

From: [Shelley Bradford-Bell](#)
To: [Board of Supervisors, \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Cc: [SUSAN BRANDT HAWLEY](#); [BOS Legislation, \(BOS\)](#); [Barbara Sturla](#)
Subject: Appeal for CEQA Exemptions Determination - Proposed 476 Lombard Street Project - Appeal Hearing April 13, 2021
Date: Monday, April 12, 2021 7:20:51 PM
Attachments: [2021 0412 re 476 Lombard Petrin.pdf](#)
[Response to Preservation Teams Review of Owner .pdf](#)
[476 Lombard Presentation VERSION FINAL.pdf](#)

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Dear Supervisor's, and BOS Legislative Staff

Attached is additional information relative to the CEQA Appeal of 476 Lombard Street.

This information includes an update of the previous report submitted for your review by Katherine Petrin.

We are submitting this information for your review and consideration on the CEQA Appeal.

Thank you.

Shelley Bradford Bell
on Behalf of
Susan Brandt Hawley
representative for
Barbara and Arrigo Sturla - Appellants

12 April 2021

Ms. Shelley Bradford Bell
775 Post Street, #109
San Francisco, California 94109

Re: 2018-017283PRJ
476 Lombard Street

Ms. Bradford Bell:

After review of the *Categorical Exemption Appeal* memorandum by the Planning Department and the *Opposition to Appeal of Categorical Exemption* by the project sponsors regarding the environmental impact of the proposed project at 476 Lombard Street, San Francisco, I submit this letter in response and to elaborate on points made in my initial letter of 23 February.

I continue to concur with the Planning Department's determination that the property at 476 Lombard Street is architecturally significant; that it retains a high degree of integrity; and that it is a qualified historic resource for purposes of review under the California Environmental Quality Act (CEQA).

It remains my professional opinion that the proposed project is not consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation* (*The Standards*) and would result in a substantial adverse change in the significance of the historic resource at 476 Lombard Street. Based on undisputed facts, I must respectfully disagree with the contrary opinions in the Planning Department's memorandum and the project sponsors' opposition as expressed by their counsel and historians at the firm Page & Turnbull.

The proposed project would cause material impairment to multiple character-defining features, meaning those elements which give a building its visual character. Character-defining features are not limited to the primary façade nor to what is visible from the public right-of-way. The identification of the property's character-defining features in the Planning Department's Preservation Team Review Form for 476 Lombard Street is limited to those elements that pertain to the front façade:

- Two-story massing at front of lot
- Symmetrical front façade
- Ground floor brick veneer and recessed entries
- Wood sash opalescent/colored windows
- Tripartite parapet and clay tile roof ¹

The property has multiple character-defining features in addition to those on the principal elevation. The character-defining feature not included in the Planning Department and Page & Turnbull analyses and that would be demolished by the project as proposed are:

- Rooftop element with gabled (pyramidal) roof, projecting eaves, wood siding, multi-light windows;
- A pair of lightwells and associated double-hung sash windows on the west elevation.

The rooftop construction feature is particularly distinctive. While set toward the rear of the building, it is visible from multiple viewpoints. The feature is consistent with the pattern of development found throughout the neighborhood. The *North Beach Historic Context Statement* states that early residents of the neighborhood:

‘... converted house tops into sunny, breezy, spacious yards for community use for the tenants below.’ From the roofs they had views; they kept flowers and chickens; they dried laundry; children and pets played; people slept, sewed, read and talked.²

Rooftop constructions throughout the North Beach area take various forms, both open-air and enclosed. Some are constructed of simple picket fences with framing elements for hanging laundry. Some are partially enclosed with glass to serve as protection from the wind.

The enclosed rooftop room at 476 Lombard is highly detailed with a gabled roof, projecting eaves, wood siding, multi-light windows on the west and north elevations and a paneled door on the east side. It is more stylized and formal in its expression than most other rooftop constructions in North Beach. It is consistent with the overall character of the residence and exhibits design intent.³

¹ Preservation Team Review Form, 476 Lombard Street, prepared by the San Francisco Planning Department, dated 31 October 2019, p. 3.

² *North Beach Historic Context Statement* by historian Michael Corbett dated 11 August 2020, p. 99.

³ As explained more fully in my letter of 23 February, I am a contributor to the *North Beach Historic Context Statement*, and, in 2019, conducted fieldwork to visually inspect each individual property in the North Beach Historic Resources survey area, including the residence at 476 Lombard Street.



Figure 1: View looking northeast. All features, windows and lightwells, on the side elevation are proposed to be demolished, including the rooftop element, a feature consistent with the pattern of development found throughout the neighborhood.



Figure 2: Detail of the existing rooftop construction proposed to be demolished by the project.

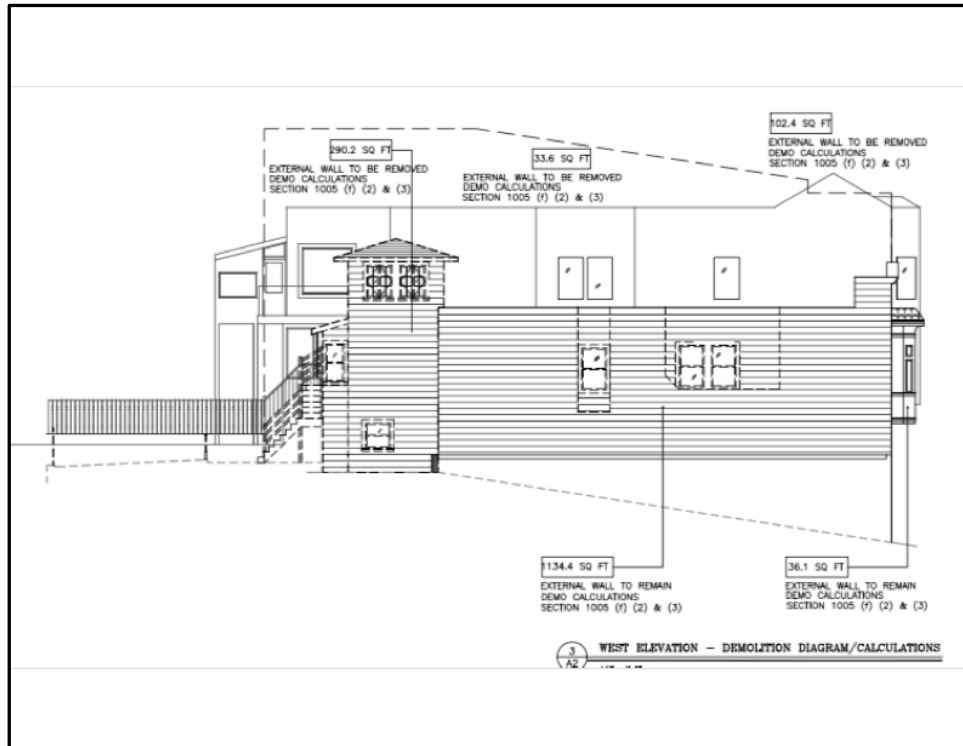


Figure 3: Drawing of existing west elevation illustrating the demolition of the gabled rooftop element, a character-defining feature, which is visible, in part, from Lombard Street.

