the development and design of many independent educational facilities in San Francisco and the Bay Area. I understand the need to balance the existing surroundings with development of non-profit projects.

I do believe French American International School has received proper approval to proceed with this project and no significant impact is noted under CEQA exemption per CEQA guidelines.

This project in turn will make a current empty building into an active lot with significant street presence therefore benefiting the local neighborhood.

Thanks for your consideration.

Kami Kinkaid
Director of Education Design
PFAU LONG ARCHITECTURE
98 Jack London Alley SF CA 94107
415.780.9712 direct
415.533.1082 cell
kinkaid@pfaulong.com
pfaulong.com | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: [Kimiko Burton](#)
To: [BOS-Legislative Aides](#); aaronl@frenchamericansf.org; [BOS-Supervisors](#)
Subject: 84 Page Street
Date: Friday, January 11, 2019 11:04:46 AM

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

Dear Supervisors:

I was born and raised in San Francisco and have lived most of my life in District 10. I am writing in strong support of the French American International School's (FAIS) project at 84 Page Street.

Both of my children attended FAIS from kindergarten - 8th grade and they are now both students at International High School. My son will be graduating in June.

In addition to obvious benefits to the school - every urban school needs more outdoor space - the project at 84 Page Street would also benefit the community. It would convert an unused eyesore of a building into an active useful space and would bring additional security and activity to the block. The security staff at 150 Oak, 66 Page, 65 Lily, and 1155 Page are already an integral part of the community.

The project will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons to take students to sports practices which will result in some relief to afternoon traffic congestion.

The School went through all required approvals and diligently worked with the Planning Department to resolve issues of concern. The Planning Department approved and supported the final project plans.

I urge you to support this important project.

Thank you for your consideration.

Sincerely,

Kimiko Burton
349 Connecticut Street
SF, CA. 94107

Sent from my iPhone

From: [Ann Balajadia](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Jean Paul Balajadia](#)
Subject: 84 Page Street
Date: Friday, January 11, 2019 10:15:58 AM

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

Dear Board of Supervisors,

I'd like to put on the record that I fully support the proposed athletic field construction at 84 Page Street in San Francisco. As a parent of a French American International School student I see the need for outdoor activity space in such an urban area. The building currently on site has been empty for over 3 years and is just ugly. With the field in use, there will be additional school security on the block improving safety for everyone, including neighbors. The development of this field will also eliminate the need to bus our student athletes to other areas in the City for practices and games. I understand that the Planning Department has approved the current development plans, and the school has agreed to strict time-of-use guidelines.

Please help our students by supporting this project!

Sincerely,

Ann Balajadia
64 Pierce Street
SF, CA 94117
(District 8)

From: [Chris Beahn](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: 84 Page Street
Date: Tuesday, January 08, 2019 1:55:25 PM

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

To whom it may concern,

I would like to express my support for the French American School's project of an outdoor space for students playtime and sports at 84 Page Street. I do this as both a member of the school's community, but also as a member of the Page Street community. I live on Page, and bike past this location multiple times per week. The infusion of activity would be a welcome site, especially bustling kids and the schools diligent security staff. And when considered along with the theatre at 66 Page and the new building at the end of the block, this could really make the block a more vibrant part of the community. Today it tends to be a bit of a dead zone for kids and families, due to the windowless self-storage and the vacant storefronts.

Thank you,
Chris Beahn
Page Street resident

From: [Stephane de Bord](#)
To: [BOS-Legislative Aides](#)
Subject: 84 Page Street
Date: Tuesday, January 08, 2019 10:15:52 AM

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

Dear Members of the Board of Supervisors:

I am a resident of San Francisco and a parent at the French American International School. I am writing to you to express support for the proposed outdoor playing field at 84 Page Street. Our city is in need of exterior places for kids to play on and run around particularly in the Hayes Valley neighborhood which has been experiencing extensive urbanization over the past 10 or so years. This project is a good project for the French American and International School as well as our families and will provides kids that much needed outdoor space while at the same time not imposing any onerous impact on the neighbors or the neighborhood. It is my understanding that the school has been very cooperative with the neighbor who has filed this complaint and that he is not been reasonable of willing to corporate in any way. I urge you to support this project which has already been approved by staff at the planning department. Thank you very much for your time and attention to this matter.

Best,

Stephane P. de Bord
201 Mission Street, 12Fl.
San Francisco, CA 94105
(o) 415-727-2606
(c) 415-225-5456

From: [Parissa Sayar](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: [Aaron Levine](#)
Subject: 84 PAGE STREET. Kids need outdoor space
Date: Wednesday, January 09, 2019 6:09:07 PM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block - the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

PARISSA SAYAR
2127 BROADWAY ST, #2
SF, CA 94115
415-439-3750

From: [Liesl Ludwig](#)
To: [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: 84 Page Street
Date: Monday, January 14, 2019 5:51:52 PM

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

Board of Supervisors,

I am writing this letter as a supporting of the project on 84 Page Street.

I am both a parent of a child at International High School and a close neighbor. I live at 361 Oak St.

I have been following this project for many years and even though my daughter will likely graduate before it's completion, I feel this is an important addition for the FAIS community and the neighborhood. We live in a very urban neighborhood and thus the outdoor space is limited for the kids of FAIS. It is the biggest downside of attending FAIS for young children. They need physical activity as much as they need academic activity. With only 1 gym being shared with CAIS, it just isn't enough.

For the neighborhood, this will offer an improvement as well; building on a vacant lot, improving the streetscape and hopefully improving security in a not so secure area.

From my perspective, I see no downside to this initiative.

Please support the project at 84 Page St. Thank you!

Liesl Ludwig
415.806.6844

From: [Nicola Schilling](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamerican.org
Subject: 84 Page Street: Kids need outdoor space
Date: Monday, January 14, 2019 1:33:04 PM

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

Dear Supervisors,

We are resident of District 2 and we are parents at the International Highschool. We are writing to let you know about our support for the French American International School's project at 84 Page Street. This space would provide a lokal alternative to long bus rides for the students for some interscholastic sport practices and provide space for other outdoor activities. It would not only be a benefit for all kids at our school and take traffic of the streets but this project would also benefit our neighborhood, including improving the streetscape, activating an abandoned site, and bringing additional security to the street. The schools security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

The school went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Department, which approved and supported the final project plans.

We hope you will consider this project.

Sincerely,

Nicola & Mathias Schilling

2750 Divisadero Street
San Francisco, California 94123
Phone: 415 563 8653

From: [BOS Legislation, \(BOS\)](#)
To: davecollins01@gmail.com
Cc: [GIVNER, JON \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Rahaim, John \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Poling, Jeanie \(CPC\)](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal of CEQA Exemption Determination - 84 Page Street - Appeal Hearing on January 15, 2019
Date: Tuesday, November 27, 2018 9:39:13 AM
Attachments: [image001.png](#)

Good morning,

The Office of the Clerk of the Board has scheduled an appeal hearing for Special Order before the Board of Supervisors on **January 15, 2019, at 3:00 p.m.** Please find linked below a letter of appeal filed for the proposed project at 84 Page Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Exemption Determination Appeal Letter - November 16, 2018](#)

[Planning Department Memo - November 20, 2018](#)

[Clerk of the Board Letter - November 27, 2018](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 181140](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



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From: [Nancy Chung](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: Improve 84 Page Street
Date: Monday, January 14, 2019 2:58:31 PM

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

Dear Supervisors,

I am a resident of District 1 (Richmond) and appreciate your continuous efforts to make San Francisco a safer, more vibrant city for both the residents and visitors. I am writing to express my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also reduce the need for additional bus transport in the afternoons (and as a result, decrease some traffic congestion in the area) by providing school outdoor space within walking distance.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans. The 84 Page Street is truly a win-win project benefiting the residents and overall neighborhood.

I hope you will approve the project and look forward to a safer, more vibrant area around 84 Page Street.

Best regards,
Nancy Chung

479 21st Ave, San Francisco, CA 94121
(415) 377-5681

From: [Roberto Lartigue](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: In support of more kids space at 84 Page Street
Date: Tuesday, January 08, 2019 10:59:30 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Roberto Lartigue
681 Duncan St, SF CA 94131
415-6407795

From: [Andrea Galvin](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: [Aaron Levine](#)
Subject: In Support of the 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 2:49:27 PM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefiting the children (grades 2-12) who would gain access to outdoor space, the project would improve the neighborhood by converting an unused, unsightly building into an active, useful space, and bringing additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page is already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space, reducing the need for additional bus transport in the afternoons, thereby decreasing some congestion in the area and providing a green alternative to bussing. Plus, keeping San Francisco liveable for families and children is crucial to keeping our City the vibrant, diverse place that we all so deeply love.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

Thank you for your consideration, I hope you will approve this project.

