

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
VIVIAN PADUA and IVONNE VASQUEZ, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
Respondent

Appeal No. **21-013**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on February 22, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on February 8, 2021 to Bridge Housing Corporation, of a Demolition Permit (to demolish a type A 5, 3-story mortuary) at 4840 Mission Street.

APPLICATION NO. 2020/08/19/2106

FOR HEARING ON March 24, 2021

Address of Appellant(s):

Address of Other Parties:

Vivian Padua and Ivonne Vasquez, Appellant(s)
1997 Alemany Blvd
San Francisco, CA 94112

Bridge Housing Corporation, Determination Holder(s)
c/o Sarah White, Agent for Determination Holder(s)
Bridge Housing
600 California Street, Suite 900
San Francisco, CA 94108



Date Filed: February 22, 2021

CITY & COUNTY OF SAN FRANCISCO BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 21-013

I / We, **Vivian Padua and Ivonne Vasquez**, hereby appeal the following departmental action: **ISSUANCE of Demolition Permit No. 2020/08/19/2106** by the **Department of Building Inspection** which was issued or became effective on: **February 8, 2021**, to: **Bridge Housing Corporation**, for the property located at: **4840 Mission Street**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **March 25, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and kdischinger@bridgehousing.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **April 8, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org and s.buffalo@comcast.net vivianpadua@gmail.com and scott.sanchez@sfgov.org.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, April 14, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent (Circle One):

Signature: Via Email

Print Name: Vivian Padua

February 19, 2021

RE: Appeal for Demolition Permit No. 202008192106 issued 2/8/21 for 4840 Mission Street
Dear Members,

We wish to appeal the above stated Permit because Bridge Housing and the City of San Francisco have been inconsistent with providing pertinent information to all of the neighbors within a 300 ft. radius of the project regarding demolition, safe abatement of asbestos/lead, and vibration impacts of demolition. Our main concerns are the safety of our homes built in 1957. There is also a live creek running underneath Alemany Blvd. Our homes can be impacted/damaged by demolition. I spoke with Sarah White of Bridge Housing on 2/3/21 and she told me that Bridge would pay for a pre-construction and post-construction conditions assessment of our homes in case any damages were sustained due to demolition and construction that Bridge Housing would be liable for/pay for. Ms. White reiterated that statement again on a neighbors' virtual meeting on 2/8/21 from 6-8pm hosted by her. In attendance were Rick Williams – Van Meter Williams Pollack, District 11 Supv. Safai, Leg. Aide Ernest Jones, and neighbors: Ivonne Vasquez, Susan Marcellais, Joanna Vincenzi, Josephine Ascitutto, Dan Rangel, Jovan & Gisel Blake. I sent an email on 2/9/21 requesting a letter from Ms. White stating the verbal agreement regarding the assessments and gave her by COB, 2/17/21 to email to me and my neighbors. Ms. White did not respond by 2/17/21. On 2/12/21, 12:20pm, as I drove by 4840 Mission St., I saw three employees in full HASMAT gear on a scaffold using an ax to chisel out material on the outside of the building. There were many individuals walking on Mission Street who were exposed to this material. I immediately called the Dept. of Building Inspection and submitted Complaint #202173265 and was told an inspector would be there within 72 business hours. I provided my phone number for follow-up and also asked to be noted that I had a video and photo available. Ms. Vasquez also submitted Complaint #13484326 on 2/12/21 and she was told by Complaint Chief Hernandez that Inspector Lei would visit the site and give Ms. Vasquez a call that same day. Inspector Lei never called Ms. Vasquez. All we want to make sure of is that we are safe and our homes and its foundation will remain in the same condition.

Respectfully,

Appellant: Vivian Padua

Co-Appellant: Ivonne Vasquez

City and County of San Francisco

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- Plan Review
- Inspection Services
- Most Requested
- Key Programs
- About Us

Home » Most Requested

Welcome to our Permit / Complaint Tracking System! Permit Details Report

Report Date: 2/22/2021 3:41:48 PM

Application Number: 202008192106
Form Number: 6
Address(es): 6959 / 019 / 0 4840 MISSION ST
Description: TO DEMOLISH A TYPE 5, 3-STORY MORTUARY.
Cost: \$1,600,000.00
Occupancy Code:
Building Use: -

Disposition / Stage:

Action Date	Stage	Comments
8/19/2020	TRIAGE	
8/19/2020	FILING	
8/19/2020	FILED	
11/13/2020	APPROVED	
2/8/2021	ISSUED	

Contact Details:

Contractor Details:

License Number: 1047936
Name: KRIS HUFF
Company Name: GARRISON DEMOLITION AND ENGINEERING INC
Address: 2603 CAMINO RAMON * SAN RAMON CA 94583-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	8/19/20	8/20/20	8/20/20	8/31/20	8/31/20	TORRES SHIRLEY	#218-110-190 ELECTRONICALLY SUBMITTED. DEMO PACKET RECEIVED. INVOICE SENT. 08/31/2020: pmt rcvd, ok to process. ST
2	PRE-PLN	9/2/20	9/6/20	9/6/20	9/17/20	9/17/20	RUSSELL ERICA	Add the following document(s) to the Bluebeam session: 1. A completed Project Application: https://sfplanning.org/sites/default/files/forms/PRJ_Application.pdf
3	PRE-BLDG	9/2/20	9/16/20			9/16/20	BARNES JEFF	N/A
4	PRE-FIRE	9/2/20	10/15/20			10/15/20	ANDRAWES KAMAL	
5	PRE-DPW	9/2/20	9/15/20			9/15/20	DENNIS RASSENDYLL	9.15 Pre-screen. Contact Urban Forestry about tree(s) @ 415-554-6700 -RD
6	CP-ZOC	10/15/20	10/15/20			10/15/20	HORN JEFFREY	EPR APPROVED. Demolition per SB-35 Approval. Bluebeam Session status updated to "Finished". J Horn 10/15/2020
7	BLDG	10/16/20	10/21/20			10/21/20	RALLS MATTHEW	stamped approved, wkp999
8	SFFD	10/16/20	10/21/20			10/21/20	ANDRAWES KAMAL	Approved
9	DPW-BSM	10/16/20	10/21/20			10/21/20	DENNIS RASSENDYLL	EPR Pre-construction site meeting required by PUBLIC WORKS/BSM Street Inspection. Call (415) 554-7149 to schedule. -RD



10	PPC	8/31/20	9/2/20		10/22/20	PHAM ANH HAI	10/21/20: Invite sent to CPB to close out permit; HP 10/20/20: Invite re-sent to BLDG, SFFD & BSM to start electronic plan review as a Priority permit; HP 10/16/20: Invite sent to BLDG, SFFD & BSM to start electronic plan review; HP 10/15/20: Invite sent to DCP to start electronic plan review; HP 9/18/20: Invite re-sent to PRE-FIRE to start electronic plan review; HP 9/2/20: Invite sent to applicant to join BB session; HP 9/2/20: Bluebeam session created, invite sent to PRE-PLN, PRE-BLDG, PRE-FIRE, PRE-DPW to start electronic plan review; HP
11	DFCU	1/27/21	1/27/21		1/27/21	BLACKSHEAR JOHN	1/27/21: Planning did not enter impact fees on this permit.
12	CPB	10/22/20	2/4/21		2/8/21	TORRES SHIRLEY	02/08/2021: ISSUED. ST 02/04/2021: SAFETY PERMIT #715198 & J# ASB117552 - RCVD, DDRP-APPROVED & ADDED CONTRACTOR. INVOICE SENT. ST 11/13/2020: emailed for DDRP, J#, Safety Permit, owner/cont letter. 2 pgs, approved. ST

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
2/18/2021	AM	CS	Clerk Scheduled	START WORK	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
2/18/2021	William Walsh	START WORK	START WORK

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			15	DEMOLITION	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ](#) area.

BRIEF(S) SUBMITTED BY APPELLANT(S)

Brief for Appeal for Demolition Permit No. 20200081921006 for 4840 Mission Street from
Vivian Padua and Ivonne Vasquez

We are writing on behalf of ourselves, 1991 and 1997 Alemany Blvd., and our neighbors on
Alemany Blvd.:

- 1) 1925 (approx. 28 feet from the property)
- 2) 1927 (adjacent to the property)
- 3) 1991 (adjacent to the property)
- 4) 1993 (approx. 28 feet from the property)
- 5) 1995 (approx. 52 feet from the property)
- 6) 1997 (approx. 77 feet from the property)
- 7) 1990 (approx. 75 feet from the property)
- 8) 1996 (approx. 100 feet from the property)

to appeal Demolition Permit No. 20200081921006 for 4840 Mission Street. We have never
had a demolition of the size of the building that is on the property happen in our neighborhood
before. We do not know what to expect and were never provided detailed information in
regards to the phases of abatement of asbestos and lead and the phases of the demolition
process.

First photo on next page shows 1991 Alemany Blvd. and the second photo shows the block of
four houses:





Our concerns are as follows:

- 1.) worry for the safety and security of ourselves, our loved ones, our animals, our homes (structural, electrical, sewer, plumbing, concrete in front of home and backyard) and their foundations

- 2.) toxicity and the reality of toxins and excessive amounts of metal, dust and other particles (we have children and grandchildren from ages 12-10 months who live in homes adjacent to the project) being released into the air due to demolition
- 3.) disruptions that may happen due to demolition of our daily lives and for those working from home and having kids in school at home
- 4.) the poor communication on the part of Bridge Housing regarding the abatement of asbestos and lead prior to it happening and the demolition process

We want to be proactive in safeguarding ourselves, our loved ones, our homes, our animals, and our environment prior to demolition versus being reactive if or when health concerns surface, damage has been sustained or any other situation arises due to demolition of a building that was constructed in the 1950's. Bridge Housing had the entire year of 2020 to have an expert in the demolition process speak with all of us instead of Ms. White giving us a short and non-detailed description of the demolition process in an email a few weeks before demolition was to begin.

SAFETY & SECURITY has always been a part of each of our conversations with Bridge Housing from the beginning. Prior to any demolition beginning we request that the pre-construction conditions assessments are completed by the professional land surveyor and structural engineer which was provided to Ms. White in Vivian Padua's 3/4/21 email. In addition, we require a written agreement addressed to each homeowner from Bridge Housing stating that

they will be 100% liable should any damages be sustained during and upon completion of the project. This request was also included in Vivian Padua's 3/4/21 email to Ms. White.

The email we received on December 30, 2020 from Ms. White only included the start date and approximate completion of the abatement of asbestos and lead from the interior of the building and the cutting down of trees on Alemany Blvd. The information in the email **DID NOT** include ANY detailed disclosures and steps of the process of abatement of asbestos and lead or even include the name of the company performing the abatement.

ASBESTOS is classified as a known human carcinogen (cancer-causing-substance) by state, federal and international agencies. We WERE NOT provided with information including any safety precautions being taken to protect us, our children/grandchildren, our animals, our homes and the environment; the name of the company that was performing the abatement work and if the company was a registered asbestos abatement contractor and properly licensed in the State of California; the appropriate abatement tools, how were the materials containing asbestos being properly disposed of, if the entire building was being sealed off so that asbestos dust does not get released into the environment, the cleaning procedure after the asbestos was removed, and any other procedure that had to be followed. It was imperative for us to know this information in advance so that we, the neighbors, our children/grandchildren, our animals were not inadvertently exposed to asbestos fibers.

LEAD exposure affects the nervous system and can cause a range of health effects, from

behavioral problems and learning disabilities, to seizures and death among humans, animals

and especially children. We WERE NOT provided with information including any safety precautions being taken to protect us, our children/grandchildren our animals, our homes and the environment during the abatement of lead; the name of the company that was performing the abatement of lead and if it was an EPA Certified Lead-Safe certified firm; the details of the job and how the contractor will minimize lead hazards during the work; how were the materials containing lead being properly disposed of, the clean up process and any other pertinent information we should have known in advance.

Because Bridge Housing did not properly inform us of the process of abatement of asbestos and lead prior to it being started, we want to ensure prior to demolition:

- 1) we are informed by a demolition expert in written format:
 - a. what the method of demolition is being used
 - b. all of the steps including details of each step of the demolition process
 - c. the company name, address, phone number, and email performing the demolition and their required certifications to perform the work
 - d. the proper and safe handling of all materials involved in the demolition process
 - e. the clean-up process
 - f. and all other aspects of the demolition process according to OSHA standards
- 2) After receiving the demolition expert's written communication, we want a virtual meeting scheduled with the demolition expert/company that will be performing the demolition to provide us with an opportunity to ask questions in a face-to-face format and this is to occur prior to any demolition work beginning

- 3) A contact name, cell phone and email address of the individual(s) who is on-site at all times during the entire demolition process
- 4) what to expect during demolition and what are situations that should NEVER happen and what needs to be done to immediately address those situations

WORK BEING PERFORMED ON THE OUTSIDE OF THE BUILDING ON MISSION STREET: As stated in our written statement submitted with our appeal request, on 2/12/21, 12:20pm, as Vivian Padua drove by 4840 Mission St., she saw three employees in full HASMAT gear on a scaffold using an ax to chisel out material on the outside of the building. There were individuals walking on Mission Street who were exposed to this material and for who knows how long. She immediately called the Dept. of Building Inspection and submitted Complaint #202173265 and was told an inspector would be there within 72 business hours. She provided her phone number for follow-up and also asked that it be noted that she had a video and photo available for the inspector. Ms. Padua was never contacted by anyone from the Department of Building Inspection regarding her complaint. Ms. Vasquez also submitted Complaint #13484326 on 2/12/21 and she was told by Complaint Chief Hernandez that Inspector Lei would visit the site and give Ms. Vasquez a call that same day. Inspector Lei never called Ms. Vasquez. Please see the photos included in the Exhibits.