Proposed Project Impact

The project proposes an expanded uppermost floor that would result in the demolition of the rooftop element, a distinctive character-defining feature, in addition to other character-defining elements. This impact, and those identified in my previous letter, render the project inconsistent with *The Standards* and also do not comply with Article 10 of the Planning Code.

Response to *Categorical Exemption Appeal*

In reviewing the “Planning Department Responses” section of the *Categorical Exemption Appeal* dated 6 April 2021, I respectfully disagree with certain statements in Response 2 (p. 6). The subject building’s west elevation is character-defining not *because* “it is extremely exposed and visible;” rather, it contains character-defining elements that are consistent with the original construction and convey its original condition.

In addition, also on page 6, the responses conclude, “While the secondary (west) façade is visible from the public-right-of-way, it does not contain any design intent that would be expressive of the building’s architectural style[s].” In fact, the proposed project would remove the rooftop feature and its associated components: gabled roof, projecting eaves, wood siding, multi-light windows. The rooftop feature is consistent with the overall character of the residence, exhibits design intent, and qualifies as a character-defining feature in accordance with *National Register Bulletin No. 15*.

Response to Page & Turnbull Opinion Letter

In reviewing the opinion letter by Page & Turnbull dated 26 March 2021, I respectfully disagree with assertions regarding the property’s west elevation, specifically this excerpted language:

The west façade of 476 Lombard Street is a secondary side façade. It is an accident of adjacent development history that the west façade remains highly visible today. The west façade lacks any ornamentation, is clad in horizontal wood lap siding, and has two lightwells... The west façade cannot be said to have character-defining features that contribute to the Classical Revival architectural style with Mission and Spanish Colonial Revival influences, or to the architectural significance of the building. The features along the west façade are pervasive, functional architectural features lacking distinctive design or detailing.

In my opinion the building’s west elevation contains original, character-defining elements, including, as stated above, the distinctive rooftop feature. Although the west elevation of the residence is secondary, it is exposed and highly visible from an important public-right-of-way.

I also disagree with Page & Turnbull’s interpretation of the articulation of the west elevation. Page & Turnbull asserts that the property’s west elevation would retain articulation at the upper level because the Project’s third floor expansion calls for setbacks.

Because of the infill of the lightwells, removal of all window openings, and demolition of the rooftop feature, the west elevation would lose the variety of visual elements it presently has, resulting in a monolithic quality without the articulation created by the play of voids and solids (lightwells, window openings versus a solid wall) as seen in Figure 4. Setbacks at the new expanded third floor level would not result in the level of articulation as presently exists.

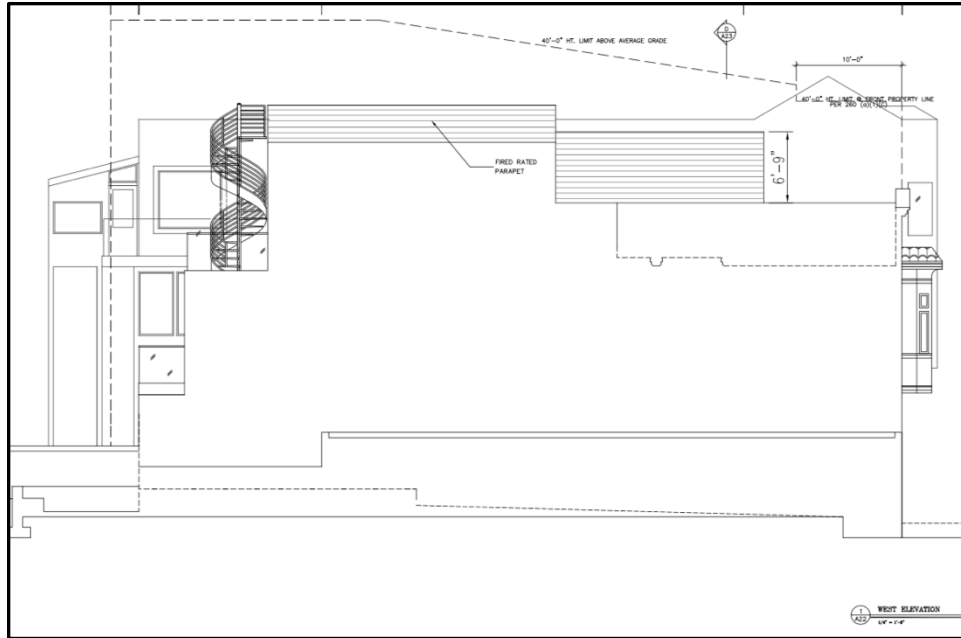


Figure 4: Drawing of proposed west elevation.

Proposal to infill lightwells and window openings would create a solid west wall below the roof level. Setbacks at the new expanded third floor level would not result in the level of articulation that presently exists.

Conclusion

It is my professional opinion that the proposed project would result in a significant adverse environmental impact to 476 Lombard Street. Because of the material impairment caused by proposed alterations, the project would cause a substantial adverse change in the significance of a known historic resource.

Thank you for the opportunity to offer additional information.

Sincerely,

Katherine T. Petrin
Architectural Historian and Preservation Planner

RESPONSE TO PRESERVATION TEAM REVIEW OF OWNER HISTORY

In reviewing 476 Lombard staff determined that the property is not individually eligible for inclusion in a California Register under Criterion 2 – Persons.

This in part is a result of staff incorrectly stating the property's owner as well as the history of ownerships.

STAFF'S STATEMENT IN THE REPORT:

In reviewing the earliest owner of 476 Lombard the information the staff report incorrectly list the earliest owner was Pauline Sugarman (formerly Pauline Sittenfeld) with unknown occupation claiming she owned the property from construction until 1956. The report incorrectly states that Angelo Lagomarsino purchased the property in 1956 with three of his siblings, but ultimately became the sole owner until 2010.