Andrea Galvin
115 Sea Cliff Avenue
San Francisco, CA 94121
(415) 750-1583

From: [Thomas Hunt](#)
To: [Brown, Vallie \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: Kids need Outdoor Space
Date: Monday, January 14, 2019 12:28:11 PM

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

January 14, 2019

Dear Vallie Brown and Supervisors,

I am a resident of District 5 and I am writing to let you know about my support for the French American International School's project at [84 Page Street](#). Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, [65 Lily Street](#) and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Department, which approved and supported the final project plans.

I hope you will approve the project.

Sincerely,

Thomas Hunt
[209 Downey Street, SF, CA 94117](#)
[\(415\) 250-8880](#)

From: [Zoe Astrachan](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org.
Subject: Letter of Support for 84 Page Street Project - Hearing 1/15/19
Date: Monday, January 14, 2019 3:51:38 PM
Attachments: [Letter of Support 84 Page Street Project.pdf](#)

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

Please find attached my letter of support for the project.

Thank you,

Zoe Astrachan

From: [McLeod, Stephen](#)
To: [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: Outdoor space for children: 84 Page
Date: Tuesday, January 08, 2019 10:47:48 AM

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

Dear Supervisors,

I am a resident of District 8 and I am writing to let you know about my fervent support for the French American International School's project at 84 Page Street.

Beyond benefits to the children in the school, the project would be a marked improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space for children and it would bring additional security and activity to the block through the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, reduce congestion and traffic in the area.

The School went through all required approvals and diligently worked through all issues with the help of the Planning Dept. which approved and supported the final project plans.

I very much hope you will approve the project.

Stephen McLeod
119 Liberty St
San Francisco
94110

From: [Juliette Hayes Leale](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: Please approve outdoor space for kids at 84 Page Street on January 15
Date: Tuesday, January 08, 2019 11:59:43 AM

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

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Yours sincerely,

Juliette Hayes
3352 Clay Street
SF CA 94118
District 2

From: [Juliette Hayes Leale](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Cc: aaronl@frenchamericansf.org
Subject: Please approve outdoor space for kids at 84 Page Street on January 15
Date: Monday, January 14, 2019 11:54:04 AM

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

Hello

I am a SF native and resident of District 2. I just wanted to reiterate my support for the outdoor space for 84 Page Street.

I hope to also be able to attend tomorrow's hearing.

Thank you again for your consideration.

Juliette

On Jan 8, 2019, at 11:59 AM, Juliette Hayes Leale <juleshayes@yahoo.com> wrote:

Dear Supervisors,

I am a resident of District 2 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Yours sincerely,

Juliette Hayes

3352 Clay Street
SF CA 94118
District 2

From: [Gypsy Achong](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org; [Michael Finney](#)
Subject: Please approve proposed project at 84 Page Street
Date: Saturday, January 12, 2019 2:40:40 PM

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

Dear SF Supervisors,

We hope all is well. We understand that on January 15 you will be reviewing a proposed project at 84 Page Street. The project is proposed by French American International School where our children are students. French American International School is one of the treasures that make San Francisco such a welcoming place to the best and brightest in the world. French American offers a bilingual program that is attractive to bilingual families who reside in San Francisco. Our families represent over 50 countries, and the cultural program encourages students to thrive in and to seek out multi-cultural environments. Our main campus is situated in the heart of San Francisco, just a few blocks from City Hall. As you can imagine, open space is at an absolute premium, and is so vital for growing minds. Although over 30% of our students are on financial aid, our community has raised funds to purchase the abandoned site at 84 Page Street. We would like to use the site for a modestly sized turf field that can be used to relieve pressure on our gym yards. We have worked with our neighbors to limit impacts on their quality of life; and the city has issued a permit to us. We ask you to support the findings of San Francisco's Planning Department and Department of Building Inspections, and approve this project.

We know that you receive petitions on behalf of many projects across the city every day, and are grateful for your time in reading our letter of support.

Thank you for your kind consideration,

Gypsy Achong and Michael Finney (parents of Jacqueline and Eli Finney, 2nd and 1st grade, respectively)
489 Douglass Street, San Francisco, CA 94114 (District 8)

From: [Katia Aouat](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: Project at 84 Page
Date: Wednesday, January 09, 2019 9:08:39 AM

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

Dear Supervisors,

I am a resident in San Francisco and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME Katia Aouat

ADDRESS 1456 Page street apt 5, San Francisco, CA, 94117

PHONE 415.515.8635

Katia Aouat

From: [Jain, Devyani \(CPC\)](#)
To: [BOS Legislation, \(BOS\)](#); [Rahaim, John \(CPC\)](#); [Calvillo, Angela \(BOS\)](#)
Cc: [GIVNER, JON \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Poling, Jeanie \(CPC\)](#); [Somera, Alisa \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Thomas, Christopher \(CPC\)](#)
Subject: RE: Appeal of CEQA Exemption Determination - 84 Page Street - Timeliness Determination Request
Date: Tuesday, November 20, 2018 12:30:06 PM
Attachments: [84 Page appeal timeliness determination 11-20-18.pdf](#)

Good afternoon Angela and Jocelyn,

Attached is my determination that the above CEQA appeal was timely appealed.

Thank you. Please let me know if you have any questions.

Warm Regards,

Devyani Jain
**Deputy Environmental Review Officer/
Deputy Director of Environmental Planning**

Planning Department|City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9051|Fax: 415-558-6409
Email: devyani.jain@sfgov.org
Web: www.sfplanning.org

From: BOS Legislation, (BOS)
Sent: Tuesday, November 20, 2018 8:34 AM
To: Rahaim, John (CPC) <john.rahaim@sfgov.org>
Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynn@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of CEQA Exemption Determination - 84 Page Street - Timeliness Determination Request

Good morning, Director Rahaim:

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Exemption Determination

for the proposed project at 84 Page Street. The appeal was filed by David Collins, on November 16, 2018.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board.

Kindly review for timely filing determination.

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

From: [BOS Legislation, \(BOS\)](#)
To: [Sanchez, Scott \(CPC\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Rosenberg, Julie \(BOA\)](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: RE: Appeal of CEQA Exemption Determination - 84 Page Street - Appeal Hearing on January 15, 2019
Date: Thursday, December 06, 2018 9:33:22 AM

Good morning Scott, and Director Rosenberg,

In practice, Ms. Goldstein was not typically on the distribution list for CEQA Appeals; she would periodically reach out and request to be added to distribution lists for specific projects. We will be sure to add Director Rosenberg to CEQA Appeals going forward, it makes absolute sense for us to do so to prevent scheduling conflicts as below.

Should we also include Director Rosenberg on Conditional Use Authorization appeals, or only appeals under CEQA (Exemption Determinations, Negative Declarations, EIRs)?

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org

From: Sanchez, Scott (CPC)
Sent: Wednesday, December 05, 2018 7:53 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Cc: Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>
Subject: Re: Appeal of CEQA Exemption Determination - 84 Page Street - Appeal Hearing on January 15, 2019

Hi Brent,

Hope all is well with you. Would it be possible to add Julie Rosenberg (Executive Director of the Board of Appeals) to the mailing list for CEQA appeals? This would be helpful for the Board of Appeals (BoA) because there are often permit/entitlement appeals pending before the BoA which have their underlying CEQA determinations appealed to the Board of Supervisors. Such is the case with Page Street - the BoA has jurisdiction over a pending building permit appeal for the property. This had been scheduled for hearing next week, but the BoA has rescheduled to a later date because of the CEQA appeal.

I believe that Cynthia Goldstein used to be on the mailing list, but may have been removed when she retired earlier this year.

Thank you!

Cheers,

Scott F. Sanchez

Acting Deputy Zoning Administrator

San Francisco Planning Department

[1650 Mission Street, Suite 400 San Francisco, CA 94103](#)

Direct: [415.558.6326](tel:415.558.6326) | www.sfplanning.org

[San Francisco Property Information Map](#)

On Nov 27, 2018, at 9:39 AM, BOS Legislation, (BOS) <bos.legislation@sfgov.org> wrote:

Good morning,

The Office of the Clerk of the Board has scheduled an appeal hearing for Special Order before the Board of Supervisors on **January 15, 2019, at 3:00 p.m.** Please find linked below a letter of appeal filed for the proposed project at 84 Page Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Exemption Determination Appeal Letter - November 16, 2018](#)

[Planning Department Memo - November 20, 2018](#)

[Clerk of the Board Letter - November 27, 2018](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 181140](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org

< Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written*

or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From: [Xavier Tsouo](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: Subject: 84 Page Street Project - Kids Need Outdoor Space
Date: Monday, January 14, 2019 3:51:05 PM

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

Dear Supervisors,

I am a resident of District 1 and I am writing to let you know about my support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

Xavier Tsouo
3950 Fulton St, SF, CA, 94118
415-794-7173

From: [Luca de Alfaro](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: Support for 84 Page St school project
Date: Tuesday, January 08, 2019 7:51:19 PM

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Dear Supervisors,

we live essentially in front of the proposed development project (at 55 Page St), and I would like to express my support for the project at 84 Page St, consisting in the French-American International School building an outdoor sport facility in place of what is now an abandoned building.