We want to address the fact that these three employees were chiseling and using an ax to remove particles from the building and with those particles included dust. Was this work

following the OSHA guidelines? We will never know because there was no follow-up to our complaints with the Department of Building Inspection.

Once demolition begins which is a far bigger endeavor, what guarantee do we have from the Department of Building Inspection that if we, our neighbors, or community members submit complaints that they will be investigated in a timely manner to ensure violations have not occurred and that an inspector follows up in a timely manner with the individual who filed a complaint? We also want to be informed by the Department of Building Inspection what is the proper guidelines in the timeframe that an inspector should arrive on-site when a complaint is submitted and all pertinent information regarding complaints due to demolition.

It was after Ms. White was made aware of our Jurisdiction Request and Demo Permit Appeal that she sent an email (please see 3/3/21 email) with a week by week schedule of virtual meetings with the parties involved in the demolition and construction including the FAQ sheet she refers to in her brief which also has statements that are untrue. When we addressed the issues of noise, disruptions, potential utility shut offs, she dismissed us by stating “just close the window and I doubt that you’ll have disruptions or power outages.”

Our intention to appeal the demolition permit is to:

- 1) ensure our homes and their foundations are protected before demolition, during construction, and once the building is completed

- 2) our health and the health of our family members and animals (Vivian Padua and her family including grandchildren ages 12-3 years old are in their backyards on a daily basis) are taken into consideration during the demolition process because individuals may be lung immune compromised
- 3) our utilities are not affected by the demolition process and if they are, what are the procedures Bridge Housing will take immediately to ensure that individuals can continue with work, school, and daily living
- 4) ensure that Bridge Housing accepts 100% liability for any damages sustained to homes/foundations or health conditions that may arise that are as a result of the demolition with materials/dust/particles, etc. that are released into the air

We want to keep our homes safe and secure for future generations of our family members to come. We are being accused time and time again of impeding Bridge Housing's ability to provide affordable housing to those who need it most and that we are impacting their financial situation as well as using the appeal system as a stall tactic. We understand the need for affordable housing in a housing crisis and do not want to impact Bridge Housing's financial situation.

We are exercising the right to protect ourselves, our family members, our animals, our homes and foundations. Bridge Housing should have been more proactive in communicating with us every step of the demolition process, offering the pre-construction conditions assessment long before their demolition was to start instead of Vivian Padua bringing it up on her 2/3/21 phone

call with Ms. White knowing that they wanted to begin demolition of the funeral home on 2/23/21, and being transparent and honest about everything they were doing.

We are asking that Bridge Housing be transparent and do the right thing in this neighborhood to keep their neighbors well informed regardless of whether they obtained ministerial approval or any other approvals and accept 100% liability should neighbors' homes and their foundations sustain damages and to put that in writing.

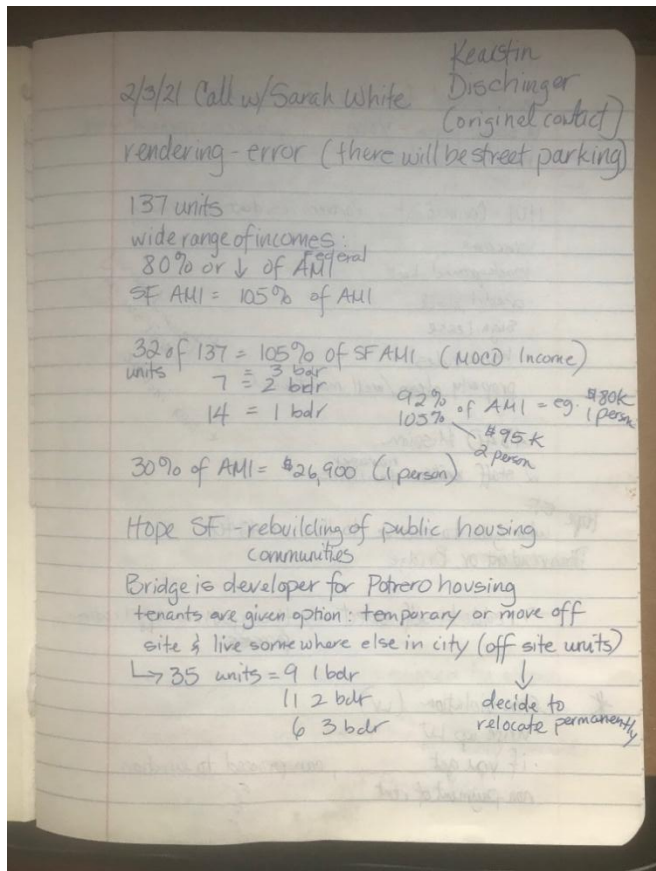
Respectfully,

Vivian Padua, Appellant

Ivonne Vasquez, Co-Appellant

EXHIBITS

Following photos are my notes taken on my 1:1 call with Sarah White on 2/3/21 where she stated they could do the pre-construction conditions assessment and post-construction conditions assessment



not doing pile driving

Drill Displacement Columns - meant to minimize vibration
(can google)

- ~~set~~ set back 25' from Ivonne's house
- should not have utility obstruction

Impacts = noise

material delivery

traffic impact report

7^{am} - 3pm - construction hours
no night work

Umbrella contract to cover anything that happens

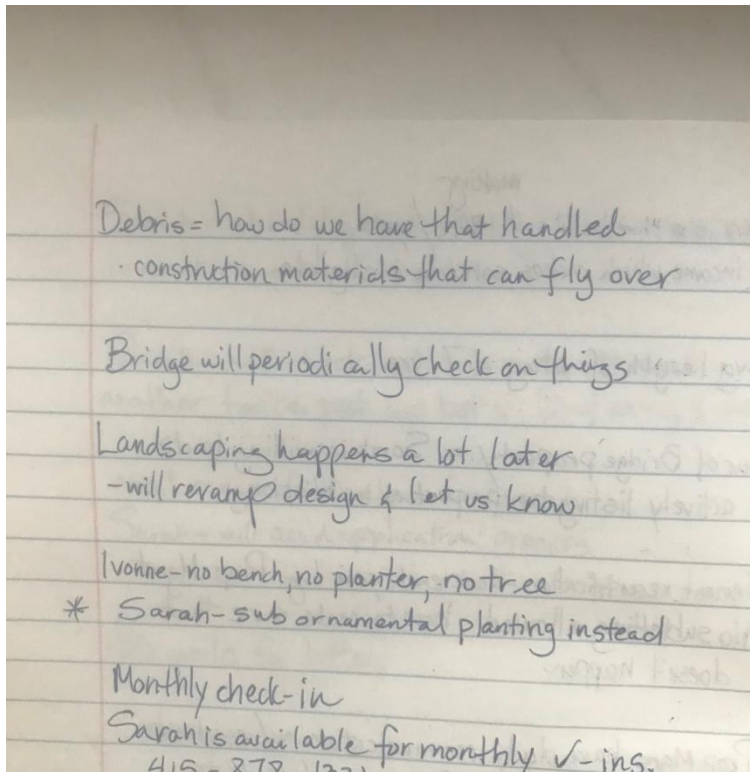
→ survey assessment of homes

· photo

· elevation measurements

to document pre-construction condition
to have post construction condition

→ could enter into agreement
damage-claim to Bridge's insurance



EXCERPTS FROM EMAILS

Sarah White <swhite@bridgehousing.com>

Dec 30,
2020, 12:54
PM

Hello 4840 Mission neighbors:

I hope all is well with you and that you've enjoyed a happy holiday season.

I'm writing with an update regarding the 4840 Mission project. We've scheduled abatement and demolition work to begin, and you'll start to see folks out at the site starting next week, the week of 1/4/2021. We are also planning on removing the Mission and Alemany street trees the week of January 11th.

The abatement activities will be underway within the building's interior throughout the month of January, with the building demolition work starting in February and wrapping up in March.

We expect that construction work related to the new building will begin in early May 2021.

We've selected Nibbi Brothers Construction as our General Contractor, and they've assembled a great team. I'm sure you'll want to meet them (virtually for now, of course) and learn more

about the construction schedule. I'm happy to arrange a zoom call for you to meet them, please let me know if this would be of interest to you. We can meet as a group, or individually.

Thank you, and happy new year!

Sarah White
Director of Development, BRIDGE
P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com
600 California St, Suite 900, San Francisco, CA 94108

Jan 12, 2021,
8:54 AM

Jovan Blake

to Susan, Ivonne, Sarah, Ahsha, Mackenzie, nickc@nibbi.com, Ben, Rick

Susan and Ivonne,

We just noticed you guys aren't on this email. Though it would be good for you to be included on this thread since you live next to this project.

As an update, project started last Monday Jan 4. Tree removal along Alemany being done now.

Jovan

Vivian Padua

Jan 12,
2021, 1:50
PM

to Sarah, Ahsha, Mackenzie, nickc@nibbi.com, Ben, Rick, sam.berenson@sfgov.org, lauren.l.ch

Sarah,

I am writing this interim email until I have the full amount of time to respond to you and the whole group of individuals on this email thread. To start, the last email I added) is my neighbor, Cole. He does not have any information or renderings, so please ensure he is always included as well.

I just got off the phone with Ivonne a little while ago and **she has explained to me the two incidents of trespassers gaining access into her backyard, not once but twice in the past two weeks in addition to the death threats that were written on her home and property in numerous places. If you have 24/7 security, how did someone gain access not once but twice?**

SAFETY AND SECURITY is something we have over and over communicated with Bridge because when a person or persons gain access to one backyard, they gain

access to all the three other backyards. THIS IS UNACCEPTABLE and it is because of Bridge not doing what it is supposed to be doing in terms of our safety and security. We have a daughter and two grandchildren who live downstairs on the ground level. What were to happen if these trespassers got into our backyard and broke the windows and gained access to the inside? The ONLY WAY ANYONE CAN GAIN ACCESS TO OUR BACKYARDS IS THROUGH BRIDGE HOUSING'S PROPERTY!

We have lived in our home since 1974. Someone gaining access to our backyards has NEVER been an issue until now. At this point, I am so livid that I wanted you, Sarah, to have an understanding of how us four homes are impacted and will be impacted continuously because of this project. And, that **it will be Bridge Housing's responsibility to take care of anything that happens to our homes as a result.**

We are unified neighbors and will support each other.

Vivian Padua

2 PHOTOS OF THE THREATENING GRAFFITI WRITTEN ON IVONNE VASQUEZ' TOOL SHED AND ON HER WALL OF HER HOME IN HER BACKYARD ARE INCLUDED IN THE EXHIBITS. INTRUDER(S) GAINED ACCESS TO HER BACKYARD AT TWO DIFFERENT OCCASIONS BY CLIMBING UP THE CYCLONE FENCE WHICH IS THE ONLY BARRIER BETWEEN MS. VASQUEZ' HOME AND BRIDGE HOUSING'S PROPERTY.

****PLEASE NOTE:** Ms. White never responded to my 1/12/21 email stated above in regards to the intruder(s) in Ivonne Vasquez' backyard.

Vivian Padua

Jan 12,
2021, 6:10
PM

to Sarah, Ahsha, Mackenzie, nickc@nibbi.com, Ben, Rick, sam.berenson@sfgov.org, lauren.l.ch

Sarah,

We have been in this process with Bridge since 2018. As such, all of us collectively have notes from meetings, emails, renderings, and our memories to rely on in regards to what was said and agreed upon.

I am appalled at the way you handled the conversation with Ivonne after she had intruders not only get into her backyard but to also write death threats on her home and shed. I have seen the photos and the police car in front of her home last night when they were investigating what happened.

Before Bridge was to break ground, we were to have a meeting/meetings to discuss the renderings your architects came up with in regards to what our wants and concerns were. Understandably, due to COVID-19 meetings did not happen. In our last meeting, I remember Bridge telling us verbally that there would be a wall that runs adjacent to Ivonne Vasquez' house (1993 Alemany Blvd.) to the current Safeway building and that wall would be the same height to provide safety and security. In addition, the gates on Alemany Blvd. and Mission Street were only going to be open during daylight hours to avoid people loitering, camping, drinking, doing drugs and sleeping in that walkway overnight. This again, was to provide us safety and security. On page 2 of the attachment you sent us in the bottom right hand picture, there is no wall as I see open space to Ivonne's back yard. The gates you have look about 5 feet tall. Anyone can jump over those gates easily. This is UNACCEPTABLE.