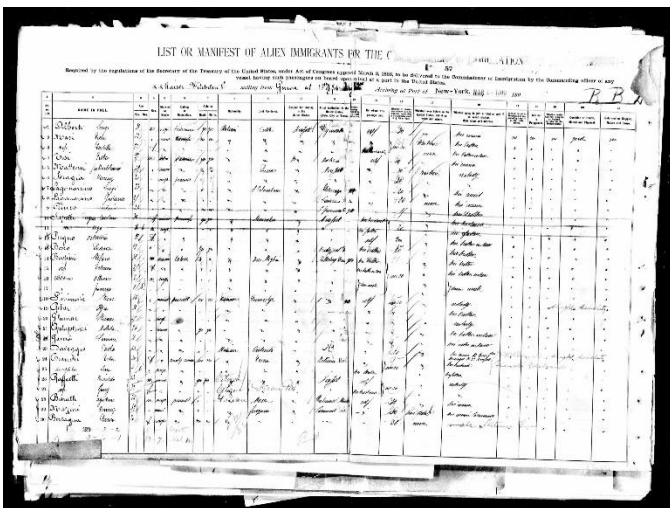
This information is wrong and ignores the decades of contribution and community connection of its true owner Gerolamo Lagomarsino.

The first and only owner from 1926 until 2010, was the Lagomarsino family. Gerolamo Lagomarsino moved in with his family in 1926. According to the 1930 census he was living there and owned the property. He owned the home until 1955 when he died. At that time, it

passed to his three children through a family trust. His son Angelo Lagomarsino was the last living child and upon his death in 2010 it was sold to the current owners. About Gerolamo Lagomarsino and family

Gerolamo Lagomarsino, born February 1887, immigrated from Genoa Italy arriving in the US aboard the SS Keiser Wilhelm II with his brother Luigi (Louis).

He settled in the North Beach area, living with a relative at 372 Lombard Street. This area of



North Beach was home to generations of Lagomarsinos who had immigrated from Italy in the late 1800's and made San Francisco their home.

At the start of WWI, Gerolamo and many of his several of his relatives registered for the draft on September 12, 1918. One can see this mass of proud Italian naturalized citizens standing together. During this time Gerolamo was a Grocer, owner of his own store at 1500 Powell Street.

The image shows two historical documents side-by-side. The left document is a 'REGISTRATION CARD' for Gerolamo Lagomarsino, dated September 12, 1918. It includes fields for name, address (1500 Powell St., San Francisco, Cal.), age (33), date of birth (February 25, 1886), race (Italian), and occupation (Grocer). The right document is a 'REGISTRAR'S REPORT' for the same individual, signed by Henry H. Hunt on September 12, 1918. It includes a description of the registrant (height, weight, color, etc.) and a statement of the registrant's status.

FAMILY INVOLVEMENT IN NORTH BEACH AND RELATIONSHIP WITH MASTROPASQUA

After WWI Gerolamo continued to run his Grocer business at 1500 Powell which he owned and ran for nearly 40 years. His brother Luigi (Louis) started a farm around Fresno, providing the fresh foods to the Lagomarsino Brothers Grocery. Guiseppe, was a Fisherman at what has become the Fisherman's Wharf, while Giobatta owned a bakery at 1453 Grant Avenue. The Lagomarsino family's farm worked closely with Frank Gianni (brother of A.P. Giannini), whose farm was also in the Fresno area (Visalia). At some point the farms and the families merged, and today it is the Lagomarsino Group is headed by Fred Lagomarsino Great Great Grandson of Giannini. The Sturla family also worked for Giannini at the produce market in San Francisco. This connection to the founder of Bank of America, should have been more seriously explored as it may apply to Criterion 2 of People and/or events associated with the home. This information is available in the San Francisco Library archives available on-line.

Gerolamo was an early member of the Salesians Boys and Girls Club when it was founded in 1921, as was Arrigo Sturla Sr. Arrigo Sturla Jr. the appellant is still a board member emeritus. In 1921, the world was in the throes of another global pandemic. The Spanish was ravaging cities just as COVID is doing today and the need for food was paramount. With his volunteerism in the community, as well as with St. Peter and Paul and the Salesians Boys Club, it is not difficult to see his contributions of food and more to help save the community.

When another disastrous moment in history struck, the 1929 crash, the Lagomarsinos were able to feed thousands of people in soup kitchens and churches in the area. It is possible that it is during this time he may have met the architect Louis Mastropasqua, who is also alleged to have been a part of St. Peters and Paul and Salesians' Boys Club. It is not hard to connect the Architect and the Grocer. North Beach has always been a family community where the grocer, butcher, baker, and fish monger new everyone in the one-mile square area.

THURSDAY, JULY 12, 1934. 1183

THURSDAY, JULY 12, 1934, 2 P. M.

The Board of Equalization reassembled for the purpose of considering applications for reduction or correction of assessment on the Assessment Roll for the fiscal year 1934-35.

CALLING THE ROLL.

The roll was called and the following Supervisors were noted present:
Supervisors Brown, Haveran, McKeever, Ratto, Rebovieri, Schmidt, Tuli—5.
Absent—Supervisors Colman, Gallagher, Hayden, Shannon—4.
Quorum present.
Superior McKeever presiding.

Applications for Reduction of Assessments.

The following applications for reduction or correction of assessments were taken up and the applicants or their agents called:

	Lot	Block	Building	Land
027 E. Papera.....	27	92	5,300	1,150
028 Mattia Wright.....	15	2162	2,000	410
034 Annie Moore.....	9	3372	2,100	1,500
035 A. G. Sala.....	47C	3370	2,550	3,330
036 George Mondaro.....	9	148	5,750	3,440
037 Mrs. C. R. Crot.....	14	3828	5,850	3,940
038 A. M. Zoberer.....	23	124	900	1,900
039 Louis N. Strevan.....	23	1454	4,000	1,300
040 A. G. Sch.....	17A	355	7,500	1,300
041 Lagomarsino.....	12	430	2,000	1,400
042 Lagomarsino.....	12	430	4,800	1,600
043 Outline A. Fisher.....	12	125	1,100	1,400

When 476 Lombard was built Gerolamo Lagomarsino moved in with his family. They were the first and only family to occupy the home. He was not a renter, but the owner as documented in the 1930 census and a record from the Board of Supervisors meeting on July 12, 1934. Mr. Lagomarsino petitioned the Board for a reduction or waiver of his assessments and it stands in the records of proceedings for the assessment board.

At this time the architect, Louis Mastropasqua, lived at 1764 Gran Avenue. Considering their individual involvements with Salesian's and proximity in the community, it is not hard to see how they could not only have known one another but socialized together. Living only 440 feet away from a home he designed for a family he knew one can see him visiting for dinner and special occasions.

But this history and any other possibly contributions of the Lagomarsino family have been obliterated from history by the recording of the wrong owner of 476 Lombard. So many families in North Beach knew the Lagomarsinos and their contributions. The Sturla's is one, the Barbano's another whose family still owns the home across the street are another are among the families who have been neighbors of the Lagomarsinos for generations. Mark Barbano, a retired San Francisco Fire Fighter, would sweep and clean the front of the home for Angelo and his twin brother. All third and fourth generation Lombard street families who can tell you the history of the street and the contributions of the Lagomarsino family.