The current building is an eyesore; a dilapidated and always shut building on what is otherwise a nice block.

The school is a very good neighbor (we already have the school's theater in front of our building), and having that space put to good use for the benefit of students will cheer up the block, and also provide welcome extra foot traffic and security (due to the hired security) to the area.

I would be delighted to see this renovation happen, and I hope you will approve it.

Sincerely,

Luca de Alfaro

From: [Zac A.](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: Support for 84 Page Street Project - Kids Need Outdoor Space
Date: Wednesday, January 09, 2019 4:52:00 PM

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Dear Supervisors,

I am a resident of District 5, writing in support of the French American International School's project at 84 Page Street.

Beyond benefits to the School, I walk through this area almost daily on my commute to work, and would welcome the improvements that would be made to the neighborhood. And the improvement would be significant. It would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the cityscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area. As a parent, more outdoor space for kids to play in is both needed and welcome.

I hope you will approve the project.

Zachary Alinder
405 Buchanan Street
415-310-7055

From: [mike jahr](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: Support for 84 Page Street project
Date: Tuesday, January 08, 2019 4:32:41 PM

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

Dear Supervisors,

As residents of District 8 and former longtime residents of Hayes Valley (2003-2012), we are writing to let you know about our support for the French American International School's project at 84 Page Street. Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape. It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

Thank you for your time and we hope you will approve the project!

Michael Jahr and Wei Wang
339 Cumberland St, San Francisco, CA
(415) 260-3508

From: [Michael Fisher](#)
To: [Fewer, Sandra \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); aaronl@frenchamericansf.org
Cc: [Lin-Hua Wu](#)
Subject: Support for 84 Page Street Project
Date: Monday, January 14, 2019 4:57:32 PM

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

Hello Supervisors,

This is a note to express my support for the French American International School's project at 84 Page Street.

For families like mine (my wife and I are raising a family of 4 children in the Richmond) who are struggling to stay in the city instead of fleeing to the suburbs, projects like this are a must.

The project would be an improvement to the neighborhood by converting an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block. The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

Please approve this project.

Thank you,

Michael Fisher
262 15th Avenue, SF 94118
415 902 9251

From: [JS Riehl](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: aaronl@frenchamericansf.org
Subject: Support for FAIS" 84 Page Street Project
Date: Saturday, January 12, 2019 3:39:02 PM

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

Dear Supervisors,

I am a resident of District 3 and I am writing to let you know about my support for the French American International School's project at 84 Page Street.

Beyond benefits to the school, the project would be an improvement to the neighborhood: it would convert an unused, unsightly building into an active, useful space and it would bring additional security and activity to the block – the school's security staff at 150 Oak, 66 Page, 65 Lily Street and 1155 Page are already a friendly addition to the streetscape.

It will also provide a walkable resource for school outdoor space reducing the need for additional bus transport in the afternoons and, as a result, decrease some congestion and traffic in the area.

The School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Dept. which approved and supported the final project plans.

I hope you will approve the project.

NAME : Jean-Sebastien (JS) Riehl
ADDRESS : 315 Chestnut St, San Francisco, CA 94133
PHONE : 415 699 4836

From: [Stephanie Parr](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Peskin, Aaron \(BOS\)](#)
Cc: aaronl@frenchamericansf.org
Subject: Support for Project at 84 Page Street
Date: Monday, January 14, 2019 12:10:25 PM

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

Dear Supervisors,

I am a resident of District 3 and I am writing to let you know about my **support for the project at 84 Page Street** proposed by the French American International School.

The project would, of course, be a benefit to the school and its students. I believe the project also would be beneficial for the surrounding neighborhood -- it would convert an unused building into an active, useful space, and it would bring additional security and activity to the block (the school's security staff at 150 Oak Street, 66 Page Street, 65 Lily Street and 1155 Page Street already are already positive nearby additions). And on a more macro level, by providing a walkable resource for school outdoor space, the project would reduce the need for additional bus transport in the afternoons to farther away sites, thereby decreasing some congestion and traffic in the area.

I understand that the School went through all required approvals and diligently attempted to resolve all issues with the help of the Planning Department -- the Planning Department approved and supported the final project plans.

I hope you will approve the project.

Sincerely,
Stephanie Parr
652 Lombard Street
San Francisco, CA 94133
415-730-0809

From: [Ettore Leale](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: Support outdoor space for kids now - support the 84 Page Street play area
Date: Wednesday, January 09, 2019 6:32:06 PM

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

Dear Supervisors,

As a 20 year San Francisco resident and active voter, I am writing to ask for your support for the proposed children play area at 84 Page Street.

This initiative has already received the support of the Planning Department and the Department of Building Inspections, however it will come up for your review at a hearing on January 15, 2019.

Please do support this important initiative. We desperately need open spaces for kids, especially in a neighborhood that has no park and few open spaces.

San Francisco is losing families at a rapid pace, we need to do everything we can to help San Francisco kids stay in the city and benefit from open air.

So, please do support the 84 Page Street children play area initiative at the upcoming hearing.

Thank you.

Best regards,
Ettore

From: [Kari Byron](#)
To: [BOS-Supervisors](#)
Subject: The kids at 84 Page St need outdoor space!
Date: Monday, January 14, 2019 9:25:12 AM

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

Hello.

It is so expensive and hard to raise a kid in San Francisco. Instead of running off to the suburbs where our kids could have fields and space to play, we stay here in our city. We know the benefits of giving our kids a multicultural urban life. I schedule work and life around carpooling kids miles from school to play sports and have a place to run. I don't want to live in a city of transients that can't stay here and raise a family. Please consider allowing the the space at 84 Page to be made into a field for our kids.

Thank you
Kari Byron
mother and long time resident of San Francisco

From: [Kathryn Shantz](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Aaron Levine](#)
Subject: The parent's of San Francisco need your help: Let's move the 84 Page project forward
Date: Friday, January 11, 2019 9:07:19 AM

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

Dear Supervisors -

Given the ridiculous situation with our Federal Government shutdown, let's not inadvertently support power-mongering tactics that have no merit in our own city. A neighbor in Hayes Valley is trying to stall approved plans for a much-needed school turf field by presenting arguments that are incorrect and have no merit*. Should one individual (and the tenants he has rallied), be allowed to needlessly delay a project that is urgently needed by so many?

As a parent of a student at French American International, I would like you to seriously consider and weigh in on this situation.

The board of supervisors will meet on January 15 to review this issue.

FAIS (French American International School), has been approved to build a small turf field - a seriously lacking resource in Hayes Valley for local schools. This resource will serve not only the students at FAIS, (including my 5th-grade daughter), but as all soccer fields are shared for matches, it will likely serve as a city-wide resource for other students at schools in the vicinity who may use the field for games.

I was delighted to first hear about this project: My daughter currently travels 1-2X a week to Golden Gate Fields, which is a 30-45-minute bus ride in rush-hour traffic. This time could be better spend for all the kids, whether playing or doing homework. Imagine multiplying this time by 1,000 students, bi-weekly over 10 years for students in 4th grade through high school? Long travel time also means some students can't participate in soccer at all.

The city has a responsibility to build more resources for families. FAIS is stepping up to provide it's own land and funding because the city has failed to do so. Obviously, this asset could drive far more revenue for the school in other ways.

San Francisco parents are under-represented on so many levels. This hurts the city and it's communities when families are forced to leave and sadly, and the [stats continue to get worse](#), not better.

Can you help move this project forward? Let's stop this nonsense and get kids playing on the turf.

Thanks for your consideration,

Kathryn

--

Kathryn Shantz

*Arguments against the project are incorrect:

- project not allowed in zoning (incorrect)
- project not in keeping with SF general plan (incorrect)
- improper CEQA review (incorrect - in fact, Planning Dept. spent 18 months studying)
- project would be too noisy - (two studies by Charles Salter and Assoc. show noise not to be an issue and un-amplified human voice not considered a nuisance)

From: [Kathryn Shantz](#)
To: [BOS-Legislative Aides](#); [BOS-Supervisors](#)
Subject: Re: The parent's of San Francisco need your help: Let's move the 84 Page project forward
Date: Monday, January 14, 2019 10:36:34 AM

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

Dear Supervisors-

We appreciate your attention in this matter. I have only received one response so far.

Thank you,

Kathryn

On Fri, Jan 11, 2019 at 9:06 AM Kathryn Shantz <kathryns@gmail.com> wrote:

Dear Supervisors -

Given the ridiculous situation with our Federal Government shutdown, let's not inadvertently support power-mongering tactics that have no merit in our own city. A neighbor in Hayes Valley is trying to stall approved plans for a much-needed school turf field by presenting arguments that are incorrect and have no merit*. Should one individual (and the tenants he has rallied), be allowed to needlessly delay a project that is urgently needed by so many?

As a parent of a student at French American International, I would like you to seriously consider and weigh in on this situation.

The board of supervisors will meet on January 15 to review this issue.