In addition, we requested an agreement between Bridge Housing and each of the four homes listed below that will directly be impacted by construction:

Ivonne Vasquez: 1991 Alemany Blvd.

Joanna Vincenzi, Josephine Ascitto: 1993 Alemany Blvd.

Cole and Lulu Tan: 1995 Alemany Blvd.

Vivian Padua: 1997 Alemany Blvd.

that Bridge Housing would be responsible for anything (structural, foundation, electrical, sewer, plumbing) that happens to our homes during construction. You, Sarah, may not have been on board yet at that time so please read through the notes of this project.

We also wanted a timeline of what is to happen and when it is to happen every month until this project is completed. You have only provided us with dates on tree removal and the abatement of the building. Due to COVID-19 many of us are working from home and the noise of construction will be an issue and our work will be impacted.

We are a community of diverse ethnic backgrounds. We will not be taken advantage of and we know our rights. We have been very involved and participatory in every meeting with Bridge Housing.

We request the following:

1. Immediate attention to the security issue at Bridge Housing's property: what will be done and when
2. A Zoom meeting asap with Bridge Housing and all of the specific entities involved in this project to discuss the issues addressed above
3. A draft of the agreement between Bridge Housing and the homeowners of the four homes listed above in regards to responsibility and liability for any damages that may occur during construction
4. A detailed timeline of what is to happen and when it is to happen from present to the completion of the project

I will rely on my neighbors to reply with additional requests that I may have missed.

Thank you for your immediate attention.

Vivian Padua

Sandra Ramos

Fri, Feb
5, 8:40
AM

to Sarah, Ahsha, sam.berenson, lauren.l.chung,

Good morning,

We are interested in being involved in these conversations and share similar concerns to our neighbors. We have great concerns about the revised plan, would love to hear more from our supervisor, and believe the harassment that our neighbor received is absolutely unacceptable and cannot be tolerated. Our schedules fluctuate with our work at times but want to join as much as we can. We can be available next Monday evening if that works for the rest of the group. Otherwise Thursday or Friday could as well.

Thank you,

Sandra and Tim
1996 Alemany Blvd

Sent from my iPad

4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

Inbox

Vivian Padua

Tue, Feb 9,
1:00 PM

to Sarah, Ivonne, Joanna, Josephine, Cole, Dan, Kim, Gisel, Jovan, Sandra

Good morning Sarah,

I appreciate you facilitating the meeting yesterday. One thing I wanted to request and am sure my neighbors are in agreement, for our next and ongoing meetings, we do not want Supervisor Safai invited or participating. His behavior was unacceptable and will not be tolerated and that is what caused me to interject last night. EJ can be invited and participate and depending on his behavior in our meetings we will re-evaluate whether we want him there or not.

I understand that Rick as the architect of this project is married to his design. If Bridge is truly trying to be a good neighbor, then it is imperative that Rick bend to our requests especially when it comes to our safety and security. It felt like he was in a pissing match with Ivonne and not listening to what she was saying. It was only until you stepped in and said there will be "no tree, no bench or no planter" that he stopped. Please have a conversation with him about his behavior. You are in charge of this project, not him, and he is being paid by Bridge Housing.

Supervisor Safai did everything he could to move this project forward without regard to the residents in District 11. Having been a former City Housing Authority employee, he knew the ins and outs of the process. The only reason we were able to even attend a community meeting

was because we opened an unmarked envelope with the announcement of the meeting back in 2018. I normally toss unmarked envelopes and I thank God that I opened that one. All of this has happened at the expense of all of us who live directly on Alemany without ever having a concern for any of us homeowners who pay property taxes every year and whose parents and grandparents have paid property taxes for decades.

All of this happened long before you started with Bridge Housing. I wanted you to personally hear it from me. We have been dealing with this since 2018.

With that said, I would like a letter written from you emailed to me (and those neighbors who would like one too - please reply to Sarah as well) stating the agreement you made to me verbally in our phone conversation on February 3, 2021 between 8am-9:30am and again in our virtual meeting yesterday, February 8, 2021 between 6pm-8pm that Bridge Housing will pay for both a pre-construction condition assessment and a post-construction condition assessment to the company(ies) of my choosing. In addition, please provide in that letter the instructions for billing Bridge so that I may, in turn, provide that to the companies I choose. Please email me that letter by COB, February 17, 2021.

Thank you for trying to work with us on behalf of Bridge Housing. As stated, we would like a monthly virtual meeting for updates on the project. I request you set an agenda (leaving at least 15 minutes for us to ask questions and respond to the info provided) of the updates/info you want to communicate with us and email it to us at least three days prior to the meeting. If there is something that comes up between that monthly meeting, please schedule one asap so that we may continue to stay informed. I request that the meeting be an hour to an hour and 15 minutes at most. Having an agenda should make that doable.

I am also requesting ground rules for our meetings.

1. Speak one at a time identifying ourselves by name.
2. Be respectful of each other.
3. Mute when not speaking.
4. Give everyone a chance to speak and ask a question one at a time even if it means going in turn.

I would like these meetings to be informative and productive. Many of us have lots of emotions connected to this project and understandably so. Let's try to walk away from a meeting with an outcome. Neighbors and Sarah please feel free to add to these ground rules.

Thank you for your ongoing support.

Respectfully,

Vivian Padua
1997 Alemany Blvd.

Ivonne Vasquez

Tue, Feb
9, 8:59
PM

to Cole, me, Sarah, Joanna, Josephine, Dan, Kim, Gisel, Jovan, Sandra

Yes, I concur with Vivian. Would like a letter.

Would also like to know when the Bridge Housing lights will be turned back on?

Ivonne Vasquez

1991 Alemany Blvd

First two photos taken on 2/12/21 at 12:20 pm to submit Complaint #202173265 to Dept. of Building Inspection of employees in full HASMAT gear. Third photo is a video screenshot taken at 2:01 pm with employees still doing their work.







Joanna

Thu, Feb 18,
2:46 PM

to Ivonne, me, Sarah, Josephine, Cole, Dan, Kim, Gisel, Jovan, Sandra

Good afternoon Sarah,

We are still waiting for a response to Vivian and Ivonne's e-mails from the 9th. Being that today is the 18th, we would have expected some type of correspondence.

We are still waiting to hear back on the letter for home appraisals, and on scheduling of the next meeting.

Joanna

Sarah White

Fri, Feb
19, 4:32
PM

to Joanna, Ivonne, me, Josephine, Cole, Dan, Kim, Gisel, Jovan, Sandra

Hi Everyone: Thanks for your patience with me. I've asked our geotechnical engineer and a survey firm for some information to share with you all, but I don't yet have everything I need to get back to you with a comprehensive response. When we have our next meeting in early March, I should have updated information to present. How about either March 3rd or March 10th for the next meeting, from 6-7 PM? Should we plan to meet the 1st Wednesday of the month going forward?

More immediately, I can respond that we can do a pre-construction assessment for those that are immediately adjacent to the site. I don't anticipate that a post construction assessment will be necessary and we can address that on a case-by-case basis. I would like to use Municon, who was recommended by our general contractor as a firm that specializes in this work. If you have another firm you'd like to consider, you can suggest a firm and I will research the company. If they are of comparable price, scope and expertise as Municon, then I can consider using them in lieu of Municon. I was hoping to have their proposal to share with adjacent neighbors by now, but I don't have that just yet.

Ivonne, there is temporary lighting up at the site. Until PG&E activates the temporary power pole that the contractor was planning to use, we will be using the temp power lighting poles. Once the PG&E issue is resolved and the temporary power is online, we can get the permanent lights that you are accustomed to seeing back online.

I've also reached out to Rick about updating the landscaping plan as we agreed to on the 9th. I'm hoping to have an updated plan to review with you at our March meeting.

Also, as a reminder, building demo work is scheduled to begin next week and continue through 4/2. The working hours are 7 AM to 3:30 PM M-F, although work tends to wind down by 3.

Proposed agenda for March meeting:

1. Review plan for pre-construction assessments
2. Review landscape plan changes
3. Questions and next steps

Thank you,

Sarah White

Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com

600 California St, Suite 900, San Francisco, CA 94108

Ivonne Vasquez

Feb 20,
2021, 6:13
PM

to Sarah, Joanna, Josephine, me

Sarah

I just read your email. Since we, the four homes, are going to be impacted by this construction, I think it only appropriate and right, to have this geological engineer and survey firm introduce themselves to us regarding any concerns about this project. After all, I would prefer the expertise from people who are able provide a comprehensive response in this area instead.

I am in accordance with the pre - construction assessment to those of who adjacent to the site, but I would also like hear about a post-construction assessment as well to prepare us for concerns or complaints we may have. Why wait for a case by case basis. I think it best to be prepared for anything that could arise.

I also concur that Rick provide us with an update on the landscaping plan as we had agreed to on the 8th of February meeting. Rick seemed contentious with my revision on the landscaping. This issue must be resolved, because I am the one whose adjacent to this project and going to be impacted, and let us not forget to that.

Ivonne Vasquez
1991 Alemany

Ivonne Vasquez

Feb 21,
2021, 4:01
PM

to Sarah, Joanna, Josephine, me

Sarah

I have a couple of questions. Who is the general contractor that Bridge is using ? Who is Municon ? What purpose and service are they going to provide for this construction/development ? Is Municon the survey firm ?

You never went into in depth detail about the Demo process and all that's involved in removing a building during our last meeting on 2/8/2021. The only information I recollect was the month, hours and supposed end date. You have provided more details on what's involved but that wasn't discussed.

So, what are we, as a neighborhood, to expect from a demolition ? How severe is this impact going to place on us, the neighborhood ?

Ivonne Vasquez
1991 Alemany Blvd.

Sarah White

Feb 22,
2021, 9:55
AM

to Ivonne, Joanna, Josephine, me

Hi Ivonne- Nibbi Brothers is the general contractor.

Municon is a firm that specializes in pre-construction assessments.

Demo activities will involve taking the building down. Concrete chipping, hauling away materials, machinery scooping the demoed materials and placing into dumpsters to be off hauled. The work will involve noise, although I can't speak to the impact it will have on the neighborhood. Much of that will depend on the windows in the individual homes. For example- there is a house being built across the street from me. When they are doing noisy work with jackhammers and my window is open, it is really noisy and I end up needing to close it. I have dual pane windows- when I close the window I barely hear anything, and this activity is happening right across the narrow street that I live on. The mortuary is much farther away from you.

I can invite Municon to the March meeting, and our engineer.

Thank you,

Sarah White
Director of Development, BRIDGE
P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com
600 California St, Suite 900, San Francisco, CA 94108

Ivonne Vasquez

Feb 22,
2021, 11:29
AM

to Sarah, Joanna, Josephine, me

Sahah

I did some research on my own and am aware that Municon specializes in pre-construction assessments which includes providing geotechnical services for monitoring excavations and structure appurtenant to heavy construction operations such as highways, tunnels, deep excavations, heavy fills and bridges.

They also provide seismic surveys that help determine the variability of soil conditions and more precise locations of poor soil compaction.

Municon specialties also provide vibration monitoring such as demolition, pike driving etc..

Why wasn't a pre-construction firm that specializes in demolition discussed at the last meeting on 2/8/2021? You as a representative of Bridge knew that an assessment was needed prior to the demolition of a building and we the neighbors, especially myself who's adjacent to the lot, had every right to be notified of the process required prior to any demolition.

The only topics of discussion at the meeting on 2/8/2021 was the design pertaining to the landscaping, the breeze way, the gate and hours of operation, the wall and its height and length that will be adjacent to my house, the tenants occupying the 137 units, foot traffic, and concerns about crime, homelessness, drug addicts, trash being thrown on our homes because of the breeze way ect...

I know for a fact that a meeting regarding the demolition a building should have been held for the neighbors, neighborhood and/or neighborhood association because of the impact in its removal. Bridge NEVER provided any of us with detailed information pertaining to the demolition.

Bridge and Safai made the decision to start a demolition process without any regards to the neighbors/neighborhood. A date was selected and we have to put up with vibrations, noise, dust particles, hauling materials to be thrown into a dumpster etc... But what does it matter, all we have to do is close the windows and that will eliminate any safety concerns, noise, vibrations and dangerous materials being hauled away.

Sarah, how DISMISSIVE, and DISRESPECTFUL you and Bridge are to us.

My question is if Bridge had not selected a firm specializing in pre-construction/demolition during our last meeting, 2/8/2021, then the demolition should or could have been suspended until a firm was chosen. What's the rush, Bridge owns the lot and has the design, along with the MONEY, RIGHT ??

Basically, your message is we “We have card Blanche,” we’ll do whatever we want and you the neighbors will have to put up with it.

Ivonne Vasquez
1991 Alemany Blvd.