There is so much more to the history and legacy of this man whose name has been erased from the history of this home by an error in research. He registered again to fight for American in WWI. When he died in 1955, he was buried in Colma, and his sons inherited the home. When the last son died, the home was sold to the current owners.

This may have little to nothing to do with the CEQA, but it has everything to do with the history of North Beach. This must be thoroughly reviewed for there is no doubt it will uncover the many contributions of the Lagomarsino family. An accurate record recognizing Gerolamo Lagomarsino and his family's contributions and documenting their contributions to the story of North Beach.

PART II: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice
Allison Vanderslice, Principal Preservation Planner
CEQA Cultural Resources Team Manager, Environmental Planning Division

Date: 7/15/2020

CC: Claudine Asbagh, Principal Planner
Northeast Team, Current Planning Division

HRER Part II Attachments:

☒ Architectural Plans, dated: July 7, 2020

**PLANS DATED
JULY 7, 2020
HAVE NOT BEEN
INCLUDED IN THE
PACKET TO
COMMISSIONERS**

HOW BUILDABLE AREA WAS DETERMINED

Lot to the WEST is a garage, so buildable area, was determined by Sturla's Property

- Calculations based on Sturla property allow a larger project.
- Puts Sturla's into a cave between homes as the street climbs eastward uphill.



Code compliant – Not Neighbor Sensitive

NEIGHBORHOOD MEETINGS

Pre-Application Wednesday,
November 21, 2018, 6p-9p

2nd Meeting Sunday, January
13, 2019, 1p-3p

- Evening Before Thanksgiving
- Could not turn on lights to see rear yard, because the Tenants weren't home.
- 1st Sunday of the NFL Playoffs.
- Homeowner said his tenants would not be allowed to use a Gas Grill on the rooftop.
- Wife said they have 5 properties and do not rent any of them, contradicting her own comment at the November 2018, meeting.

Requests to meet again were ignored until the DR was filed
TWO YEARS LATER!

Windows will be blocked in Sturla's Property and the extension will go all the way to the property line

- Red outline shows windows that will be blocked by addition.
- Yellow tape shows how far out the building will be expanded.
- The expansion is to create more outdoor space, not interior space.



Light well – Existing Condition



470a Lombard-only kitchen window

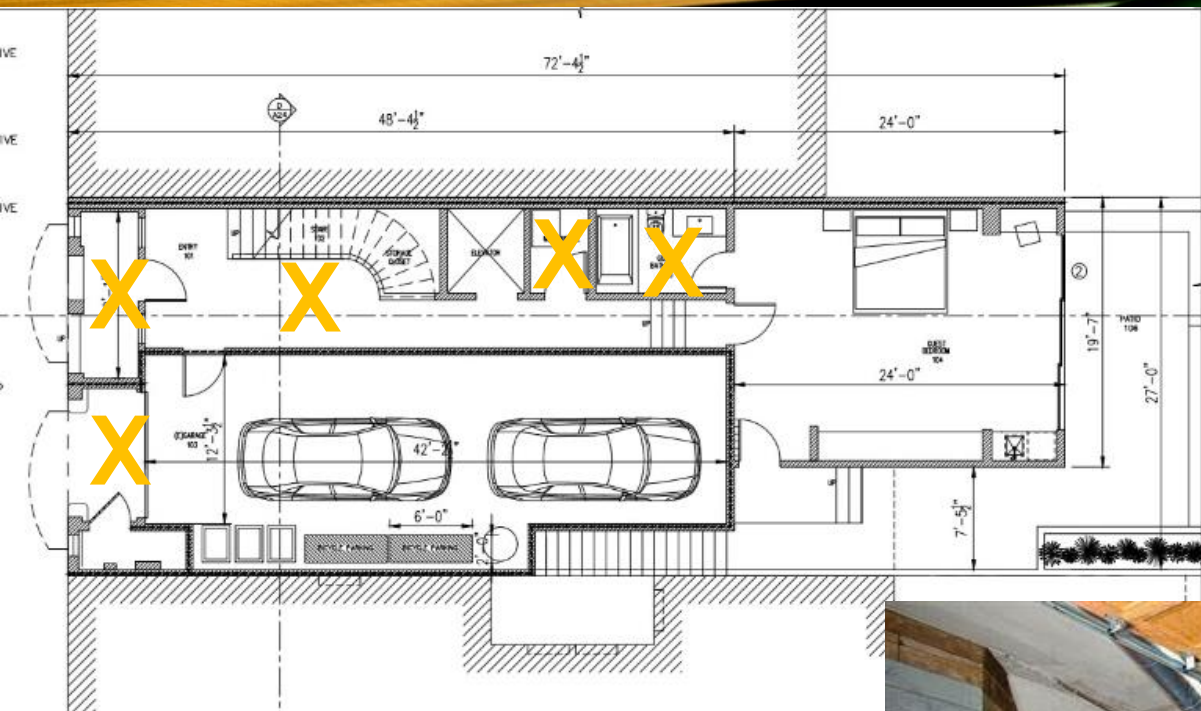


470a Lombard-only dining room



Problems with Plans

- Staff requested dimensions to rooms on the plan be provided and they are not.
- 311 (February 28, 2020) Plans, are not the final plans.
- July 7, 2020 Plans, have not been given to the Commission.
- Reduction in the size of rooms such as the second floor laundry room and master closet, et al, will keep the renovation within the existing footprint of the building.
- The only reason for the extension into the rear yard is to create a series of decks.