FAIS (French American International School), has been approved to build a small turf field - a seriously lacking resource in Hayes Valley for local schools. This resource will serve not only the students at FAIS, (including my 5th-grade daughter), but as all soccer fields are shared for matches, it will likely serve as a city-wide resource for other students at schools in the vicinity who may use the field for games.

I was delighted to first hear about this project: My daughter currently travels 1-2X a week to Golden Gate Fields, which is a 30-45-minute bus ride in rush-hour traffic. This time could be better spend for all the kids, whether playing or doing homework. Imagine multiplying this time by 1,000 students, bi-weekly over 10 years for students in 4th grade through high school? Long travel time also means some students can't participate in soccer at all.

The city has a responsibility to build more resources for families. FAIS is stepping up to provide it's own land and funding because the city has

failed to do so. Obviously, this asset could drive far more revenue for the school in other ways.

San Francisco parents are under-represented on so many levels. This hurts the city and it's communities when families are forced to leave and sadly, and the [stats continue to get worse](#), not better.

Can you help move this project forward? Let's stop this nonsense and get kids playing on the turf.

Thanks for your consideration,

Kathryn

--

Kathryn Shantz

*Arguments against the project are incorrect:

- project not allowed in zoning (incorrect)
- project not in keeping with SF general plan (incorrect)
- improper CEQA review (incorrect - in fact, Planning Dept. spent 18 months studying)
- project would be too noisy - (two studies by Charles Salter and Assoc. show noise not to be an issue and un-amplified human voice not considered a nuisance)

--

Kathryn Shantz

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Dog Meat Trade
Date: Thursday, January 10, 2019 5:50:00 PM

From: Zbigniew Stein <zew777@gmail.com>
Sent: Wednesday, January 09, 2019 6:39 PM
Subject: Dog Meat Trade

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

Dear Mayor and San Francisco Board of Supervisors,

Shown below are two search results on Naver (the most popular search engine in Korea) – the first one was for so-called “Health Food Shops” which commonly sell dog elixirs and cat elixirs (also known as dog soju and cat soju); and the second one was for “dog meat restaurants”.

The searches resulted in [910 Health Food Shops](#) and [518 dog meat restaurants](#) in and around Seoul.

Even if only half of these so-called Health Food Shops and restaurants serve dog and cat ingredients in one form or another, just imagine how many dog/cat slaughterhouses must be present in and around Seoul in order to supply all of these outlets.

There are laws in South Korea against selling dogs and cat meat for consumption, yet these [laws are being blatantly ignored](#).

Please stop this horror!!!

Eva & Zbig Stein, FL, USA

From: [Gordon, Jennifer@CDFA](mailto:Gordon.Jennifer@CDFA)
To: [Fowler, Kent@CDFA](mailto:Fowler.Kent@CDFA); [Petro, Laura@CDFA](mailto:Petro.Laura@CDFA); [Lyle, Steve@CDFA](mailto:Lyle.Steve@CDFA); [Leathers, Jason@CDFA](mailto:Leathers.Jason@CDFA); [Condos, Nick@CDFA](mailto:Condos.Nick@CDFA); [Lester, Moffitt, Jenny@CDFA](mailto:Lester.Moffitt@CDFA); [Wynn, Bob@CDFA](mailto:Wynn.Bob@CDFA); [Pegos, David@CDFA](mailto:Pegos.David@CDFA); [Krout, Natalie@CDFA](mailto:Krout.Natalie@CDFA); [Eastman, Hyrum@CDFA](mailto:Eastman.Hyrum@CDFA); [Hornbaker, Victoria@CDFA](mailto:Hornbaker.Victoria@CDFA); [Thimmayya, Ned@CDFA](mailto:Thimmayya.Ned@CDFA); [Roschen, Taylor@CDFA](mailto:Roschen.Taylor@CDFA); [Davis, Cassandra@CDFA](mailto:Davis.Cassandra@CDFA); [Serrano, Lisa@CDFA](mailto:Serrano.Lisa@CDFA); [Luna, Bob@CDFA](mailto:Luna.Bob@CDFA); [Galindo, Tina@CDFA](mailto:Galindo.Tina@CDFA); [Leclerc, Raymond@CDFA](mailto:Leclerc.Raymond@CDFA); [Richards, Andrew@CDFA](mailto:Richards.Andrew@CDFA); [Farnum, Sean@CDFA](mailto:Farnum.Sean@CDFA); [Luque-Williams, Magally@CDFA](mailto:Luque-Williams.Magally@CDFA); [Khalid, Sara@CDFA](mailto:Khalid.Sara@CDFA); [Oriol, Michel@CDPR](mailto:Oriol.Michel@CDPR); [Yanga, Nino@CDPR](mailto:Yanga.Nino@CDPR); pispliness@CDPR; [Materna, Barbara@CDPH](mailto:Materna.Barbara@CDPH); [Beucke, Kyle@CDFA](mailto:Beucke.Kyle@CDFA); [Weinberg, Justine@CDPH](mailto:Weinberg.Justine@CDPH); [CDPHPress \(OPR\)](mailto:CDPHPress@OPR); [Hutzel, Michelle@EPA](mailto:Hutzel.Michelle@EPA); [Ting, David@OEHHA](mailto:Ting.David@OEHHA); [Hirsch, Allan@OEHHA](mailto:Hirsch.Allan@OEHHA); [Burns, Gordon@EPA](mailto:Burns.Gordon@EPA); [Lim, Lori@OEHHA](mailto:Lim.Lori@OEHHA); [Arcus, Amy@OEHHA](mailto:Arcus.Amy@OEHHA); [Woods, Rima@OEHHA](mailto:Woods.Rima@OEHHA); [Eya, Bryan@OEHHA](mailto:Eya.Bryan@OEHHA); estrada.fabiola@epa.gov; jenny.marek@fws.gov; [Vance, Julie@Wildlife](mailto:Vance.Julie@Wildlife); helene.r.wright@aphis.usda.gov; Barbara.e.maehler@aphis.usda.gov; pa@nstpr.com; tm@nstpr.com; tecoloteIPM@gmail.com; David.A.Bergsten@aphis.usda.gov; Amy.w.shalom@aphis.usda.gov; Danny.J.Hamon@aphis.usda.gov; [Fell, Evonne@CDFA](mailto:Fell.Evonne@CDFA); [Kim, Dave@CDPR](mailto:Kim.Dave@CDPR); [Okasaki, Keith@CDFA](mailto:Okasaki.Keith@CDFA); [Okimoto, Darrin@CDFA](mailto:Okimoto.Darrin@CDFA); [Farsimadan, Afrooz@Waterboards](mailto:Farsimadan.Afrooz@Waterboards); [Martinez, Armando@Waterboards](mailto:Martinez.Armando@Waterboards); [Cline, Andrew@CDFA](mailto:Cline.Andrew@CDFA); [Spencer, Roger@CDFA](mailto:Spencer.Roger@CDFA); [Hatler, Gerald@Wildlife](mailto:Hatler.Gerald@Wildlife); [Shadle, Joshua@Wildlife](mailto:Shadle.Joshua@Wildlife); katie.zeeman@fws.gov; [Betschart, Peter@CDFA](mailto:Betschart.Peter@CDFA); [Buan, Mark@CDFA](mailto:Buan.Mark@CDFA); bobatkinsagwm@gmail.com; [CDFA_DL Permits](mailto:CDFA_DL_Permits); [Moore, Becky@CDFA](mailto:Moore.Becky@CDFA); [Escobar, Alice@CDFA](mailto:Escobar.Alice@CDFA); [Nistor, AnaMaria@CDFA](mailto:Nistor.AnaMaria@CDFA); [Gutierrez, Antonio@CDFA](mailto:Gutierrez.Antonio@CDFA); [Arellano, Vince@CDFA](mailto:Arellano.Vince@CDFA); [Tariq, Athar@CDFA](mailto:Tariq.Athar@CDFA); [Napolillo, Dayna@CDFA](mailto:Napolillo.Dayna@CDFA); [Murphy, Deborra@CDFA](mailto:Murphy.Deborra@CDFA); [Gaimari, Stephen@CDFA](mailto:Gaimari.Stephen@CDFA); [Hauser, Martin@CDFA](mailto:Hauser.Martin@CDFA); [VanDyke, Jennifer@CDFA](mailto:VanDyke.Jennifer@CDFA); [Heaton, John@CDFA](mailto:Heaton.John@CDFA); [Kress, Joshua@CDFA](mailto:Kress.Joshua@CDFA); [Morris, Keith@CDFA](mailto:Morris.Keith@CDFA); [Kelch, Dean@CDFA](mailto:Kelch.Dean@CDFA); [Kerr, Peter@CDFA](mailto:Kerr.Peter@CDFA); [Kodira, Umesh@CDFA](mailto:Kodira.Umesh@CDFA); [War, Mamadou@CDFA](mailto:War.Mamadou@CDFA); [Krick, Margarete@CDFA](mailto:Krick.Margarete@CDFA); [Kaiser, Matt@CDFA](mailto:Kaiser.Matt@CDFA); [Richmond, Dana@CDFA](mailto:Richmond.Dana@CDFA); [Sharma, Nawal@CDFA](mailto:Sharma.Nawal@CDFA); [So, Song@CDFA](mailto:So.Song@CDFA); [Lee, Cheolmin@CDFA](mailto:Lee.Cheolmin@CDFA); [VanRein, Jay@CDFA](mailto:VanRein.Jay@CDFA); [CDFA_DL Permits](mailto:CDFA_DL_Permits); [Lopez-Zuniga, Abraham@CDFA](mailto:Lopez-Zuniga.Abraham@CDFA); [Sison, Arlene@CDFA](mailto:Sison.Arlene@CDFA); [Gray, Cindy@CDFA](mailto:Gray.Cindy@CDFA); [Winterton, Shaun@CDFA](mailto:Winterton.Shaun@CDFA); [Arellano, Vince@CDFA](mailto:Arellano.Vince@CDFA); [Irons, Laura@CDFA](mailto:Irons.Laura@CDFA); [Rung, Alessandra@CDFA](mailto:Rung.Alessandra@CDFA); [Board of Supervisors, \(BOS\)](mailto:Board of Supervisors (BOS)); [Somera, Alisa \(BOS\)](mailto:Somera.Alisha@BOS); [Major, Erica \(BOS\)](mailto:Major.Erica@BOS); [Morgan, Cree \(DPH\)](mailto:Morgan.Cree@DPH); [Zuniga, Clodoaldo \(DPH\)](mailto:Zuniga.Clodoaldo@DPH); [Lino, Rhodora \(DPH\)](mailto:Lino.Rhodora@DPH); DPH-San Francisco Agriculture and PUE program; senator.wiener@senate.ca.gov; senator.mcguire@senate.ca.gov; will.shuck@asm.ca.gov; phyllis.chow@asm.ca.gov; melissa.apuya@asm.ca.gov; [Judson, True@asm.ca.gov](mailto:Judson.True@asm.ca.gov); lourdes.machado@asm.ca.gov; [Tom, Paulino@asm.ca.gov](mailto:Tom.Paulino@asm.ca.gov); Jennifer.Kwart@asm.ca.gov
Subject: Important ACP Notice for San Francisco, San Francisco County
Date: Thursday, January 17, 2019 4:45:33 PM
Attachments: [ACP-NOT-SanFranciscoCounty2019-01-16.pdf](#)