Sarah White

Wed, Mar 3, 6:16
PM (5 days ago)

to Jo, Sandra, Jovan, me, kimeko@comcast.net, Gimarperu@gmail.com, drange620@gmail.com,

Hi everyone- Thanks for your patience with me. I have the proposal for preconstruction assessments, it came in earlier today. Please see attached. Some of the other information that you requested about geotech analysis has come in too, so I have some answers to many of the questions you've asked over the past month. Now that this information has started coming in from our design and construction team, I've put together a tentative meeting schedule (see below) so that we can roll out information in a series of weekly meetings over the next 2 months. We have a noise consultant working on measures we can implement at the site to reduce noise during construction, and we should be ready to present to the neighbors the week of the 15th.

I'm going to email the larger group about meeting weekly by topics that you've raised over the past month. Can we meet next week to review the preconstruction assessment? I can meet on the 11th at 5:30. I've got Garrison (the demo contractor), Municon (pre-construction assessment firm), our geotech engineer (Engeo), and general contractor (Nibbi) confirmed that we can meet with you at this time to review the process for completing the Municon assessments for neighbors on adjacent property lines, the geotech can give you a presentation on the soil improvement program, and Nibbi and Garrison can present on their scope of work for bringing the funeral home down.

I propose we meet weekly to cover the following topics outlined below, and would like for people to email me questions by Sunday evening before each meeting so I have time to prepare a presentation that responds to questions. We'll go through the presentation each week and then reserve the end for additional questions, as Vivian suggested in her 2/9 email.

Virtual Meeting March 11th, 5:30 PM: Review Municon proposal scope for preconstruction assessments & schedule for completing them, review of demo work and soil improvement program. Presenters: BRIDGE, Municon, Engeo, Kris Huff from Garrison (the demo contractor). We can do both a pre-and post construction assessment if you'd like.

Meeting week of 15th: Construction-related noise, things we can do to mitigate noise, and overview of the construction schedule- Presenters: Nibbi, Wilson Ihring (noise consultant), VMWP, BRIDGE

Meeting week of 22nd: Presentation of Logistics Plan by Nibbi

Meeting week of 29th: Logistics plan follow up meeting

Meeting week of April 5th: Review security during construction, communication policy while construction is in progress

Meeting week of April 12th: Updated landscape plan with requested changes from 2/8 meeting.

I'll look forward to hearing from you.
Thank you,

Sarah White
Director of Development, BRIDGE
P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com
600 California St, Suite 900, San Francisco, CA 94108

Vivian Padua

Thu, Mar 4,
12:55 PM (5 days
ago)

to Jovan, Gimarperu@gmail.com, Sarah, Jo, Sandra, kimeko@comcast.net, drange620@gmail.com

Good afternoon Sarah,

I have read your emails of 3/3/21 and 3/4/21. I bring several important points to your attention.

1) In addition to the neighbors homes you have listed for the assessments, we require you to include 1925 Alemany Blvd (the homeowner reached out to me as she lives adjacent to 1927 Alemany Blvd.), 1990 Alemany Blvd., and 1996 Alemany Blvd. (homeowners have been part of the process and participated in meetings) because their homes are within the 300 foot radius of the 4840 Mission Street project.

2) Per my email of 2/9/21, we requested that you/Bridge Housing provide us with a written agreement to have our pre/post construction conditions assessments performed through companies of our choosing and to have that to us by COB 2/17/21. You did not respond in that timeframe. You later responded to our request by offering that Municon, a company that was referred to you by your General Contractor, Nibbi Brothers, could perform the assessments. That is a conflict of interest for us. **Our homes are being affected so we have the right to choose the companies. WE DID NOT AGREE WITH YOU/BRIDGE HOUSING, WE DO NOT AUTHORIZE YOU/BRIDGE HOUSING OR GIVE YOU/BRIDGE HOUSING PERMISSION** to have Municon perform our assessments. Please ensure you update your FAQ immediately to delete Municon from your FAQ. Not doing so invalidates your FAQ.

3) Based on several conversations with geotechnical engineering companies I explained our concerns of safety and security of our homes and their foundations, shift in soil, impact of vibration, demolition and construction. It was advised that we use professional land surveyors and structural engineers to perform the assessments based on what we wanted to have assessed of our homes and their foundations prior to demolition.

You stated to us, if we had companies in mind to perform the assessments, you would do research on them. The companies we want our pre/post construction conditions assessment to be conducted by prior to demolition are as follows:

- Martin M. Ron Associates Inc. in San Francisco (professional land surveyor)

- ECR Engineering in San Francisco (structural engineer)

4) We require the pre-construction conditions assessment to be performed prior to the start of any demolition work.

5) We require that only homeowners receive a copy of the pre-construction conditions assessment performed by Martin M. Ron Associates Inc. and ECR Engineering for the privacy and confidentiality of homeowners' homes. At the time we submit claims for any damages, we will then provide that assessment to you/Bridge Housing. Please ensure that this statement is written into the proposal from the companies and in Bridge Housing's written contract with each of the homeowners. Without this, **WE DO NOT GIVE PERMISSION or AUTHORIZATION** for any assessments to be performed.

We are the homeowners and thereby have rights to protect our homes and their foundations. An FAQ is not a written agreement and contract with each one of us homeowners. We want a written agreement in letter format with Bridge Housing's logo and information signed by you (and any other responsible party) to include the following:

1) addressed to each individual homeowner stating their names and addresses, specifically outlining the pre/post conditions assessment requirements pertaining to the companies listed above that we want to use and that Bridge Housing will pay for the assessments

2) access to the report written by Martin M. Ron Associates Inc. in San Francisco (professional land surveyor) and ECR Engineering in San Francisco (structural engineer) after completing the pre-construction conditions assessment be provided **ONLY TO the HOMEOWNER**

3) a statement that if any of our homes sustain any damage(s) during and after construction that Bridge Housing is 100% liable to pay for the claims

4) each homeowner be listed on Bridge Housing's liability insurance (reminder that each of our homes are valued at \$1.2 million and above) policy so that if we do have a claim, we can go directly to the insurance company to submit the claim instead of waiting on Bridge Housing

5) an addendum from Bridge Housing's insurance company stating the process in which to follow when needing to submit the claim(s) for damage and timeframe for repair to begin and be completed.

Thank you for addressing our needs and concerns as homeowners and taxpayers in the City & County of San Francisco.

Vivian Padua

Sarah White

11:05 AM (1
hour ago)

to Joanna, Ivonne, Josephine, me

Hi Everyone- I didn't receive confirmation that you wanted to meet in the last email, so I cancelled with the others (Nibbi, Municon, Engeo). I've also shared your proposal about Martin Ron and ECS with our internal team, I have another meeting tomorrow afternoon to try and finalize our response to that email.

Would you like to meet next Wednesday or Thursday evening? Do you like the idea of a weekly check in for the next couple of months to get your open questions resolved?

From last night, we've agreed to do survey markers for structures on our immediate property line- 1991 Alemany, 1927 Alemany, Safeway, and 4834 Mission St. We will need to do what is called a license agreement for this work, as the surveyor will need permission to be on your property line, Ivonne. I'll work on getting a draft document together for Ivonne to review. The work product of the survey markers would be available to both BRIDGE and the individual property owners of 1991 Alemany and the other structures on a shared property line.

I'm also working on a letter from our geotechnical engineer to better help people understand that the construction at our property will not undermine neighboring building foundations, I offered the highlights their findings in my comments last night. I have some diagrams that better explain these things visually that I can share in a next meeting. I thank you all for sharing more about your concerns about preserving the structural integrity of your homes in last night's hearing, I have been logging each issue as our conversations have evolved and I've been plugging away with our design and engineering team to get the information together.

I also received an updated landscape plan from Rick, that shows the removal of the trees, planters, and replaces the landscaping with more of a succulent garden type design, which will be a deterrent to loitering. Do you want me to forward that to you by email? Or would you prefer to wait and review by zoom and have Rick explain it?

Thank you,

Sarah White
Director of Development, BRIDGE
P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com
600 California St, Suite 900, San Francisco, CA 94108

From: Joanna <jvincenzi@comcast.net>
Sent: Thursday, March 11, 2021 10:36 AM

To: Sarah White; Ivonne Vasquez
Cc: Josephine; Gmail



Joanna

11:26 AM (1
hour ago)

to Sarah, Ivonne, Josephine, me

Thank you for your quick response.

I believe we would all agree that a weekly check in would be appreciated. Thursday evening would work for me.

I would like to see the revised landscaping please. This way we can see it prior to the meeting so if we have questions we can have them ready instead of wasting time during the weekly check in.

Thank you,
Joanna

Gmail

11:28 AM (1
hour ago)

to Sarah, Joanna, Ivonne, Josephine

So what will you do for our homes - 1993, 1995, and 1997?

As a reminder, you were the one who offered the pre-construction assessments to be done (after I explained what our concerns were) on our homes during your call with me on 2/3/21?

On Mar 11, 2021, at 11:05 AM, Sarah White <swhite@bridgehousing.com> wrote:



Sarah White

11:35 AM (1
hour ago)

to me, Joanna, Ivonne, Josephine

Hi Vivian- We are still willing to do the Municon proposals for 1991-1997 Alemany, but we can't accept the proposal that we don't receive copies of the reports.

Sarah White
Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com
600 California St, Suite 900, San Francisco, CA 94108

From: Vivian Padua
Sent: Thursday, March 11, 2021 11:28 AM
To: Sarah White
Cc: Joanna; Ivonne Vasquez; Josephine



Joanna

11:37 AM (1
hour ago)

to me, Sarah, Ivonne, Josephine

My understanding at our last zoom meeting was that all four homes would have pre-construction assessments done (with Bridge paying), and we requested in writing that that was approved upon by Bridge (as it was verbally), but we requested in writing.



Sarah White

11:51 AM (51
minutes ago)

to Joanna, me, Ivonne, Josephine

Hello- here is the Municon proposal that I shared previously, for the homes at 1991-1997 Alemany and 1927 Alemany. My understanding is that you rejected this. If you have changed your minds, please let me know.

Vivan put forth some additional uncustomary and unusual conditions in her last email that we have not agreed to. As I mentioned previously, I'm working on a response to that email. I need to review it with others at BRIDGE and will get back to you in the coming days.

Thank you,

Sarah White
Director of Development, BRIDGE
P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com
600 California St, Suite 900, San Francisco, CA 94108

From: Joanna <jovincenzi@comcast.net>
Sent: Thursday, March 11, 2021 11:37 AM
To: Gmail; Sarah White
Cc: Ivonne Vasquez; Josephine

Attachments area

**Joa
nna**

11:54 AM (47
minutes ago)

I am at work and about to go into a meeting. I will look at this tonight.

**Sa
ra
h
W
hit
e**

11:58 AM (43
minutes ago)

Hello- Here is the landscape plan update. The revised plan will offer a mix of aloe, ornamental grasses
nea

Vivian Padua

12:23 PM (19
minutes ago)

to Sarah, Joanna, Ivonne, Josephine

Sarah: As a reminder, you stated in an email the highlighted section below.

I provided you with two company names. Do you not see a conflict of interest in the fact that Municon is a company your General Contractor, Nibbi, recommended you to use? Bridge Housing is paying Nibbi to do the work. We're trying to work with you and you continue to push upon us only what you want to do. What are the conditions you are speaking about in reference to your statement? "Vivan put forth some additional uncustomary and unusual conditions in her last email that we have not agreed to."

If you have another firm you'd like to consider, you can suggest a firm and I will research the company. If they are of comparable price, scope and expertise as Municon, then I can consider using them in lieu of Municon.

--



Sarah White

12:26 PM (15
minutes ago)

to me, Joanna, Ivonne, Josephine

The firms you suggested do not offer a scope similar to Municon, which is a pre-construction and post construction photographic assessment. You also added on conditions that are highly unusual and not customary.

Sarah White

Sandra Ramos

3:44 PM (8
minutes ago)

to me

To San Francisco Board of Appeals,

As a homeowner living within 100 feet of the planned development at 4840 Mission St., San Francisco, we have some basic concerns regarding communication, demolition and construction.

Throughout the planning phase there has been insufficient communication about this project for many of our neighbors. Many long term residents are still unaware of the project or it's details and have not been informed of the community meetings. Since the last community meeting in Dec 2019, we had not heard any updates regarding the project or it's details until last month. We recently learned that the permit for erecting a building was issued on 6/10/2020 and the last day to file an appeal would have been on 6/25/2020. This did not provide our surrounding neighbors the legal right to file a jurisdiction request.

With the demolition scheduled and pending construction we have concerns regarding safety, including removal of toxic materials and structural and property damage to surrounding homes. With recent infrastructure work on Alemany Blvd, our sidewalks were damaged and we received notice from the county that we are liable and responsible for all repairs which will cost thousands of dollars. Please see the attached photos of the current damage to our property from the construction. We don't want to see this occurring again to us or our neighbors.

As mental health providers in San Francisco for over 20 years, we have first hand knowledge of the affordable housing crisis in San Francisco and the great need to increase the amount of available units. We also want to ensure that our community and its residents' concerns are addressed.