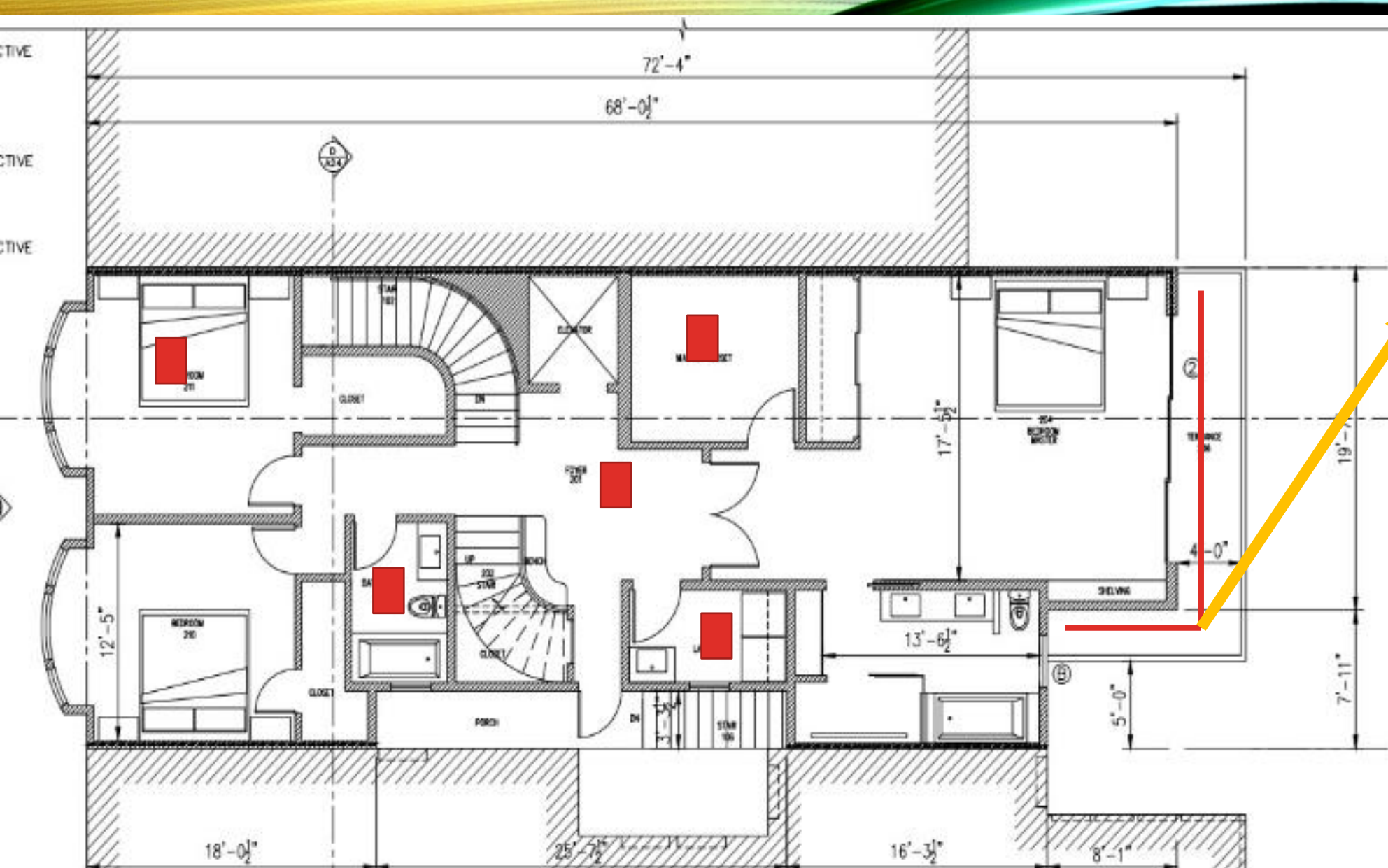
X = ROOMS WITH UNDEFINED DIMENSIONS

Existing 1st floor is a 4-car tandem garage not a 2-car as described in plans.

FIRST FLOOR

- Excavation will be more 4 feet and no plan for mitigating dust and potential lead and asbestos from this 96-year-old structure has been provided
- The first floor will be excavated to create the rental unit, so it can be reduced by 5-6 feet and eliminate the need to push into the rear yard
- The lobby into the foyer is large, with undefined width.
- Staff requested detail in the Plan Check document
- The area is large enough to accommodate the new design without expanding.





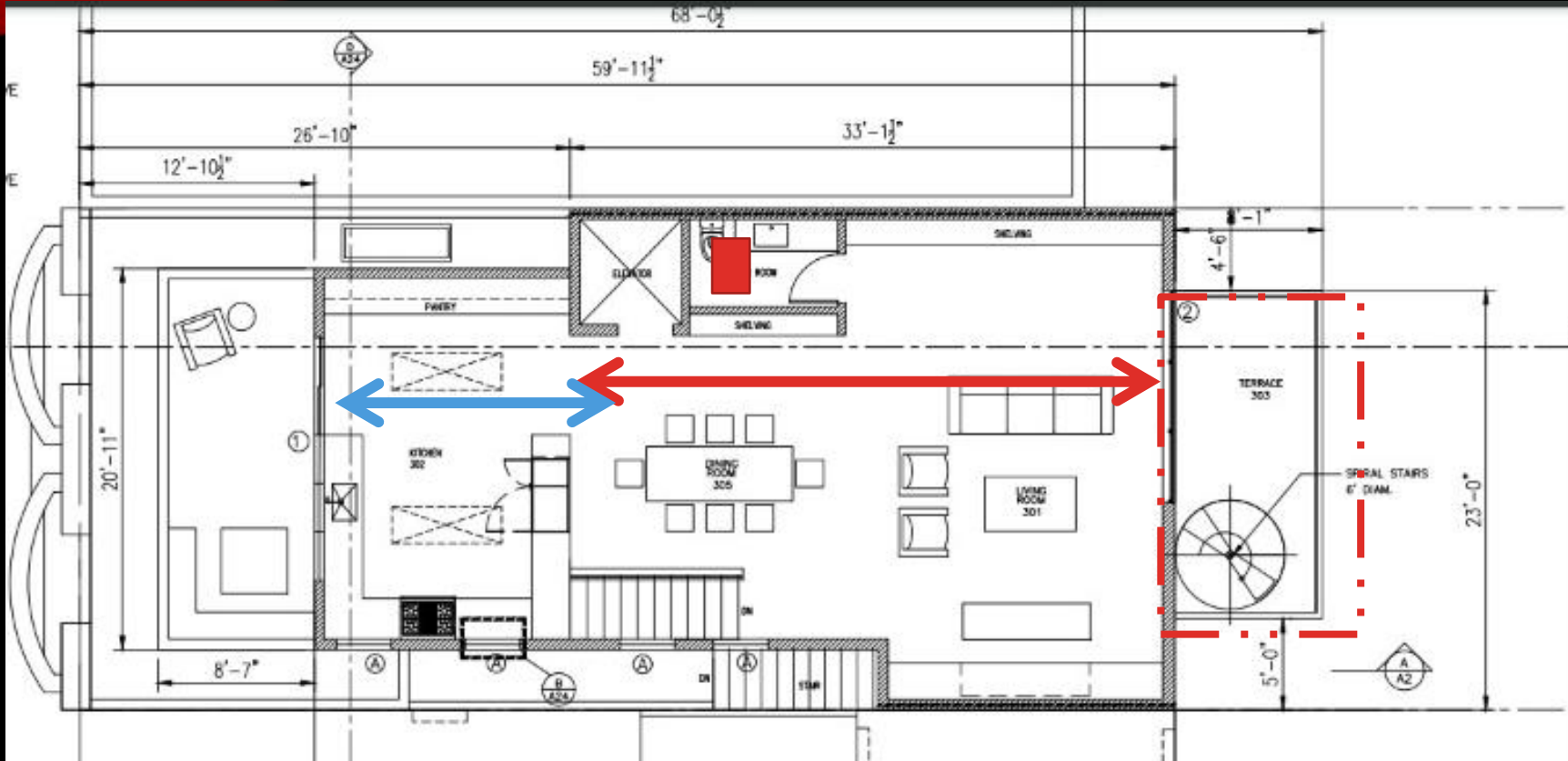
SECOND FLOOR

Dimensions not provided for the side wrap around.