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

Good day everyone,

Please see the attached Notice of Treatment San Francisco, San Francisco County.

https://www.cdfa.ca.gov/plant/acp/treatment_maps.html#maps

If you are not the contact for this notice, please forward the attachment to the intended recipient.

Thank you,

Jennifer Gordon

Pest Detection/ Emergency Projects

2800 Gateway Oaks Dr.

Sacramento, CA 95833

Main: 916-654-1211

Direct: 916-403-6814

Fax: 916-654-0555

jennifer.gordon@cdfa.ca.gov

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#); [Major, Erica \(BOS\)](#)
Subject: FW: Oppose the use of San Francisco's transit-only lanes by commercial vehicles
Date: Thursday, January 10, 2019 5:49:00 PM

From: Liana Derus <ljderus@gmail.com>
Sent: Wednesday, January 09, 2019 9:31 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose the use of San Francisco's transit-only lanes by commercial vehicles

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

To SF BOD:

A recent letter to the San Francisco's Board of Supervisors from a group of organizations including 350SF argued against allowing for-profit companies use the city's transit-only lanes for commercial vehicles:

“A system of comprehensive, affordable public transportation is part of our City’s effort to combat [income inequality](#) and [climate change](#). Muni offers discount fares to seniors, the disabled, low-income people and youth. Federal law also requires Muni to serve all neighborhoods and demographics equitably — unlike private services. Moreover, as of 2015 Muni used [less than two percent](#) of all the energy consumed in San Francisco for transportation, making expanded public transportation an ideal option for reducing the City’s total carbon emissions.

Dedicated, transit-only lanes are a part of that system, and for years the San Francisco Municipal Transportation Agency (SFMTA) has promoted the creation of transit-only lanes as projects to improve Muni performance. In fact, the first improvement item listed as part of the [Geary Rapid Project](#) is, “Red, dedicated transit lanes to reduce unpredictable delays.”

Support public transit – oppose opening these restricted lanes to commercial vehicles (including those pesky little vans from Silicon Valley).

Thank you,
Liana Derus
656 Andover ST
San Francisco, CA 94110

--

Liana Derus
She/Her/Hers

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Major, Erica \(BOS\)](#)
Subject: FW: Transit-Only Lanes
Date: Thursday, January 10, 2019 5:53:00 PM

From: aoife duna <aoifeduna@gmail.com>
Sent: Wednesday, January 09, 2019 2:09 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Transit-Only Lanes

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

To Whom it May Concern:

A recent letter to the San Francisco's Board of Supervisors from a group of organizations including 350SF argued against allowing for-profit companies use the city's transit-only lanes for commercial vehicles:

“A system of comprehensive, affordable public transportation is part of our City’s effort to combat [income inequality](#) and [climate change](#). Muni offers discount fares to seniors, the disabled, low-income people and youth. Federal law also requires Muni to serve all neighborhoods and demographics equitably — unlike private services. Moreover, as of 2015 Muni used [less than two percent](#) of all the energy consumed in San Francisco for transportation, making expanded public transportation an ideal option for reducing the City’s total carbon emissions.

Dedicated, transit-only lanes are a part of that system, and for years the San Francisco Municipal Transportation Agency (SFMTA) has promoted the creation of transit-only lanes as projects to improve Muni performance. In fact, the first improvement item listed as part of the [Geary Rapid Project](#) is, “Red, dedicated transit lanes to reduce unpredictable delays.”

Support public transit – oppose opening these restricted lanes to commercial vehicles (including those pesky little vans from Silicon Valley).

Sincerely,
Aoife Duna

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Spend the \$181 million on our SF public schools and teachers
Date: Tuesday, January 15, 2019 2:55:00 PM

From: Cassandra Sweet <cass.sweet@gmail.com>
Sent: Monday, January 14, 2019 11:02 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Spend the \$181 million on our SF public schools and teachers

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

Hi Supervisor Catherine Stefani and fellow Supervisors,

PLEASE HELP OUR PUBLIC SCHOOLS AND TEACHERS

As a San Francisco family who lives in District 2, works in the city and attends public school in the city -- and who volunteer and raise money for SF public schools -- my family is asking you to spend the \$181 million windfall on our struggling schools -- and especially the teachers who are hanging on by their fingernails to stay here.

With one child in 8th grade at Presidio Middle School and one child in 5th grade at Rosa Parks Elementary JBBP, we have said tearful goodbyes to a parade of teachers who have left our schools and San Francisco for Oregon and other locations where they can afford to live.

By helping San Francisco public schools and teachers, you are helping all San Francisco families.

Thank you very much,

Cassandra Sweet
44 Barcelona Ave
San Francisco

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Renewal of Outside Lands APE contract
Date: Thursday, January 10, 2019 5:48:00 PM

-----Original Message-----

From: David Romano <droma4@gmail.com>
Sent: Thursday, January 10, 2019 7:53 AM
To: Commission, Recpark (REC) <recpark.commission@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Renewal of Outside Lands APE contract

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

Dear Commissioners,

Please do not approve a ten year extension of the contract with APE for Outside Lands. If you renew the contract at all, a three year contract will make APE more responsive to community and City concerns. My preference would be to not renew the contract and have someone sponsor a free festival in it's place.

It is just plain wrong to fence off an area of Golden Gate Park for a week for the benefit of a for-profit corporation even if some benefits accrue to the City. Golden Gate Park belongs to the community and should always be accessible, open and free. It belongs to the people.

We paid for it, we maintain it, we use it. The Sunset and Richmond Districts bear the main burden of the Outside Lands takeover of the Park and adjacent neighborhoods. Why should the Sunset and Richmond be victimized with traffic congestion, noise and restricted access to the Park. Why not hold Outside Lands at Crissy Field? Why not vary the location so that other neighborhoods can share in the sacrifices if it's for the common good? Why not have the festival in the Presidio or in McLaren Park some years? Actually, free festivals like Hardly Strictly Bluegrass, open to everyone, are really the only festivals that should be held in public parks.

Thank you for your consideration of the above.

Sincerely,

David Romano

San Francisco CA

415 729-6027

David Romano
droma4@gmail.com

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors; Major, Erica \(BOS\)](#)
Subject: FW: Public Comments in OPPOSITION to #181061: Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses
Date: Tuesday, January 15, 2019 2:52:00 PM
Attachments: [Letter to SF Board of Supervisors.pdf](#)

From: Rob Yost <robertmyost@gmail.com>
Sent: Monday, January 14, 2019 3:16 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Public Comments in OPPOSITION to #181061: Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses

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

Dear Board of Supervisors,

In advance of tomorrow's Board of Supervisors meeting, I respectfully submit for consideration the attached written comments IN OPPOSITION to Topic #46, FILE #181061 - "Planning Code - Conversion of Medical Cannabis Dispensary Uses to Cannabis Retail Uses."