Thank you,

Tim Gras and Sandra Ramos



A&B

NO STOPPING
05/12/17 - 08/09/17
7AM - 8PM
Mon - Sat

Construction Zone





Written on Ivonne Vasquez' home when Intruder, ①
climbed over cyclone fence between Bridge Housing's
Property & 1991 Alemany

ALL
MUST
DIE

VERY NOISY

MOTHERFUCKING
PEOPLE

MOTHERFUCKING

PERMIT HOLDER'S BRIEF



BUILDING SUSTAINING LEADING

BRIDGE HOUSING
CORPORATION

BRIDGE PROPERTY
MANAGEMENT COMPANY

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

APPEAL NO. 21-013, Demolition Permit for

4840 Mission Street Project, a 137-unit 100% affordable housing project. This is BRIDGE

Housing Corporation's Opposition Brief to the Appeal:

I am writing on behalf of BRIDGE Housing Corporation to oppose the appeal of our demolition permit issued February 8, 2021 for our 4840 Mission Street project, comprised of 157 affordable family homes.

As the Deputy City Attorney Brad Russi advised the Board on March 10 (during the hearing where the Board unanimously denied these same appellants' request to take jurisdiction of our site permit) because state law (SB 35) mandates that 100% affordable project approvals be ministerial, the only issue that the Board can consider is whether our project meets SB 35 eligibility criteria. SB 35 is codified at Cal. Gov't Code Section 65913.4. Our project meets these criteria as a 100% affordable housing development consistent with the City's objective land use regulations that will provide 137 units of affordable housing. As set forth in EXHIBIT 1, the Planning Department determined on April 1, 2019, that our project is eligible for SB 35 ministerial approval, and the facts set forth in that determination are undisputed and remain valid. Pursuant to the April 1, 2019, determination, the project was granted a ministerial approval by the Planning Director in June 2020 pursuant to SB 35. Pursuant to Section 65913.4(h)(2) of SB 35, the Board of Appeals has no authority to deny or modify the

demolition permit for an SB 35 compliant project because doing so would “inhibit, chill, or preclude the development,” which is prohibited by subsection (h)(2). Below is the specific code language:

*Cal. Govt Code Sec. 65913.4(h) (2) A local government shall issue a subsequent permit required for a development approved under this section if the application substantially complies with the development as it was approved pursuant to subdivision (c). Upon receipt of an application for a subsequent permit, the local government shall process the permit without unreasonable delay and shall not impose any procedure or requirement that is not imposed on projects that are not approved pursuant to this section. **Issuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a “subsequent permit” means a permit required subsequent to receiving approval under subdivision (c), and includes, but is not limited to, demolition, grading, encroachment, and building permits and final maps, if necessary.***

We request that the Board confirm the Planning Department's determination that our project is eligible for SB 35 ministerial approval and deny the appeal on that basis.

Despite the Board's limited jurisdiction, this response responds to appellants' arguments. First, appellants argue that demolition of the vacant funeral home on our site could release asbestos and lead based paint into the environment. Appellants' concerns are unfounded. State law prescribes how asbestos and lead must be handled in preparation for

demolition, and BRIDGE has already complied with those requirements by utilizing EcoBay, a licensed contractor, for the work, as required by state law and enforced by BAAQMD and CalOSHA. Additionally, we have hired a 3rd party monitoring firm, Group Delta, to supervise this work to ensure it was carried out to the letter of the law. Please see attached close out report attached as EXHIBIT 3 documenting that this work has already been completed pursuant to state law prior to the commencement of demolition. Asbestos removal requirements are in Title 8 of the Cal. Code of Regulations section 1529; lead paint remediation requirements are at title 8, Section 1532.1.

Appellants also argue that they should have been notified prior to issuance of our demolition permit. Although no such notice is required for SB 35 projects, we have gone above and beyond what is required to provide information as questions have been raised. We have explained to them that abatement activities were to be undertaken in January and February, that demo activities would begin in February and end in April, and that construction activities would begin in June 2021. I had proposed a schedule for meeting with neighbors, including appellants, to share more information with them, they did not confirm timely on to my offer to meet to talk more about their questions. At this point in time, additional meetings are not necessary prior to commencing demolition work or prior to beginning construction activities, and responses to their questions can be provided in writing via a periodically updated FAQ, similar to EXHIBIT 4. Appellants did receive notice of issuance of the demolition permit, as required. We include as EXHIBIT 2 a copy of our required notice of our Demo Permit.

Additionally, to assure that our construction does not impact the integrity of the adjacent at 1991-1997 Alemany Blvd, we had offered to conduct a pre-construction and post-construction photo survey of their homes by a reputable, independent 3rd party firm, Municon, said survey to be completed prior to the start of construction in June 2021. That offer to complete the Municon survey was declined by the neighbors who have instead have requested that we pay them to obtain their own surveys, the results of which we would not be allowed to see. This is not at all customary, nor is it a best practice for this type of work, because it would not provide a mutually agreed upon status of the structures before and after completion of construction. See emails attached as EXHIBIT 5. We have also agreed, at the request of the Board of Appeals President, to provide survey markers for structures along adjoining property lines (the adjacent properties at 1991 Alemany and 1927 Alemany, Safeway, and 4834 Mission only) should those property owners agree to enter into a license agreement, prior to start of construction in June 2021, for those markers to be installed. We want to reiterate that completing the survey marker work prior to beginning demolition or construction activities is in no way required, and should not slow the start of these activities if a reasonable form of license agreement can't be agreed upon. We are offering these activities to the adjacent owners by BRIDGE as a courtesy.

Additionally, upon learning more about the neighbors' concerns for their property foundations, I engaged our design and engineering team to determine whether either the demolition of the funeral home or our proposed excavation and soil improvement program will cause any vibration or soil disturbing impacts that could affect any of the homes on Alemany

Boulevard, including the appellants' homes. Please see attached geotechnical letter from ENGEO Engineers as EXHIBIT 6. Although our site permit is not before the Board, ENGEO has also determined that excavation and construction will also not undermine the foundations of any of the Alemany homes because we are excavating only 3 feet below sidewalk level and the nearest homes, 1927 and 1991 Alemany, are 10 and 25 feet distant from the excavation area, respectively.

We are confident that our demolition and our soil improvement program for our new building will not impact any of the surrounding structures, but should damage occur, these instances can be managed through a claim process with our insurance policy. We also plan to engage in vibration monitoring during demolition and soil improvement phases of the project. We want to reiterate that it is not necessary to have the preconstruction assessment done at all for the appellants homes. I offered them as a courtesy to Vivian and Ivonne in an effort to be a good neighbor and provide some reassurance to them before I had fully realized just how incredibly low-impact our demolition and soil improvement program would be. I want to make clear that the negotiation of license agreements for the Municon assessments and the survey marker work can in no way slow or impede the start of demolition and construction.

For all of these reasons, we request that the Board reject this appeal of our demolition permit. Thank you for your consideration.

Best regards,

A handwritten signature in blue ink that reads "Sarah White". The signature is written in a cursive, flowing style.



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Final Approval of an SB 35 Project

Date: July 2, 2019
BPA No.: **2019.0319.5605**
Planning Record No. 2016-012545PRJ
Project Address: **4840 Mission Street**
Zoning: Excelsior Outer Mission Neighborhood Commercial District (NCD)
and Residential- House, One Family (RH-1) District
40-X Height and Bulk District
Block/Lot: 6959 / 019, 025, and 026
Project Sponsor: Kearstin Dischinger, Bridge Housing
600 California Street, #900
San Francisco, CA 94112
Staff Contact: Kate Conner – (415) 575-6914
kate.conner@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes the demolition of an existing mortuary, and construction of a four-story building with 137 affordable dwelling units and a health clinic, in conjunction with the State Density Bonus.

BACKGROUND

On March 19, 2019, Kearstin Dischinger submitted an SB 35 Application for the project at 4840 Mission street. Department staff determined that the SB 35 Application was complete, and that the proposed project was eligible for SB 35 on April 1, 2019. The Planning Director did not request a Planning Commission Hearing or Historic Preservation Commission Hearing for this project.

PROJECT APPROVAL

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq (“the State Law”). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. Since the Project Sponsor is providing 137 units of housing affordable to low- and very-low income households, the Project is entitled to a density bonus of 35%, unlimited waivers, and up to three concessions/incentives. The project sponsor is requesting a concession/incentive from the development standard for non-residential use size (Section 121.2) and is seeking a waiver from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135) and dwelling unit exposure (Planning Code Section 140).

Therefore, the Department has determined that the project meets all the objective standards of the Planning Code and has completed design review of the project. The project has been approved in accordance with the provisions of SB 35, as recorded in Building Permit Application No. 2019.0319.5605.

Reply all |  Delete Junk | 


RE: 4840 Mission Street



Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>

Reply all | 

To: Gmail <vivianrpadua@gmail.com>

Cc: Ivonne Vasquez <s.fbuffalo@comcast.net>; Joanna Vincenzi <jovincenzi@comcast.net>; Josephine Ascitutto <josiebear23@yahoo.com>; Cole Tan - 1995 Alemany <Tsj715@hotmail.com>; Jovan Blake <Jbgs1202@hotmail.com>; Gisel Blake <Gimarperu@gmail.com>; Kim Rangel <kimeko@comcast.net>; Dan Rangel <drange620@gmail.com>; Sandra & Tim - 1996 Alemany Ramos <bigchiefster@gmail.com>; Washington, Delvin (CPC) <delvin.washington@sfgov.org> Notice of Final Approval... 
309 KB Show all 1 attachments (309 KB) Download

Hi Vivian,

Thank you for the email. As you may remember, there was a time that the project included redevelopment of both the Valente Funeral Home site and the Safeway site. After Safeway left the project, the 100% affordable housing project moved forward on just the funeral home site.

As a 100% Affordable Housing project, the project applied for streamlined review per a state law ([Senate Bill-35](#)) which was approved in 2017. SB-35 allows for 100% affordable housing projects to be provided a streamlined review, which includes being approved ministerially (i.e. no neighborhood notification) and exemption from review under the California Environmental Quality Act (CEQA). The project also received density and height bonuses and waivers which are allowed by the State's Density Bonus Law for project's that provide affordable housing.

Planning has a 60-day time frame to approve projects that meet the State's requirements, per the attached letter Planning approved the project on July 2, 2019. The letter states:

"On March 19, 2019, Kearstin Dischinger submitted an SB 35 Application for the project at 4840 Mission street. Department staff determined that the SB 35 Application was complete, and that the proposed project was eligible for SB 35 on April 1, 2019. The Planning Director did not request a Planning Commission Hearing or Historic Preservation Commission Hearing for this project.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. Since the Project Sponsor is providing 137 units of housing affordable to low- and very-low income households, the Project is entitled to a density bonus of 35%, unlimited waivers, and up to three concessions/incentives. The project sponsor is requesting a concession/incentive from the development standard for non-residential use size (Section 121.2) and is seeking a waiver from the development standards for rear yard

 Reply all |   Delete Junk |  ...



Therefore, the Department has determined that the project meets all the objective standards of the Planning Code and has completed design review of the project. The project has been approved in accordance with the provisions of SB 35, as recorded in Building Permit Application No. 2019.0319.5605."

The Building Permit was issued by the Department of Building Inspection in June 2020, I can not speak on their procedures on that matter.

Thank you,

Jeff Horn, Senior Planner
Southwest Team, Current Planning Division

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7633 | www.sfplanning.org

[San Francisco Property Information Map](#)

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

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

I am working from home during this time and will be available through email.

From: [Gmail](#)

Sent: Friday, February 12, 2021 1:12 PM

To: [Horn, Jeffrey \(CPC\)](#)

Cc: [Ivonne Vasquez](#); [Joanna Vincenzi](#); [Josephine Ascitutto](#); [Cole Tan - 1995 Alemany](#); [Jovan Blake](#); [Gisel Blake](#); [Kim Rangel](#); [Dan Rangel](#); [Sandra & Tim - 1996 Alemany Ramos](#)

Subject: 4840 Mission Street

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

Good afternoon Jeffrey,

 Reply all |   Delete  Junk |  



On behalf of the neighbors who live at 1991, 1993, 1995, and myself, 1997 Alemany Boulevard and the neighbors across the street from us who have been copied on this email that we NEVER received any notices or letters in the mail regarding the approval or ability to appeal this building permit for Bridge Housing at the 4840 Mission site.

We want to have the materials relating to this permit approval. Were 311 notices required?

We were never given the opportunity to appeal this permit and based on that we want to appeal the permit approval now.

The last communication we had with Bridge Housing and Supervisor Safai was at a meeting at Balboa High School in December 2019. In addition, we were never told that the building would be 100% affordable with 35 units being dedicated to residents of the Potrero Hill Housing Project. This would have been invaluable information for us to have.

We all live within 100 feet of this property. We should have been given the necessary information in regards to permits and been given the opportunity to appeal. Our rights were taken away when this permit was approved in June 2020.

We are all homeowners who pay property taxes and our parents and grandparents paid property taxes for decades. Please allow us to have the rights we deserve.

Thank you for your assistance. I await your response.

Vivian Padua
1997 Alemany Blvd.