Laundry Room, Master Closet and West Front Bedroom, and Front Bathroom dimensions not provide as requested by staff.

No need to expand into rear yard to create interior space.

THIRD FLOOR PLAN



Living/dining area is 33' 1 1/2" long. Kitchen is additional 14-16 feet. This can be reduced to setback the 3rd floor more and increase the front deck space.

Excessively large 3rd floor addition.

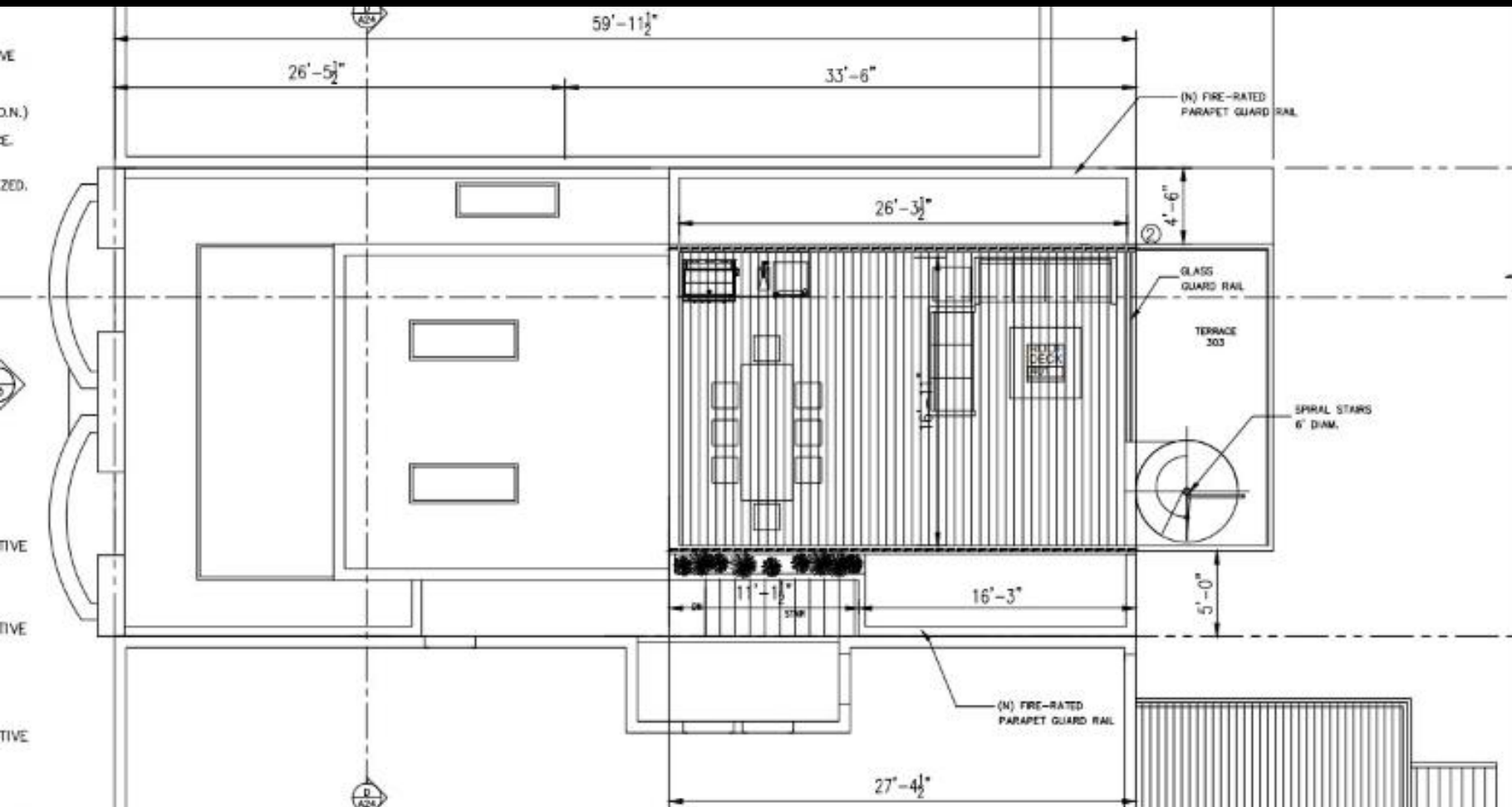
10 1/2 foot ceilings in 6-24-19 plans 12 foot ceilings in 2-28-20 plans

7-7-20 plans need to be reviewed.

Staff requested additional 5 foot setback to front terrace, and angled 3rd floor roof.

The Deck off the new 3rd floor is 8 feet wide and nearly 17 feet long, with a Spiral Staircase 6 feet in diameter, adding to the deterioration of light and air.

ROOF TOP PLAN



Deck is 26'-3 1/2" x 16'-11"

In 6-26-2019 plans the elevator per staff requirement ended at the 3rd floor with a rooftop hatch.

In the 2-20-20 plans it appears the elevator shaft was still there. Mr. Winslow agreed it did appear that way and he would check.

Fire code capacity will be around 10 people. This is too excessive a build for 10 people when the rear yard is more than able to accommodate large groups

With the 3rd floor deck and the huge backyard, it isn't necessary to add this deck and further block light and air to the Sturla's property.

The rear yard of the property provides ample outdoor space without impacting air and light to neighbors or disrupting the mid-block rear-yard pattern.



North Beach Context Plan and Retained Elements

North Beach Neighborhood Context Plan

- Identifies 476 as a Significant Resource.
- The final draft is with Historic Preservation, but adoption has been put on hold due to COVID19.
- This project could be a significant negative impact on a historic resource.

Retained Elements Guidelines

- Guidelines apply to demolitions, but do not define partial or full demo. This project will demo approximately 25-30% of a Historic Building.
- Use of guidelines can be direct by the Commission as stated in the document adopted in a joint hearing of SFPC SFHPC.

North Beach Historic Context Statement

- Identifies 476 as a Significant Resource, (pages 131 & 160)
- The final draft is with Historic Preservation, but adoption has been put on hold due to COVID19.
- This project could be a significant negative impact on an historic resource.