Respectfully submitted,

Robert Yost

From: [Board of Supervisors. \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: No Potential Contractors Comply Waiver Requests
Date: Tuesday, January 08, 2019 6:38:00 PM
Attachments: [Signed and approved letter from Micki & 12B Waiver.pdf](#)
[image001.png](#)
Importance: High

From: Herndon, Noemi (HRD)
Sent: Monday, January 07, 2019 8:45 AM
To: Winchester, Tamra (ADM) <tamra.winchester@sfgov.org>
Cc: Camua, Maria-Zenaida (ADM) <maria-zenaida.camua@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Bayol, Marta (ADM) <marta.bayol@sfgov.org>; Lo, Jen (HRD) <jen.lo@sfgov.org>
Subject: No Potential Contractors Comply Waiver Requests
Importance: High

Good morning Tamra,

Happy New Year.

Please review and approve attached requests.

Please call me if you have additional question.



Connecting People with Purpose

Regards,

Amy "Noemi" Herndon, Sr. Human Resources Analyst
 Public Safety Team
 Department of Human Resources
 One South Van Ness Ave., 4th Floor
 San Francisco, CA 94103
 Phone: (415) 551-8943
 Website: www.sfdhr.org

City and County of San Francisco
Micki Callahan
Human Resources Director



Department of Human Resources
Connecting People with Purpose
www.sfdhr.org

January 4, 2019

Tamra Winchester, Director
General Services Agency - Contract Monitoring Division
30 Van Ness Avenue, Suite 200
San Francisco, CA 94102

Dear Ms. Winchester:

I respectfully request that the Human Rights Commission grant a waiver of Chapter 12B requirements (Equal Benefits Ordinance) to use the Holiday Inn Golden Gateway to provide lodging and rating rooms for the Fire Department's Investigator Examination raters. The Hotel Whitcomb, which is the only 12B compliant hotel, has a history of health and safety issues.

Examination ratings will be conducted over a 5-day period from March 25 – March 29, 2019 at the Holiday Inn Golden Gateway. The raters will consist of 3 subject matter experts from fire departments who have been recruited nationwide to provide unbiased examination ratings. Lodging is required to provide accommodations for the experts during the ratings.

The Holiday Inn Golden Gateway best meets our requirements for this event. The Holiday Inn Golden Gateway provides the most cost-effective accommodations, encourages rater participation, offers the most attractive alternative for important out-of-town guests and contributes to future rater recruitments. In addition, the Holiday Inn Golden Gateway has positive reviews and no reports regarding health and safety issues, e.g., pest infestations. This hotel has been attempting to become 12B compliant, but has thus far been unable to do so because of its corporate affiliation.

The waiver request form for the Holiday Inn Golden Gateway is enclosed. I appreciate your favorable consideration of this request. If you have any questions or require further information, please contact Amy Herndon, Public Safety Team at (415) 551-8943.

Sincerely,

Micki Callahan
Human Resources Director



CITY AND COUNTY OF SAN FRANCISCO CONTRACT MONITORING DIVISION

S.F. ADMINISTRATIVE CODE CHAPTERS 12B and 14B WAIVER REQUEST FORM (CMD-201)

Send completed waiver requests to:
CMD, 30 Van Ness Avenue, Suite 200, San Francisco, CA 94102 or
cmd.waiverrequest@sfgov.org

FOR CMD USE ONLY

Request Number: _____

► Section 1. CCSF Department Information (*all fields must be completed*)

Department Head Signature: [Signature] 1/4/18
Name of Department: Department of Human Resources
Department Address: 1 South Van Ness Ave., 4th floor
Contact Person: AMY HERNDON
Phone Number: 415-551-8943 E-mail: NOEMIHERNDON@sfgov.org

► Section 2. Contractor Information (*all fields must be completed*)

Contractor Name: Holiday Inn Golden Gateway Hotel
Bidder/Supplier No.: S# 0000018762 Contractor Tax ID: 94-3153829
Contractor Address: 1500 Van Ness Ave.
Contact Person: KENDRA HAIMS Contact Phone No.: 415-447-3098

► Section 3. Transaction Information (*all fields must be completed*)

Date Waiver Request Submitted: 01/04/2019 Dollar Amount of Contract: \$ 10,449.67
Contract/Transaction Number: HIGG Contract Name: H-6 RATINGS
Contract/Transaction Start Date: 03/24/19 Contract/Transaction End Date: 3/30/19

► Section 4. Administrative Code Chapter to be Waived (*please check all that apply*)

☒ Chapter 12B
☐ Chapter 14B *Note: Employment and LBE subcontracting requirements will still be in force even when a 14B Waiver Type A or B is granted.*

► Section 5. Waiver Type (*a justification must be attached; see Check List on the other side of this form for instructions*)

☐ A. Sole Source
☐ B. Emergency (pursuant to Administrative Code §6.60 or §21.15)
☐ C. Public Entity
☒ D. No Potential Contractors Comply (Required) Copy of waiver request sent to Board of Supervisors on: _____
☐ E. Government Bulk Purchasing Arrangement..... (Required) Copy of waiver request sent to Board of Supervisors on: _____
☐ F. Sham/Shell Entity (Required) Copy of waiver request sent to Board of Supervisors on: _____
☐ G. Subcontracting Goals
☐ H. Local Business Enterprise (LBE) *Note: For contracts in excess of \$5 million; see Admin. Code §14B.7(J)(2)*

CMD ACTION – For CMD/HRC Use Only

12B Waiver Granted: _____ 14B Waiver Granted: _____
12B Waiver Denied: _____ 14B Waiver Denied: _____

Reason for Action: _____

CMD or HRC Staff: _____ Date: _____

CMD or HRC Director: _____ Date: _____

Courtesy Block Agreement

This Courtesy Block Agreement (the "**Agreement**") is made and entered into by and between **Interstate Hotels, LLC, as agent for Today's Hotel Corporation, d/b/a Holiday Inn Golden Gateway** (hereinafter referred to as "**Hotel**") a **City and County of San Francisco** (hereinafter referred to as "**Group**"). This Agreement will become binding on both parties only after it is signed by both parties.

Hotel shall provide accommodations for the following Event as pursuant to the terms and conditions of this Agreement:

Event Name: H-6 Fire Investigator Rating

Group Contact Name: Amy Herndon
Public Safety Team

Group Contact Phone: (415) 551-8943

Group Contact E-Mail Address: amy.herndon@sfgov.org

Group Contact Address: City and County of San Francisco
Public Safety Team
1 South Van Ness, 4th Floor
San Francisco, CA 94103

ARTICLE I: GROUP ROOM RESERVATIONS

1.1 Sleeping Rooms and Rates. Hotel agrees that it will provide room nights in the following pattern (the "Room Block"):

Rooms:

Date	Sunday 3/24/19	Monday 3/25/19	Tuesday 3/26/19	Wednesday 3/27/19	Thursday 3/28/19	Friday 3/29/19	Saturday 3/30/19
Room	5	5	5	5	5	5	C/O
Parlor Suite	1	1	1	1	1	1	C/O

Rates:

Room	Single Rate	Double Rate	Triple Rate	Quad Rate
Room Type	\$239.00	\$239.00	\$239.00	\$239.00
Parlor Suite	\$500	\$500	\$500	\$500

The rate for each Room Night is \$239.00 x 30 room nights = **\$7,170.00** ("Room Revenues"). The rate each Parlor Suite Night is \$500.00 x 6 nights = **\$3,000.00** ("Room Revenue") Unless as indicated in this Agreement, Hotel does not guarantee any particular rooms nor does it guarantee that rooms will be in proximity to each other.

1.2 Taxes. Currently 16.75%

The above rates do not include any applicable state or municipal taxes, fees or assessments. The amounts of which are subject to change by applicable government agencies with or without notice.

- Occupancy tax exemption will be honored with applicable documentation

1.3 Cutoff Date: Tuesday, 2/28/2019

After Tuesday, 2/28/2019 (the "**Cutoff Date**"), Hotel shall be permitted to release, for sale to the general public or to other groups, any room nights in the Room Block that have not been reserved as provided in this Agreement. Hotel will continue to accept reservations from Group's attendees after that date at the prevailing room rate, subject to availability.

On or before the Cutoff Date (or, at Hotel's discretion, after the Cutoff Date), Group may avoid Hotel's release of any number of un-booked sleeping rooms in the Room Block by guarantying payment for those sleeping rooms either by making a deposit in the full amount of the room rates plus taxes or, if Hotel has extended credit to Group, by agreeing in writing to have those amounts posted to the Master Account.