NOTICE OF PERMIT ISSUANCE

NOTICE IS HEREBY GIVEN

APPLICATION NUMBER 2020-0819-2106 FILED ON 08-31-2020
 HAS BEEN ISSUED TO KRISTOPHER HUFF ADDRESS 2603 CAMINO RAMON STE 200
San Ramon, CA 94503
 TELEPHONE NUMBER 925-785-7540 PERMIT NUMBER 20210204-1510L DATE OF ISSUANCE 2-09-2021

Any person who deems their interest or property, or the public interest, will be negatively affected by work performed under this permit MAY FILE AN APPEAL in person or through a representative with THE BOARD OF APPEALS at 1650 Mission Street, Room 304 WITHIN 15 DAYS from date of permit issuance. A \$175 fee is required at the time an appeal is filed. For more information, call (415) 575-6880 or visit www.sfgov.org/boa.

Building and demolition permits that are issued to Conditional Use (CU) authorization by the Planning Commission may not be appealed to the Board of Appeals (S.F. Charter Section 4.106(b).) Appeals of the underlying Conditional Use authorization may be made to the Board of Supervisors but the building or demolition permit may not be appealed to any City government body.

This notice is posted in accordance with Section 2, Part II, Chapter 1, Article III (Building Code Section 303 (f)); Sections 5 and 6, part III, Chapter 1, Article I of the San Francisco municipal code and with reference to Section 39 of the Charter of the City and County of San Francisco. (See San Francisco Building Code Section 106A.4.6)

For information about the issuance of this permit, visit DBI's Central Permit Bureau at 1660 Mission Street or call (415) 558-6070.

LAST DAY FOR FILING NOTICE OF APPEAL

(15 CALENDAR DAYS FROM THE PERMIT ISSUANCE DATE)

FEBRUARY 23, 2021

CENTRAL PERMIT BUREAU
 40 BUSHYARD TOWER, SUITE 400
 SAN FRANCISCO, CA 94103
 CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION
 (415) 688-2000
 Receipt No: 20210204-1510L
 Application/Permit No: 212008132130L

PERMIT IS ISSUED TO: KRISTOPHER HUFF
 PROJECT: 2603 CAMINO RAMON STE 200
 PROJECT TYPE: ALTER BUILDING
 PROJECT DATE OF ISSUE: 08-FEB-21
 PLANNING PERMIT NO: 20210204-1510L

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION.

ADDITIONAL INFORMATION REGARDING SPECIAL PERMITS IS GIVEN ON THE BACK OF THIS FORM.

SEE FEES PAID BY FILER: \$207.17

DESCRIPTION	AMOUNT
DEMOLITION	15.00
PERMITS	15.00
PLAN REVIEW	3,000.00
ST SPACE	2,000.00
FIRE INSPECTION FEE	1,000.00
PLUM CHECK FEE	1,000.00
REQUIRE IN PLAN	1,000.00
BLDG STOR ADMIN FUND	61.17
TOTAL	\$207.17

PROJECT ADDRESS: 2603 CAMINO RAMON STE 200, SAN RAMON, CA 94503
 PROJECT VALUE: \$1,000,000.00
 PROJECT TYPE: ALTER BUILDING
 PROJECT DATE OF ISSUE: 08-FEB-21

DO NOT REMOVE UNDER PENALTY OF FINE AND/OR IMPRISONMENT SFGC PART III, ARTICLE 1, SECTION 7.



GROUP



DELTA

**HAZARDOUS BUILDING MATERIALS
ABATEMENT CLOSEOUT REPORT**
Valente Marini Perata & Co Funeral Directors
4840 Mission Street
San Francisco, CA 94112

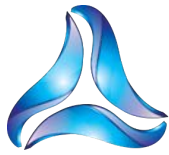
Submitted to

BRIDGE HOUSING CORPORATION
Sarah White, Project Manager
600 California Street, Suite 900
San Francisco, California

Prepared by

GROUP DELTA CONSULTANTS, INC.
9245 Activity Road, Suite 103
San Diego, CA 92126

Group Delta Project No. EN8091
March 12, 2021



GROUP DELTA

March 12, 2021

BRIDGE HOUSING CORPORATION

600 California Street, Suite 900
San Francisco, CA 94108

Attention: Sarah White

**Subject: Hazardous Building Materials Abatement Letter of Completion
For 4840 Mission Street, San Francisco, California**
Group Delta Project No. EN8091

Dear Ms. White,

Group Delta Consultants, Inc. (Group Delta) is pleased to submit this Letter of Completion for all abatement of known Hazardous Building Materials at 4840 Mission Street in San Francisco, California. Materials abatement included: asbestos materials including plaster, ducting/TSI piping, flooring and mastic, roof materials and exterior wall sealant, lead painted materials, glazed ceramic tiles, PCB containing glass block windows, and other hazardous/regulated universal waste materials, such as light tubes, ballasts, exits signs and some miscellaneous chemicals found onsite.

Abatement was completed by EcoBay Services beginning on January 11 with completion on February 17, 2021. EcoBay completed all work in general accordance with the regulatory and contract requirements applicable to this project and with applicable Federal, State, and local regulations governing the environmental aspects of asbestos abatement and disposal.

We appreciate your selection of Group Delta Consultants for this project. If you have any questions, please do not hesitate to contact us at (619) 348-9145.

Very truly yours,
GROUP DELTA CONSULTANTS, INC.

Jerry Sherman, LEED AP, CAC, CDPH, HAZWOPER Supervisor
Hazardous Materials Service Manager

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Appendix 1	Consultant Certificates
Appendix 2	Clearance Memos
Appendix 3	Laboratory Reports and Chain of Custody Record
Appendix 4	Daily Field Logs
Appendix 5	Contractor Documentation (Agency Notification and Waste Characterization Analysis)
Appendix 6	Waste Manifest Logs

NOTE: The abatement contractor has copies of personnel sign-in sheets, personal air monitoring lab data, and additional waste manifests.

1.0 INTRODUCTION

Group Delta was retained by the Bridge Housing Corporation to provide professional environmental consulting services for the Hazardous Building Materials Abatement project relating to the removal of asbestos-containing material (ACM), asbestos containing construction material (ACCM), lead based paint (LBP) and PCB from the building located at 4840 Mission Street, San Francisco, California (site).

Group Delta performed pre-abatement activities, oversight of hazardous material abatement and tear down activities, including final air clearance sampling. Abatement activities were conducted and overseen by the following California Occupational Safety and Health Administration (Cal/OSHA)-Certified Asbestos Consultant (CAC) and California Department of Public Health (CDPH)-Certified Lead-Related Inspectors/Risk Assessor and Project Monitor individuals. The report was prepared by Erica Sattar and the overall project was overseen by Mr. Jerry Sherman, including report review.

<i>Team Member</i>	<i>DOSH Asbestos Certification #</i>	<i>CDPH Lead Certification #</i>
Jerry Sherman	CAC #97-2324	CDPH Inspector Assessor #5809
Chris Smith	CAC #05-3823	CDPH Inspector Assessor & Project Monitor #12430
Erica Sattar	CAC # 14-5250	CDPH Sampling Technician #20425

2.0 SCOPE OF WORK

The scope of work consisted of performing air monitoring and oversight of abatement of asbestos-containing materials (ACMs), asbestos-containing construction materials (ACCMs) and lead containing materials prior to building demolition activities. The work was generally performed in accordance with the State, Federal and local regulations.

2.1 Summary of Observation Service Scope of Work

GDC's compliance observation and monitoring work scope included the following tasks:

- Inspect each abatement containment/regulated area prior to the start of removal
- Conduct daily inspections of containments and procedural compliance
- Conduct multiple air monitoring samples on a daily basis
- Conduct clearance inspections and testing for completion of abatement work
- Prepare daily documentation of abatement activities and progress
- Keep responsible personnel informed of significant issues
- Prepare close-out report

2.2 Summary of Abatement Procedures Performed

Abatement and removal operations of ACMs, ACCMs, Lead-based paint (LBP) and Universal Waste Rule Materials (described in Tables A, B, & C) were conducted from January 11, 2021 through February 17, 2021, by EcoBay, a California Occupational Safety and Health Administration (Cal/OSHA)-registered and State of California-licensed asbestos removal contractor. Asbestos abatement activities were performed per the requirements set forth by 40 California Code of Federal Regulations (CFR) 61 Subpart M (National Emission Standard for Hazardous Air Pollutants [NESHAP] for asbestos), the Asbestos Hazard Emergency Response Act (AHERA), Cal/OSHA and in accordance with the Bay Area Air Quality Management District (BAAQMD) requirements.

2.3 Asbestos Abatement Activities

The interior building work areas were isolated by installing critical barriers constructed with two layers of six-millimeter (mil) polyethylene sheeting across, depending on the type of work area, on walls, ceilings and work place openings, such as doorways, windows, diffusers, exhaust vents, and light fixtures. Localized negative-pressure differential exhaust devices, equipped with a high-efficiency particulate air (HEPA) filter, were on-site and installed to service each work area, as necessary, and exhausted to the exterior of the building. Upon obtaining a minimum of four air exchanges per hour and successful inspection and testing of the work place barriers by a Group Delta representative, authorization was given to commence removal activities. Proper warning signs, written in Spanish and English, and applicable barrier tape, were placed at entrances to the work area in accordance with the requirements of 8 California Code of Regulations (CCR) 1529.

Each work area consisted of a three-stage decontamination unit with a shower attached to the work area/containment. The decontamination unit was separated from the entrance through the use of a triple flap system and utilized by the workers upon ingress/egress from the work area. Prior to entering the work area, workers donned a disposable coverall with attached head and foot coverings, appropriate eye protection, and a full-face air purifying respirator equipped with P-100 (HEPA) filter cartridges. Worker decontamination was accomplished upon exiting the work area or on completion of each work shift through the use of the attached three-stage decontamination unit. The three-stage decontamination consisted of a dirty room, clean room, and a shower room in accordance of the requirements of 8 CCR 1527 and CCR 1529.

The ACMs and ACCMs removed from the subject site areas were saturated with amended water and then maintained in a continuous wet state during the abatement and removal process. A HEPA filtered vacuum cleaner and wet wiping techniques were utilized to clean up any dust or debris that was generated during these operations. The waste material was promptly placed into properly labeled six mil polyethylene waste bags, loaded into a properly lined disposal bin, and then transported off-site for disposal.

2.4 Lead-Based Paint and Removal Activities

The intact lead-based paint impacted components were manually removed from the structures through the use of hand tools. Six mil polyethylene sheeting was draped over horizontal surfaces adjacent to the work area prior to removal. The interior building work area was isolated by installing critical barriers constructed with one layer of six mil polyethylene sheeting across work place openings, such as doorways, windows, diffusers, exhaust vents, and light fixtures. A one-stage decontamination unit was attached to the work area. The decontamination unit was separated from the entrance through the use of a triple flap system and utilized by the workers upon ingress/egress from the work area. Prior to entering the work area, workers donned a disposable coverall with attached head and foot coverings, appropriate eye protection, and a full-face air purifying respirator equipped with P-100 (HEPA) filter cartridges. Worker decontamination was accomplished upon exiting the work area or following completion of each work shift through the use of the attached one-stage decontamination unit. Proper warning signs, written in Spanish and English, and applicable barrier tape, were placed at entrances to the work area in accordance with the requirements 8 CCR 1532.1 for lead.

LBP components including lead painted doors were manually removed from the structures through the use of hand tools. Lead glazed tiles were removed using had tools in a regulated area with polyethylene sheeting serving as a drop cloth. A HEPA filtered vacuum cleaner and wet wiping techniques were utilized to clean up dust or debris that was generated during these operations. Waste material was placed in clear six mil polyethylene waste bags for disposal. All materials were characterized for waste disposal to determine the appropriate landfill.

2.5 Universal Waste & PCB Material Removal Activities

Universal waste materials consisting of household chemicals, paints, and other chemicals, mercury light tubes, PCB-containing fluorescent light ballasts were handled and collected by the abatement contractor and disposed of in accordance with the requirements of Title 22 of the California Code of Regulations, Section 67426.1 (22 CCR 67426.1) and Section 66273 et seq. (22 CCR 66273).

PCB-containing window glazing was removed in accordance with EPA guidance's under 40 CFR 761.62 and Title 22 of the California Code of Regulations. All materials were sampled for waste characterization and disposed of properly.

3.0 RESULTS OF TESTING DURING ABATEMENT

Asbestos, lead, PCB and other hazardous materials abatement activities were generally conformed to all local, state and federal regulations that applied to this project.

3.1 Asbestos Abatement Air Sampling

Group Delta, collected daily progress air samples collected during abatement activities of ACMs/ACCMs. All samples were submitted to an accredited laboratory for analysis by NIOSH Method 7400 Phase Contrast Microscopy (PCM). Progress air samples for asbestos were collected from within and outside each representative work area. Progress air samples, collected during the duration of the project, revealed the airborne fiber concentrations were mostly below the permissible exposure limit (PEL) of 0.1 fibers per cubic centimeter (f/cc) of air and below the United States Environmental Protection Agency (USEPA)'s recommended occupancy criteria, following asbestos removal activities, of 0.01 f/cc of air. During the project there were a samples that showed levels above the PEL, these were brought to the attention of all onsite personnel and the decon methods causing issue with elevated levels were corrected.