Historic Context Statement

North Beach
San Francisco, California

Type VI. Flats Incorporating a Garage

Beginning in the 1920s, during the period of expansion and infill (period of significance 1916 to 1941), many flats were built that were similar in most ways to Type I Standard Flats, except that they incorporated a garage. Siding of the facade is brick veneer or stucco, often with brick veneer on the ground floor. Their ornamentation represents later styles. Ceramic tile is often found on the parapet and/or the door hood. Moldings may include rope moldings, turned colonnettes, rows of tiny arches, and other Spanish-inspired motifs. Sometimes a few select colored ceramic tiles are set into the facade. (Figures 109, 110 and 111) See also Figure A6. With the above exceptions, this subtype conforms to the general description of flats above.



FIGURE 109. Type VI Flats Incorporating Garage.
476 Lombard St. (constructed in 1926)
Photo by John G. Corbett.



FIGURE 110. Type VI Flats Incorporating Garage.
220-22 Francisco St. (constructed in 1940)
Photo by Dennis Hearne.



FIGURE 111. Type VI Flats Incorporating Garage.
Detail of 602-10 Lombard St.
(constructed in 1926) Photo by Dennis Hearne.

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11 August 2020

Michael R. Corbett

Historic Context Statement

North Beach
San Francisco, California

Commercial. Commercial buildings built during this period include banks, such as 270 Columbus Avenue, originally built for the Italian-American Bank (see Figure A47), and 1455 Stockton Street, originally built for the Bank of Italy, now the Bank of America (see Figure 121). In addition many existing commercial buildings were remodeled with stucco facades in the Moderne style inspired by the 1939 Golden Gate International Exposition. These remodels are now more than 50 years old and may be considered potential historic resources. Neon signs were attached to buildings on major streets. While some neon signs have been lost, many still exist including the La Pantera sign at 1234 Grant Avenue, the interior and exterior Little City Meats signs at 1400 Stockton Street, the Gino and Carlo sign 548 Green Street, the Columbus Cafe sign at 562 Green Street, the Mona Lisa sign at 353 Columbus Avenue, and numerous others throughout the commercial district. For historical background of commercial buildings see pages 66-69. For a discussion of commercial buildings as a property type, see pages 135-142.

National Register and California Register Criteria for Evaluating Significance

Criteria	Significance	Discussion
A/1	Patterns & Events	Buildings in the period from 1916 to 1941 are potentially significant for their association with the overarching theme of Expansion and Infill , when vacant lots were infilled and temporary buildings were replaced. Buildings that represent important subthemes within this primary theme may be significant: As a result of the growing influence of the automobile, many flats were built that were similar in most ways to the flats built during the Reconstruction period except that they incorporated garages. A few examples include 220-22 Francisco St., 476 Lombard St., and 602-10 Lombard St. Garages for parking, service, and repair were built, and garages were added to the ground level of many existing buildings. A few examples include the garages at 501 Filbert St. and 1636 Powell St. The 1939 Golden Gate International Exposition inspired a wave of remodeling of existing Reconstruction period buildings with stucco facades in the Moderne or Art Deco style. A few examples of facades remodelled in the late 1930s include 501-47 Columbus Ave, 500-24 Columbus Ave., and 601-15 Union St. The heralding of the modernist architectural styles beginning in the mid-1930s resulted in a number of new buildings in this style, including, for example the Streamline Moderne building at 470 Columbus Ave. and the mid-century modern apartment building at 325-27 Lombard St. See also Appendix C: Modern Architects in North Beach. Above examples are not all inclusive.
B/2	Persons	The potential exists for any property to be significant for its association with important persons, who may be identified in research on individual properties. Likely types of persons who may be significant here are those who made important contributions to the neighborhood or the city of San Francisco. One example is the art studio at 521-23 Francisco St., designed by noted architect Henry Temple Howard for renowned local artists Adaline Kent and Robert Boardman Howard.

-160-

11 August 2020

Michael R. Corbett

Why the CEQA is flawed

..... 5 KNOWER, Fred W., 2498 Powell, Retired.....Rep
..... 1 LAPZIES, Frank F., 1847 Grant Ave., Clerk.....Dem
..... 2 LUCCHESI, Ariodante, 1826 Grant Ave., Grocer.....Dem
..... 3 LUCARELLI, Louis V., 1915 Grant Ave., Machinist.....Dem
..... 5 LUCCHESI, Leonello, 352 Lombard, Salesman.....Dem
..... 6 LUKARELLY, Frank, 1915 Grant Ave., Engineer.....Dem
..... 7 LAURA, Alfonse, 1913 Grant Ave., Electrician.....Dem
..... 8 LEVERONI, Miss Yolanda M., 490 Lombard, Dressmaker.....Dec
..... 10 LAGOMARSINO, Mrs. Louise, 476 Lombard, Housewife.....Rep
..... 12 LAGOMARSINO, Gerolamo, 476 Lombard, Grocer.....Dem
..... 13 LAVAGNINO, Miss Angela E., 1909 Grant Ave., Stenog....Rep
..... 14 LAVAGNINO, Antonio N., 1909 Grant Ave., Window Cleaner...Rep
..... 15 LAUDE, Mrs. Muriel, 322A Chestnut, None.....Dem
..... 16 LAVAGNINO, Fred, 1909 Grant Ave., Macaroni Maker.....Rep
..... 18 La TORRE, Mrs. Josephine, 302 Francisco, Housewife.....Dem
..... 20 LANG, Lucien, 42 Child, Artist.....Dec
..... 21 LoFORTI, Vernon, 350A Francisco, Chauffeur.....Dem
..... 1 MASTROPASQUA, Mrs. Evelyn, 1764 Grant Ave., Housewife..Rep
..... 2 MARCONI, Vincent G., 1824 Grant Ave., Carpenter.....Dem
..... 3 MIRAVALLE, Luigi, 56 Telegraph Pl., None.....Dem
..... 4 MASTROPASQUA, Louis, 1764 Grant Ave., Architect.....Rep
..... 8 MATTERO, Francesco, 2010 Grant Ave., Fishman.....Rep
..... 9 MICHELIS, Frank, 345 Chestnut, Carpenter.....Dem

THURSDAY, JULY 12, 1934. 1183

THURSDAY, JULY 12, 1934, 2 P. M.

The Board of Equalization reassembled for the purpose of considering applications for reduction or correction of assessment on the Assessment Roll for the fiscal year 1934-35.

CALLING THE ROLL.

The roll was called and the following Supervisors were noted present
Supervisors Brown, Havenner, McSheehy, Ratto, Roncovieri, Schmidt, Uhl—7.
Absent—Supervisors Colman, Gallagher, Hayden, Shannon—4.
Quorum present.
Supervisor McSheehy presiding.