1.4 Parking. Hotel parking is available at the rate of \$40.00 plus tax overnight or \$9 plus tax per hour.

Group will receive 2 complimentary parking passes during the dates of 3/24/19 to 3/30/19 which has a value of \$480.00

1.5 Cancellation. Group must provide Hotel any notice of a Cancellation in writing.

1.6 Check-in/Check-out. Check in time is 3:00 p.m. and check out time is 12:00 p.m. Hotel will make every effort to accommodate requests, but cannot guarantee an early check in or late departure.

1.7 Breakfast. Rates are not inclusive of breakfast.

1.8 Sleeping Room Reservations. Group must submit a rooming list to Hotel no later than the Cutoff Date. This list must indicate, for each sleeping room, the name of the guest, the names of any additional guest(s) sharing the room, the arrival and departure dates. All reservations made by rooming list will be automatically held for late arrival. If guests identified on the rooming list do not check in, Group's Master Account will be charged for the first night of all no-shows and any sleeping room cancellations made within 24 hours before the Arrival Date.

1.9 Service Charges. The mandatory portorage/baggage handling charges of \$7.50 per person, round trip will be billed to the Master Account if attendees arrive to the hotel as a group

1.10 Intermediary Commission or Fee. All rates are non-commissionable.

ARTICLE II: BILLING/PROCEDURES

2.1 Sleeping Room Payment. Group will be responsible for sleeping room rates (including any tax) for all attendees. Incidental charges (e.g. room service, gift shop charges and in-room entertainment fees) will be the responsibility of each individual guest. At the time of check-in, each guest will be required to present a major credit card, on which Hotel may place a hold or process a prepayment in the amount of the guest's estimated charges.

2.2 Function and other Event-Related Charges. Group will be responsible for all other charges incurred pursuant to this Agreement, including (without limitation) any Function Room Usage Fees, audio visual charges, fees for food and beverage at Functions. All such charges shall be billed to Group's Master Account and will be subject to applicable service charges and sales tax (Currently 23% and 8.50% respectively).

2.3 Group's Master Account. The term "Master Account" means a running invoice that includes all amounts payable by Group to Hotel under any provision of this Agreement. At least forty-five (45) days before the Arrival Date, Group will identify to Hotel, in writing, at least one representative of Group who will be present on the premises of Hotel throughout the Event (each an "Authorized Representative"). Group hereby authorizes each Authorized Representative to incur charges to the Master Account, for example by signing banquet event orders. The following individual(s), whether or not they are present at the Event, shall have authority to incur charges to the Master Account:

Name Amy Hernandez, Len Lo Name Dave Johnson

2.4 Outstanding Balance. Any outstanding balance of the Master Account will be due and payable by Group upon receipt of any invoice from Hotel. If payment is not received within thirty (30) days, a finance charge equal to the lesser of one and one half percent (1-1/2%) per month (18% Annual Rate) and the maximum allowed by law will be added to the unpaid balance commencing on the invoice date. Any payment by Group or acceptance by Hotel of any amount less than any amount due by Group shall be deemed solely as a partial payment of the full amount due. No endorsement or statement on any check or any letter accompanying any payment shall be deemed an accord and satisfaction, and Hotel may accept such check or payment without prejudice to Hotel's right to recover the balance of all amounts due or pursue any other remedies available to Hotel under this Agreement or in law or in equity.

Summary of Revenue Anticipated by Hotel from the Event	
Total Anticipated Sleeping Room Revenue	\$10,170.00 (\$10,449.67 inclusive of 2.75% tax)
Total Anticipated Event Revenue	\$10,170.00 (\$10,449.67 inclusive of 2.75% tax)

ARTICLE III: EXECUTION OF AGREEMENT

3.1 Hotel's transmission of an unsigned copy of this Agreement to the Group or its Agent shall be deemed an invitation for Group to make an offer. The Group or Agent's return of its signature on a copy of this Agreement shall be deemed an offer by the Group. Hotel's subsequent signature of the Agreement shall be deemed an acceptance of the Group's offer by Hotel.

3.2 Each individual signing this document represents and warrants that he or she has authority to bind the party for which he or she signs.

If a signed original of this Agreement has not been received by the Hotel prior to **01/15/2019**, Hotel shall have the right to contract with other parties for the use of the room block, meeting room and catering services without further notice to Group.

IN WITNESS WHEREOF, Hotel and Group have entered into this Agreement in matter and form sufficient to bind them effective as of the last date identified below.



Interstate Hotels, LLC.
as agent for **Today's Hotel Corporation**
d/b/a **Holiday Inn Golden Gateway**

Name: Kendra Haims

Title: Director of Business Travel

Date: _____

X _____

City and County of San Francisco

Name: Dea Joe

Title: Manager

Date: 01.04.19

X Dave Johnson

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Muni- another epic failure
Date: Monday, January 14, 2019 8:43:00 AM

From: Jory Sandusky <jorysandusky@yahoo.com>
Sent: Friday, January 11, 2019 2:02 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Muni- another epic failure

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

Dear SF Board of Supervisors,

I can't take it anymore! Billions of dollars go into Muni each decade, new equipment and systems all around yet in the middle of commute hour yesterday the headway between subway trains in the underground metro was in excess of 11 minutes. The crowds were out of control and the mood was sour. Once the trains arrived at Powell Station, they were completely over capacity.

Why is it whenever I travel to other countries their transit is always better? Even less wealthy countries?

YOU MUST ACT! DO SOMETHING!

- 1) FIRE MUNI LEADERSHIP - their inability to innovate, lead or inspire the workforce is evident on a daily basis
- 2) HOLD THE UNIONS ACCOUNTABLE- recent short staffing issues, previous sick outs, etc- all of that is on their shoulders
- 3) PARTNER WITH LOCAL DISRUPTORS- this is the tech capital of the world solving all sorts of global problems. They need to be invited to the table to solve the relatively simple problems at Muni.

I am fortunate as I can simply shrug with frustration and go hail an Uber or Lyft if the wait is too long since I have the means. Others aren't so fortunate as they need Muni to get them to work or to home to their waiting families and are counting on Muni to be safe, reliable and clean. If more folks like me opt for private options or leave Muni, that creates other monstrous problems.

Ten years of living in SF and the situation seems no better than the day I moved here.

Regrettably,

Jory Sandusky

Sent from a mobile device.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Letter of Support-Supervisor Yee, President, BOS
Date: Tuesday, January 08, 2019 10:40:00 AM

-----Original Message-----

From: r and k <woloso1@yahoo.com>
Sent: Tuesday, January 08, 2019 10:05 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Choy, Jarlene (BOS) <jarlene.choy@sfgov.org>
Subject: Letter of Support-Supervisor Yee, President, BOS

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

Honorable Members, Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Typo - Corrected copy -

ATTN: Clerk of the Board of Supervisors

RE: Letter of Support – Supervisor Norman Yee, President, Board of Supervisors

Dear Honorable Members, Board of Supervisors

I am writing this letter to express my support for Supervisor Norman Yee for President, Board of Supervisors.

Supervisor Yee has demonstrated his leadership and innovative approaches to equity, finding common ground in divergent points of view, and community engagement that have brought people of diverse backgrounds together and provided a forum for voices not often heard in our community for positive change. Whether through the Participatory Budget Process, Community Advisory Committee on the Balboa Reservoir Project, the Ingleside Library Community Garden, establishment of Frida Kahlo Way (to name just a few examples), his efforts and impact have extended well beyond the boundaries of District 7.

As President, Supervisor Yee will also provide to the Board and the City and County of San Francisco, leadership and innovative approaches to equity, finding common ground in divergent points of view and provide a forum for voices often not heard for positive change.

I urge you to vote for Supervisor Norman Yee for President.

By way of reference, I am currently a member of the Ocean Avenue Association Street Life and Business Improvement Committees, the OMI Cultural Participation Project (Board Member), and other organizations supporting the Ocean Avenue/Ingleside neighborhoods, Arts and Culture District and retail corridor. I am a former member of the Mercy Housing (1100 Ocean Avenue) & Unity Plaza Design Committees, Balboa Reservoir Community Advisory Board (Vice-Chair 2015-2016), and Westwood Park Association Board of Directors (President 2009-2016).

Sincerely,

Kate Favetti
San Francisco, CA 94112

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Letter of Support-Supervisor Yee, President, BOS
Date: Tuesday, January 08, 2019 6:36:00 PM
Attachments: [Letter of Support - Norman Yee, President BOS 1-8-19.pdf](#)

-----Original Message-----

From: r and k <woloso1@yahoo.com>
Sent: Tuesday, January 08, 2019 9:51 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Yee, Norman (BOS) <norman.yee@sfgov.org>; Choy, Jarlene (BOS) <jarlene.choy@sfgov.org>
Subject: Letter of Support-Supervisor Yee, President, BOS

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Honorable Members, Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

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Sincerely,
Kate Favetti

San Francisco, CA 94112

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Indivisible SF opposes expansion of involuntary conservatorship (File 181042)
Date: Tuesday, January 08, 2019 6:38:00 PM
Attachments: [2019-01-07 SB 1045 Letter to Board of Supervisors \(File 181042\) with attachment.pdf](#)

From: Spencer Hudson <indivisible.spencer@gmail.com>
Sent: Monday, January 07, 2019 8:06 AM
To: Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Gordon.Mar@sfgov.org; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Matt.Haney@sfgov.org; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Shamann.Walton@sfgov.org; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; raia@sdaction.org; jessica@sdaction.org; Maria Schulman <maria.schulman@gmail.com>
Subject: Indivisible SF opposes expansion of involuntary conservatorship (File 181042)

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

To: San Francisco Board of Supervisors

Attached is a letter from Indivisible SF requesting that you vote No on the upcoming ordinance (File 181042) expanding involuntary conservatorship when it is considered by the Board of Supervisors

Please let me know if you have any questions.