Upon the completion of asbestos abatement activities, the work areas were detail cleaned by the abatement contractor. After the cleaning activities were completed, the work areas were inspected by Group Delta for signs of any visible debris in accordance with the requirements of 8 CCR 1529. Upon acceptance, the abatement contractor was authorized to encapsulate each of the applicable work areas.

Upon completion of the clean-up and encapsulation, the air in the work area was tested utilizing the National Institute for Occupational Safety and Health (NIOSH) 7400 methodology for phase contrast microscopy (PCM) air sample analysis per the AHERA protocol for clearance sampling. The indoor air quality was considered acceptable when the PCM Clearance air samples revealed the airborne fiber concentrations within work areas to be below USEPA's recommended occupancy criteria, following asbestos removal activities, of 0.01 f/cc of air or 70 structures per millimeter square (s/mm²) per the AHERA protocol method.

Once clearance air samples were collected from within each representative work area, analyses had been completed, and acceptable clearance criteria had been achieved, the abatement contractor was authorized by Group Delta to remove polyethylene sheeting and the critical barriers, and conduct final tear down activities within each of the cleared work areas.

Asbestos-containing/contaminated waste was transported to the abatement contractors properly labeled polyethylene lined dumpster for proper manifesting and disposal. Waste manifests were signed by Bridge Housing Corporation authorized personnel prior to off-site for disposal. The contractor has retained copies and Group Delta has not been provided copies of all these manifests.

3.2 Asbestos Bulk Sampling

Bulk samples materials, no previously sampled were collected using sampling guidelines established by the Environmental Protection Agency (EPA) and by generally following the

methods described in Appendix K of title 8, CCR, Section 1529 of the California Code of Regulation for sample collection. Floor tiles with mastic were sampled from the basement area. These samples were found to contain asbestos and were abated during the project abatement schedule. Samples at the exterior were also collected, including sheetrock buttonboard material with associated mastic and vapor barrier. These materials were reported asbestos “non detected” by laboratory analysis. All laboratory data is attached in Appendix 3 of this report.

3.3 Asbestos Materials Removed

Table A provides a summary of the estimated square footage of ACM and ACCMs that were removed from the Site.

TABLE A
Approximate Quantity of ACM and ACCMs Removed

Approx. Removed Quantity	Location	ACM/ACCM	Approx. Remaining Quantity
200 sf	Around tiles, front of building	White caulking, non-friable	0
300 sf	Parapet wall, roof	Parapet wall felt, non-friable	0
500 sf	Pipes throughout	Thermal System Insulation (TSI), friable	0
85 sf	Pipe fittings throughout	Thermal System Insulation (TSI), friable	0
130 sf	Boiler room tank	Thermal System Insulation (TSI), friable	0
3,000 sf	First and second floor ceilings	Plaster (rough), non-friable	0
9,000 sf	First and second floor ceilings	Plaster (smooth), non-friable	0
160 sf	Second floor kitchen and 2 baths	White patterned sheet flooring, friable	0
40 sf	Mech. Rms.	Duct tape, friable	0
85 sf	Roof and HVAC ducts	Gray patching mastic, non-friable	0
2,000 sf	Floor tile and mastic	9" x 9" floor tiles and black mastic, non-friable	0

3.4 Lead-Based Paint and Ceramic Tile Removal Oversight Activities

During LBP removal activities, in-progress air samples were collected inside of the representative work area and analyzed for airborne concentrations of lead. Samples were transported under chain-of-custody record to an accredited laboratory, (EMLabP&K in South San Francisco & EMSL, Hayward, California), and analyzed in accordance with NIOSH Method 7082 using Flame Atomic Absorption (Flame AA) Spectroscopy for lead. Lead was not detected in any air sample that was collected. Table B provides a summary of LBP material that was removed from the Site.

TABLE B
Type of LBP Material Removed

Location	Component
Painted doors throughout facility interior	Painted doors
Painted plaster materials throughout facility interior	Painted plaster materials
Glaze tiles throughout facility interior	Glazed tiles

3.5 Other Hazardous Materials Removed

All fluorescent light tubes, light fixture ballasts, and exit signs have been removed from the interior building areas. These materials listed below no longer remain in the building at the Site.

TABLE C
Other Hazardous Materials and Universal Wastes Removed

Regulated, Hazardous or Universal Waste
Potential PCB-containing light ballasts
Potential mercury-containing light tubes
Battery operated emergency light
Potential mercury-containing thermostat switches
Electronic exit signs
Misc. household wastes including paints and chemicals

TABLE D
Approximate Quantity of PCB-containing Materials Removed

Approx. Removed Quantity	Location	Material	Approx. Remaining Quantity
8 windows, 250 sf	Exterior glass block windows	Window glazing	0
2, 50-gallon drums	Elevator lifts	Hydraulic oil	0

3.6 Hazardous Materials Remaining

All known hazardous materials have been removed and disposed of properly and in general accordance with regulatory and contractual requirements at the building located at 4840 Mission Street. No known hazardous materials remain on site.

4.0 ON-SITE OBSERVATION SERVICES

The hazardous materials abatement activities of work overseen by Group Delta were successfully completed in general accordance with the regulatory and contract requirements applicable to this project and with applicable Federal, State, and local regulations governing the environmental aspects of asbestos abatement and disposal. The abatement contractor, EcoBay Services generally conformed to all local, state and federal regulations that applied to this project. Bay Area Air Quality Management District (BAAQMD) did visit the site, on one occasion during our on-site observation services, no citation or issues were noted at that time. See Appendix 4, for GDC's daily field reports.

5.0 CLOSING

GDC performed the hazardous materials oversight services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

If you have any questions or concerns regarding this document, please do not hesitate to contact us at (858) 536-1000.

6.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Report prepared for Bridge Housing Corp by:



Erica Sattar, CAC CDPH
Site Technician
CAC #14-5250
CDPH ST #20425

Report reviewed for Bridge Housing Corp by:



Jerry Sherman, CAC, CDPH
Project Manager
CAC #97-2324
CDPH I-A #5809

4840 Mission FAQ: Neighbor Questions, BRIDGE responses



1. What is BRIDGE doing to secure the property?

- a. BRIDGE Response: Our security team and GC are on-site 24-7. Additionally, there is a 6-foot fence along our shared property line with landscaping and barb wire, making it difficult to use our property to access neighboring back yards. We do not believe that people are accessing other property from our site. None-the-less, we have taken the additional measure of adding plywood backing to the fence as additional reinforcement/deterrent.

2. What are the project approvals to-date, what has the community engagement process entailed?

- a. Community meetings: The project has gone through a series of community meetings that date back to 2017; the project has gone through a series of iterations, including one that included redevelopment of the Safeway site. That project was deemed too large, and the development team then redesigned and scaled down the project to its current iteration- 137 units of 100% affordable housing with commercial spaces along Mission. The design was adjusted to introduce townhome style design along Alemany to respond to the design rhythms of the single-family homes along Alemany. In Late 2019 there were 2 large community meetings to review this project in October and December 2019 at Balboa High. These meetings were very well attended, and the project was well received. Additionally, we had a smaller meeting in December 2019 with the surrounding neighbors that was attended by 4 people and the Supervisor. The feedback we received at that time was:

1. Those in attendance appeared to be comfortable with where the project had landed;
 2. Ivonne wanted a solid 8-foot wall separating our property from hers, which we've provided;
 3. That the commercial spaces should be community serving in nature, like a coffee shop. We've developed the plans for the commercial space to accommodate this;
 4. We discussed reconvening with neighbors in March of 2020; with the pandemic those plans were put on hold. Given that the pandemic doesn't appear to have a clear end in sight, we propose to meet with neighbors individually as needed via online meeting through May 2021 to review the plans for the project's construction start in June 2021.
- ii. **Project Approvals:** The project is approved and ready to start construction in June 2021. The project received planning department approvals to apply for building permits in July 2019. The project has applied for its site permit, the permit is approved as of June 4th, 2020 and has been pulled. The project applied for a demo permit, this permit was pulled and then appealed. There will be a hearing on March 24, 2021, and more will be known about a schedule for starting demo work after the March 24 hearing. It has been noted that the site is sensitive based on its location on a prehistoric creek bed, which would have been an ideal location for the siting of an Ohlone community. We have engaged an archaeologist to complete an archaeological testing plan, and they will do a series of investigations to determine if there are any sensitive artifacts at the site. This will all be done prior to construction starting in June.
3. **Future tenants:** Some have expressed concerns about the kinds of people that will be coming to live at 4840 Mission, with one neighbor expressing the following, "As stated, our neighborhood is predominantly middle-class. Our community is made up of folks of diverse backgrounds and differing areas of expertise. However, we have this in common, we are unified by common values and principles. We are all hard-working people who have never depended on anyone else to help us get by. We all earn our living, pay our bills, pay our taxes and take care of our streets. We are a community where we greet each other and look out for each other".
- a. **BRIDGE response:** What you describe about your neighborhood sounds exactly like a BRIDGE community- a diverse set of folks who work hard, pay their rent, and enjoy being part of a close-knit community. Here are some facts about 4840 Mission:

- i. The property has a wide range of income targeting- from 30% AMI-109% AMI.
- ii. Income levels range from approximately \$26,900-\$163,000, depending on household size.
- iii. Each tenant pays rent that is scaled to their income- i.e. 30% of their income goes towards rent.
- iv. There will 35 HOPE SF units for those relocating from Potrero.

% Total	Unit Type	# of Proposed Units	Max. Rent	Max. % AMI	
10.34%	1BR	6	\$674	30% MOHCD	
18.97%	1BR	11	\$930	40% MOHCD	
27.59%	1BR	16	\$1,186	50% MOHCD	
3.45%	1BR	2	\$1,571	65% MOHCD	
15.52%	1BR	9	\$2,707	65% MOHCD	Hope SF
24.14%	1BR	14	\$2,188	92% MOHCD	

9.84%	2 BR	6	\$742	30% MOHCD	
14.75%	2BR	9	\$1,030	40% MOHCD	
18.03%	2BR	11	\$3,316	50% MOHCD	Hope SF
16.39%	2BR	10	\$1,571	50% MOHCD	
3.28%	2BR	2	\$1,751	65% MOHCD	
14.75%	2BR	9	\$3,316	65% MOHCD	Hope SF
11.48%	2BR	7	\$2,617	92% MOHCD	
11.48%	2BR	7	\$3,009	105% MOHCD	
	2BR	2	N/A	Staff Units	

12.50%	3BR	2	810	30% MOHCD	
12.50%	3BR	2	1130	40% MOHCD	
6.25%	3BR	1	1450	50% MOHCD	
6.25%	3BR	1	1930	65% MOHCD	
37.50%	3BR	6	4344	65% MOHCD	Hope SF
25.00%	3BR	4	3469	92% MOHCD	
	Total Units	137			

There was a comment made from a neighbor: “I specifically highlighted that my problem with your proposed ‘low-income housing’ is **that you aren’t incentivizing people to better their economic situation for fear of losing (sic) their housing “subsidy”**. In other words, once an individual or family qualifies to live in one of these units for meeting

“low income” criteria... they have zero incentive to get a higher paying job or better their financial situation.

b. BRIDGE Response:

- i. Affordable housing plays a vital role in helping San Francisco provide housing for its residents, at all income levels. We believe firmly that people should not be stigmatized or shamed for having low-incomes. It isn't a crime or shameful in any way to work hard at a job that happens to pay wages that are low. And in a City like San Francisco, where the rents are unreasonably high, a significant number of households can't afford market rate rent and are being displaced from the city at alarming rates. One of the most direct routes to economic mobility for low-income individuals is the attainment of high-quality postsecondary credentials. BRIDGE offers an array of educational supports along the developmental continuum to help youth and adults graduate from high school successfully and prepare for college or career. These strategies include: access to out-of-school enrichment and learning supports (such as homework clubs or project-based afterschool learning); on-site amenities such as computer labs, libraries, study rooms and common area Wi-Fi; and two scholarship programs for adults of all ages to pursue vocational or post-secondary education. To date, we have awarded 400 residents with more than \$2.25 million in scholarships. Our survey found that 57% of BRIDGE adults have an Associate's degree or higher, which is comparable to California as a whole (61%).
- ii. Many of the issues that we've heard the neighbors complain about stem from the homeless crisis that the city is experiencing. The best way to prevent homelessness is to prevent it from ever occurring. Having high quality affordable housing available for San Franciscans is essential in addressing this problem.
- iii. 4840 Mission will be a beautiful, professionally managed community of people raising families, working, and living their lives in a mixed-income community where the housing is affordable and scaled to their incomes. The project will include support services to help tenants and their families thrive within the community. Services include afterschool programming, health and wellness classes, and referrals to services that are available in the community. BRIDGE recognizes the vital role social services play when coupled with quality housing, which is why it invests substantially in on-site resident services. Across the portfolio, over 80% of properties have programs serving over 9,500 households. This accounts for more than 350 programs and services delivered by contracted nonprofit partners, who are trusted in their local communities. Each

BRIDGE community has a suite of programs, customized to the specific neighborhood, development and populations served. Consequently, BRIDGE's portfolio of programs exists on a continuum, from case management and service coordination (i.e., connecting residents to communitywide services that meet urgent needs) to programs that develop specific knowledge and skill sets (such as cooking classes or job interview preparation).