Applications for Reduction of Assessments.

The following applications for reduction or correction of assessments were taken up and the applicants or their agents called:

	Lot	Block	Building	Land
632 E. Papera	27	92	2,300	1,130
633 Matilda Wright	15	3163	1,900	610
634 Annie Moore	9	1378	2,100	1,560
635 A. G. Sala	47C	3570	2,550	2,830
636 George Mendaro	9	148	3,750	3,440
637 Mrs. C. R. Girot	14	3628	5,850	3,340
638 A. M. Zoberbier	22	184	900	1,930
639 Louis N. Stevenot	25	1454	4,050	1,200
640 A. G. Sala	1	386	7,500	4,260
641 Gerolamo Lagomarsino	17A	62	2,900	1,450
642 Louisa Segall	2	480	4,800	1,650
643 Ottilie A. Fisher	12	125	1,100	1,430

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER	1. NAME (Print)	ORDER NUMBER
U. 9250	Gerolamo Lagomarsino	
2. PLACE OF RESIDENCE (Print)	476 Lombard San Francisco	
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]		
3. MAILING ADDRESS	Same	
4. TELEPHONE	5. AGE IN YEARS	6. PLACE OF BIRTH
Do 4799	55	Italy
DATE OF BIRTH		
Jul-25-1879		
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS		
Louisa Lagomarsino - 476 Lombard		
8. EMPLOYER'S NAME AND ADDRESS		
Grocery		
1500 Powell S.F.		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.		
Do. St. G. Form 1 (Revised 4-1-42) (over) Gerolamo Lagomarsino		

- Incorrectly states: The earliest owner was Pauline Sugarman (formerly Pauline Sittenfeld) with unknown occupation who owned the property from construction until 1956. Angelo Lagomarsino purchased the property in 1956 with three of his siblings, but ultimately became the sole owner until 2010.
- It was purchased by Gerolamo Lagomarsino in 1926, and inherited by Angelo, Bennie, and Alice when their father died in 1955.
- Voter registration and Draft registration establish his occupation of the residence.
- Proceeding of the Board of Supervisors July 12, 1934 record his request for reduction or waiver of his property taxes for 476 Lombard.
- He was a well-known grocer in North Beach with a store at 1500 Powell.
- Wife is Louise Cademartori Lagomarsino. These two families have a long history in San Francisco. A Google search will uncover a long lineage even to this day.
- 1933 Voter Registration record, showing Lagomarsino, and Mastropasqua
- July 12, 1934 Record of Proceedings, show owner request for reduction in assessments
- Mr. Lagomarsino 1944 Military Registration

Why we ask you take DR and deny this project

Code Compliant on paper only because the Sturla home was used for determining build. The Sturlas should not suffer from project sponsors refusal to respect their quality of life.

The plans before you are not the current plans, do not reflect the changes requested of staff, and appear to have changes in front addition façade and height of roof that have not be reviewed by staff.

They are not living here, despite what you will hear. They reside in San Diego County area, where Mrs. Tannenbaum is still working until her retirement.

The homeowners will be living at 18 Valley Road in Saratoga Springs, NY as well as here, so the “family home” theme rings false and should be scrutinized.

Zimbra lisa.shields@saratoga-springs.org

Re: COMMENTS DUE BY TOMORROW - UDO | Railroad Run | Residential Neighborhoods

From : Steven M Tannenbaum <smtbevbarn@aol.com> Fri, Feb 21, 2020 04:12 PM
Subject : Re: COMMENTS DUE BY TOMORROW - UDO | Railroad Run | Residential Neighborhoods
To : Meg Kelly <Meg.Kelly@saratoga-springs.org>, Michele Madigan <Michele.Madigan@saratoga-springs.org>, John Franck <John.franck@saratoga-springs.org>, Skip Scirocco <skip.scirocco@saratoga-springs.org>, Robin Dalton <robin.dalton@saratoga-springs.org>, Lisa Shields <Lisa.Shields@saratoga-springs.org>, Deirdre Ladd <deirdre.ladd@saratoga-springs.org>, Marie Masterson <marie.masterson@saratoga-springs.org>, Joe O'Neill <joe.oneill@saratoga-springs.org>, Eileen Finneran <eileen.finneran@saratoga-springs.org>, Vince DeLeonardis <vince.deleonardis@saratoga-springs.org>, Bradley Birge <bradley.birge@saratoga-springs.org>
Cc : M White <rrusers@gmail.com>, Steve Tannenbaum <smtbevbarn@aol.com>, Renee Tannenbaum <reneetbaum@gmail.com>

My wife and I are the owners of 18 Empire Avenue and our residence backs up to the railroad run utilized by this community everyday or every season. It is beautiful to see young mothers jogging with their kids, families of bicycle riders, walkers and just those who use the path to see nature in its full splendor.

We have come to see the use of this run by persons who appear to be homeless, pushing shopping carts with all their belongings and sleeping in the grassy areas just off the run. We know something about living with the homeless. We have a residence in San Francisco and we have seen first hand how the lack of action by the political leadership has just fostered the deplorable conditions to worsen. Just look to what is happening in LA and Cities in Oregon for example. Tent cities are tolerated even though the health issues are being ignored.

We choose to retire in Saratoga Springs and San Francisco. I am 69 and my wife is 68 years old and we have come to learn through hard work that there is no God given right to live here or anywhere else, including on the streets, parks and community areas. By not taking action now to preserve the community as it is, it will start the erosion of this beautiful City and permit further homeless to come to dwell and not account for what their presence is doing and will continue to do to this wonderful path of nature. Accordingly, we support the following three positions of our neighbors:

- 1) **We do not want additional density in our residential neighborhoods.**
Do not support reduced lot sizes, reduced lot widths or reduced setbacks.
- 2) **Do not allow additional commercial uses in our residential neighborhoods.** It was agreed in the 2015 Comprehensive Plan that only **existing** commercial uses would be permitted in our residential neighborhoods.
- 3) **Do not permit Pocket Neighborhoods** like Jumel Place/Downton Walk in any residential district.

Thank you for your consideration and efforts to preserve what this Saratoga Springs community truly needs.

Steven and Renee Tannenbaum
18 Empire Avenue
Saratoga Springs, NY 12866

The shadow studies provided in the past 7 days were not done by a reputable 3rd party firm, but by the architect whose investment is obvious. We asked for professional shadow studies to be provided.

We tried for TWO YEARS to sit down to work a win/win, but we were ignored.

The CEQA is wrong. Wrong owner sited.

The North Beach Context Statement is ignored and should be adopted before project in the survey area move forward.

With all the errors, changes and questions, it should be denied, until the Context Statement can be applied and accurate CEQA recorded. They can begin again in a smooth and transparent process.