Spencer Hudson
Indivisible SF
indivisible.spencer@gmail.com
(415) 373-8476

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Free Muni for Seniors/Disabled
Date: Tuesday, January 15, 2019 2:56:00 PM

From: Jordan Davis <jodav1026@gmail.com>
Sent: Thursday, January 10, 2019 7:48 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Free Muni for Seniors/Disabled

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

The Free Muni for S/D program is expiring on June 30 (pic related), please make sure that it is continued past June 30, at the bare minimum.

Also, please consider making Muni free for all, like we did with City College. I recently came back from Corvallis, Oregon where transit is free, and since Muni is getting ERAF excess, and the cost of fare inspection probably exceeds making it free anyway, it needs to seriously be looked into.

-Jordan

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: ERA Funds for SFUSD Schools
Date: Thursday, January 10, 2019 5:49:00 PM

From: Jim Coursey <jim.n.coursey@gmail.com>
Sent: Thursday, January 10, 2019 4:29 AM
To: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: ERA Funds for SFUSD Schools

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

My children have attended several public schools here in San Francisco, and are currently at CIS De Avila ES.

I'm writing to ask that San Francisco honor the will of voters who passed Prop G, the "Living Wage for Educators Act" (LWEA), in June 2018. In passing the LWEA, voters approved funding for teacher raises, community schools, benefits for part time workers, and more. These vital raises are already being paid by our cash-strapped District, without the expected reimbursement from the Prop G revenue.

Spending discretionary ERAF funding creates an opportunity to continue to invest in education, and to honor the will of voters who passed Prop G. Our public schools need more money, and deserve our support!

We know there are a lot of needs in the city right now, and are not asking that all of these funds go to public schools.

We ask you to honor the will of the voters and support the request made by the Superintendent of Public Schools, Dr. Vincent Matthews, to allocate \$60 million dollars of Educational Revenue Augmentation Fund dollars back to San Francisco Unified School District.

Sincerely,
Jim Coursey

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Concerns about the CASA Compact
Date: Friday, January 18, 2019 1:49:00 PM

From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Wednesday, January 16, 2019 3:40 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Concerns about the CASA Compact

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

Dear Supervisors,

Many of us out here in the Sunset District are concerned about the proposed CASA Compact. Some of the many problems with CASA are:

- the lack of a democratic process in appointing the CASA Committee and the focus on development interests in the committee membership;
- the proposed loss of democratic input by local communities over decisions about what happens in their communities;
- the proposed establishment of a non-elected bureaucracy, the Regional Housing Enterprise, with little oversight over how it is managed;
- the lack of meaningful protections for renters, for disadvantaged communities and for communities of color;
- the potential loss of backyards to ADU's and the resultant loss of habitat; and
- the lessening of environmental protections and the impact on CEQA.

This Compact is up for a vote at ABAG tomorrow. It has a good chance of passing. It is our hope that the BOS can somehow have an impact on this policy. The CASA Compact is a flawed document produced by a flawed process. This process should be opened up to communities, and public input should be accepted on its proposals.

Thank you for your consideration.

Katherine Howard
Sunset District

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Educational Revenue Augmentation Funding
Date: Friday, January 18, 2019 1:30:00 PM

From: Robert Grant <rccgrant@yahoo.com>
Sent: Friday, January 18, 2019 3:38 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Educational Revenue Augmentation Funding

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

My child attends public school here in San Francisco. For years, we have struggled to keep teachers in our classrooms.

San Francisco should honor the will of voters who passed Prop G, the “Living Wage for Educators Act” (LWEA), in June 2018. In passing the LWEA, voters approved funding for teacher raises, community schools, benefits for part time workers, and more. These vital raises are already being paid by our cash-strapped District, without the expected reimbursement from the Prop G revenue.

Spending discretionary ERAF funding creates an opportunity to continue to invest in education, and to honor the will of voters who passed Prop G. Our public schools need more money, and deserve our support!

We know there are a lot of needs in the city right now, and are not asking that all of these funds go to public schools.

We ask you to honor the will of the voters and support the request made by the Superintendent of Public Schools, Dr. Vincent Matthews, to allocate \$60 million dollars of Educational Revenue Augmentation Fund dollars back to San Francisco Unified School District.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Childfund workers
Date: Monday, January 14, 2019 8:42:00 AM
Attachments: [image001.png](#)

From: Jarett Cole <JarettCole@LiveNation.com>
Sent: Friday, January 11, 2019 2:11 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Childfund workers

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

Hello BoS –

Writing this email is probably a waste of time since I don't know that anything can be done, but the aggressive tactics of the ChildFund International workers in the Financial District is really awful. I am so sick of them jumping in front of me, aggressively trying to get me to shake their hand and talk to them, commenting on my hair or t-shirt or whatever – it is really a public nuisance and it is something that should be addressed. The way they go after people is unacceptable and at times really un-nerving. They are worse than the worst of San Francisco's homeless population.



Jarett Cole | Inventory Coordinator | Live Nation

Merchandise

Email: jarettcole@livenation.com | Phone: 415-247-7447 | 450 Mission Street Ste. 300 | San Francisco, CA 94105

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: Board President - elect Hillary!
Date: Tuesday, January 08, 2019 8:46:00 AM

-----Original Message-----

From: donnacanali <donnaluna2@sbcglobal.net>
Sent: Tuesday, January 08, 2019 6:55 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Board President - elect Hillary!

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

Dear Supervisors,
I have been consistently impressed with Hillary's work on behalf of the her district and the city as a whole.
She has all the qualifications, experience and leadership skills needed for the job.
Elect Hillary!

Donna Canali
Bernal Heights

State of Tobacco Control Report to be Released January 30th, 2019

Report will include tobacco control grades for all 58 Counties in California

Dear County Board of Supervisors:

We are pleased to announce the upcoming release of the 17th annual American Lung Association *State of Tobacco Control* report on January 30, 2019. This report assigns grades to the federal government and states based on their tobacco control laws and regulations in effect as of January 2, 2019 for Smokefree Air, Tobacco Taxes, Tobacco Prevention and Control Program Funding, Access to Cessation Services and Minimum Age.

In conjunction with the national report, the American Lung Association in California will release tobacco control report cards for all 482 incorporated cities and towns and 58 counties in California. The *State of Tobacco Control 2019 – California Local Grades* report is based on a review of all county and municipal codes in the state in four key policy areas. Since the first California report, the number of communities with an overall A or B grade has increased dramatically.

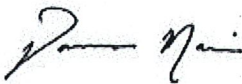
While we have made enormous progress in the fight against tobacco, it is still the number one cause of preventable death in the United States and in California. Since 1964, we have cut smoking rates by more than half, dramatically reduced exposure to secondhand smoke, reduced rates of lung cancer and other tobacco-related diseases and fundamentally changed public attitudes about tobacco resulting in millions of lives saved. Despite this progress, tobacco remains a dangerous threat, killing almost 40,000 Californians each year, causing illness in even more residents and costing the state more than \$23.6 billion in health care costs and lost productivity. More needs to be done to decrease these numbers and to stop the 441,000 kids alive today who will ultimately die prematurely from tobacco-related disease.

Every year, we see cities and counties across the state adopt policies to improve the health and wellness of their residents. These residents and their stories represent the real, tangible impact that these policies can have on a community. And, over the past 50 years, we have developed proven strategies that can achieve our public health goals if they are fully and effectively implemented. These strategies are reflected in the grading categories in both the national and local SOTC reports.

We encourage you to visit the American Lung Association in California website www.lung.org/California on January 30 to view the state and local tobacco control report cards and learn how to take action in the fight against tobacco. If your county took action to protect your residents from tobacco in 2018, thank you! If you didn't, we encourage you and your colleagues to join the fight and take steps in 2019 to help your residents.

You can find more information on our About Us page at www.lung.org/California to contact your local American Lung Association office for more information on the impact smoking is taking on your community and what can be done to combat it.

We hope you will join us in the fight to breathe easier.



Vanessa Marvin
Vice President, Public Policy & Advocacy

2019 JAN 18 PM 3:51
BY [signature]
SANTA BARBARA COUNTY

California Region

1531 I Street, Suite 201 | Sacramento, CA 95814
Ph: 916-554-5864 cainfo@Lung.org

1-800-LUNGUSA | Lung.org