- a. Average length of tenancy for BRIDGE residents is seven years; 61% of residents live at a BRIDGE property for between one and seven years.
- b. Each tenant applying for the general affordable units will go through a robust application process to document that they qualify to live at 4840 Mission; this includes a background and credit check. Additionally, there will be 2 on-site staff that live at the property, each tenant is required to sign a lease that has community rules that they are required to follow as a condition of tenancy. More on the city's application process can be found here: <https://housing.sfgov.org/>
- c. Residents relocating from Potrero will be in good standing with Housing Authority at the time they apply for a unit at 4840 Mission. BRIDGE has been engaged with the Potrero community for nearly a decade. Employment rates among Potrero residents have nearly doubled, from 30% in 2013 to 58% in 2019. Not only that, but Potrero residents are moving into better quality and higher paying jobs. From 2016 to 2019, the proportion of residents in Management, Business, Science and Arts jobs increased by 7%, while Service jobs decreased by 25%. Going forward, BRIDGE's Community Development team is developing a long-term strategy to ensure employment pathways throughout construction phasing and expand workforce partnerships to other industries (e.g. healthcare and technology). More can be found here: <https://www.rebuildpotrero.com/hope-sf>
- d. BRIDGE residents are integral to the local economy, employed across various occupations and many in essential jobs. Among working adults in BRIDGE properties, 63% are in full-time jobs, 28% in part-time jobs, and 9% self-employed. Among the top 25 occupations of BRIDGE residents: accountant, childcare provider,

cashier/retail associate, nursing, medical assistant, construction, custodian, teacher, security.

- e. A total of 40% of units will be set aside for the city's neighborhood preference program, and an additional 20% will be set aside for displaced tenants.
- f. A copy of the BRIDGE resident survey can be found here: https://bridgehousing.com/wp-content/uploads/2021/02/BHC_WhoLives_2021.pdf

Research shows that a strong sense of belonging and positive sentiments about neighbors and the neighborhood are related to neighborhood stability, safety and overall well-being. BRIDGE understands that strong property management, intentional community building, and responsive resident services are cornerstones of integrating diverse resident groups and promoting a strong sense of community. BRIDGE residents are active and civically engaged with long community roots: 60% of households reported living in the same city prior to moving into their BRIDGE apartment and 71% are registered voters (not far from the 83% 2020 California statistic). Home and neighborhood safety are top of mind for residents when choosing where to live. When we asked residents to select from a list of 10 factors the most important one driving their decision to live in BRIDGE communities, "sense of safety" was top of the list, followed by "cost of rent."

4. What is the demand for the housing in light of COVID?

a. BRIDGE Response:

- i. The COVID-19 crisis will not impact the project's long-term viability nor the incredible need for affordable housing in San Francisco, which remains one of the most expensive housing markets in the country.
- ii. This project will provide a range of homes that are affordable to people living at a wide range of income levels. We believe many in the community will embrace the project as providing essential housing that will stem displacement and keep long term residents and their families living in the city.

5. What happens if there is damage to adjacent properties during construction

- a. BRIDGE response: We have secured a proposal from Municon to survey structures along our shared property lines ahead of starting construction in June 2021, this proposal was shared with neighbors on March 3, 2021. Those adjacent neighbors interested in completing a survey will work with Municon and the project contractor, Nibbi, to complete this pre-construction photo survey. We are confident that our soil improvement program for our new building will not

impact any of the surrounding structures, as our Drilled Displacement Columns are outside of the zone of influence of any nearby structures. In the very unlikely circumstance that damage occurs, these instances can be managed through a claim process with our insurance policy. We also plan to engage in vibration monitoring while the new building is under construction, to further mitigate any risk of potential damage to an adjacent structure.

6. Demo Activities: could these activities damage adjacent structures?

- a. BRIDGE Response: This would be incredibly unlikely. Based on building records of 4840 Mission Street, our geotechnical engineer, EnGeo indicates that excavation associated with removal of the existing foundations is generally outside of the zone of influence (a minimum horizontal distance of 10ft) for any of the nearby structures. We can complete the pre-construction assessments in advance of resuming demo activities if desired by adjacent neighbors.

Re: 4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

Vivian Padua <vivianrpadua@gmail.com>

Thu 3/11/2021 12:31 PM

To: Sarah White <swhite@bridgehousing.com>;

Cc: Joanna <jovincenzi@comcast.net>; Ivonne Vasquez <s.fbuffalo@comcast.net>; Josephine <josiebear23@yahoo.com>;

The firms I offered were based on a long conversation with a geotechnical engineering firm in San Francisco that based on what I explained what we wanted for protecting our homes/foundations, a professional land surveyor and structural engineer were recommended.

On Thu, Mar 11, 2021 at 12:26 PM Sarah White <swhite@bridgehousing.com> wrote:

The firms you suggested do not offer a scope similar to Municon, which is a pre-construction and post construction photographic assessment. You also added on conditions that are highly unusual and not customary.

Sarah White

Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com

600 California St, Suite 900, San Francisco, CA 94108

From: Vivian Padua <vivianrpadua@gmail.com>

Sent: Thursday, March 11, 2021 12:23 PM

To: Sarah White

Cc: Joanna; Ivonne Vasquez; Josephine

Subject: Re: 4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

Sarah: As a reminder, you stated in an email the highlighted section below.

I provided you with two company names. Do you not see a conflict of interest in the fact that Municon is a company your General Contractor, Nibbi, recommended you to use? Bridge Housing is paying Nibbi to do the work. We're trying to work with you and you continue to push upon us only what you want to do. What are the conditions you are speaking about in reference to your statement? "Vivan put forth some additional uncustomary and unusual conditions in her last email that we have not agreed to."

If you have another firm you'd like to consider, you can suggest a firm and I will research the company. If they are of comparable price, scope and expertise as Municon, then I can consider using them in lieu of Municon.

On Thu, Mar 11, 2021 at 11:51 AM Sarah White <swhite@bridgehousing.com> wrote:

Hello- here is the Municon proposal that I shared previously, for the homes at 1991-1997 Alemany and 1927 Alemany. My understanding is that you rejected this. If you have changed your minds, please let me know.

Vivan put forth some additional uncustomary and unusual conditions in her last email that we have not agreed to. As I mentioned previously, I'm working on a response to that email. I need to review it with others at BRIDGE and will get back to you in the coming days.

Thank you,

Sarah White

Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com

600 California St, Suite 900, San Francisco, CA 94108

From: Joanna <jovincenzi@comcast.net>

Sent: Thursday, March 11, 2021 11:37 AM

To: Gmail; Sarah White

Cc: Ivonne Vasquez; Josephine

Subject: Re: 4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

My understanding at our last zoom meeting was that all four homes would have pre-construction assessments done (with Bridge paying), and we requested in writing that that was approved upon by Bridge (as it was verbally), but we requested in writing.

On 03/11/2021 11:28 AM Gmail <vivianrpadua@gmail.com> wrote:

So what will you do for our homes - 1993, 1995, and 1997?

As a reminder, you were the one who offered the pre-construction assessments to be done (after I explained what our concerns were) on our homes during your call with me on 2/3/21?

On Mar 11, 2021, at 11:05 AM, Sarah White <swhite@bridgehousing.com> wrote:

Hi Everyone- I didn't receive confirmation that you wanted to meet in the last email, so I cancelled with the others (Nibbi, Municon, Engeo). I've also shared your proposal about Martin Ron and ECS with our internal team, I have another meeting tomorrow afternoon to try and finalize our response to that email.

Would you like to meet next Wednesday or Thursday evening? Do you like the idea of a weekly check in for the next couple of months to get your open questions resolved?

From last night, we've agreed to do survey markers for structures on our immediate property line- 1991 Alemany, 1927 Alemany, Safeway, and 4834 Mission St. We will need to do what is called a license agreement for this work, as the surveyor will need permission to be on your property line, Ivonne. I'll work on getting a draft document together for Ivonne to review. The work product of the survey markers would be available to both BRIDGE and the individual property owners of 1991 Alemany and the other structures on a shared property line.

I'm also working on a letter from our geotechnical engineer to better help people understand that the construction at our property will not undermine neighboring building foundations, I offered the highlights their findings in my comments last night. I have some diagrams that better explain these things visually that I can share in a next meeting. I thank you all for sharing more about your concerns about preserving the structural integrity of your homes in last night's hearing, I have been logging each issue as our conversations have evolved and I've been plugging away with our design and engineering team to get the information together.

I also received an updated landscape plan from Rick, that shows the removal of the trees, planters, and replaces the landscaping with more of a succulent garden type design, which will be a deterrent to loitering. Do you want me to forward that to you by email? Or would you prefer to wait and review by zoom and have Rick explain it?

Thank you,

Sarah White

Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com

600 California St, Suite 900, San Francisco, CA 94108

From: Joanna <jovincenzi@comcast.net>
Sent: Thursday, March 11, 2021 10:36 AM
To: Sarah White; Ivonne Vasquez
Cc: Josephine; Gmail
Subject: Re: 4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

Sarah,

Will you be sending out a zoom invite for this evenings meeting?

Joanna

On 03/03/2021 5:47 PM Sarah White <swhite@bridgehousing.com> wrote:

Hi everyone- Thanks for your patience with me. I have the proposal for preconstruction assessments, it came in earlier today, please see attached. Some of the other information that you requested about geotech analysis has come in too, so I have some answers to many of the questions you've asked over the past month. Now that this information has started coming in from our design and construction team, I've put together a tentative meeting schedule (see below) so that we can roll out information in a series of weekly meetings over the next 2 months. We have a noise consultant working on measures we can implement at the site to reduce noise during construction, and we should be ready to present to the neighbors the week of the 15th.

I'm going to email the larger group about meeting weekly by topics that you've raised over the past month. Can we meet next week to review the preconstruction assessment? I can meet on the 11th at 5:30. I've got Garrison (the demo contractor), Municon, our geotech engineer, Engeo, and Nibbi confirmed that we can meet with you at this time to review the process for completing the Municon assessments, the geotech can give you a presentation on the soil improvement program, and Nibbi and Garrison can present on their scope of work for bringing the funeral home down.

I propose we meet weekly to cover the following topics outlined below, and would like for people to email me questions by Sunday evening before each meeting so I have time to prepare a presentation that responds to questions. We'll go through the presentation each week and then reserve the end for additional questions, as Vivian suggested in her 2/9 email.

Virtual Meeting March 11th, 5:30 PM: Review Municon proposal scope for preconstruction assessments & schedule for completing them, review of demo work and soil improvement program. Presenters: BRIDGE, Municon, Engeo, Kris Huff from Garrison (the demo contractor). We can do both a pre-and post construction assessment if you'd like.

Meeting week of 15th: Construction-related noise, things we can do to mitigate noise, and overview of the construction schedule- Presenters: Nibbi, Wilson Ihring (noise consultant), VMWP, BRIDGE

Meeting week of 22nd: Presentation of Logistics Plan by Nibbi

Meeting week of 29th: Logistics plan follow up meeting

Meeting week of April 5th: Review security during construction, communication policy while construction is in progress

Meeting week of April 12th: Updated landscape plan with requested changes from 2/8 meeting.

I'll look forward to hearing from you.

Thank you,

Sarah White

Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com

600 California St, Suite 900, San Francisco, CA 94108

From: Ivonne Vasquez <s.buffalo@comcast.net>

Sent: Saturday, February 20, 2021 6:13 PM

To: Sarah White

Cc: Joanna; Josephine; Gmail

Subject: Re: 4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

Sarah

I just read your email. Since we, the four homes, are going to be impacted by this construction, I think it only appropriate and right, to have this geological engineer and survey firm introduce themselves to us regarding any concerns about this project.

After all, I would prefer the expertise from people who are able provide a comprehensive response in this area instead.

I am in accordance with the pre - construction assessment to those of who adjacent to the site, but I would also like hear about a post-construction assessment as well to prepare us for concerns or complaints we may have. Why wait for a case by case basis. I think it best to be prepared for anything that could arise.

I also concur that Rick provide us with an update on the landscaping plan as we had agreed to on the 8th of February meeting. Rick seemed contentious with my revision on the landscaping. This issue must be resolved, because I am the one whose adjacent to this project and going to be impacted, and let us not forget to that.

Ivonne Vasquez
1991 Alemany

Sent from my iPhone

On Feb 19, 2021, at 4:32 PM, Sarah White
<swhite@bridgehousing.com> wrote:

Hi Everyone: Thanks for your patience with me. I've asked our geotechnical engineer and a survey firm for some information to share with you all, but I don't yet have everything I need to get back to you with a comprehensive response. When we have our next meeting in early March, I should have updated information to present. How about either March 3rd or March 10th for the next meeting, from 6-7 PM? Should we plan to meet the 1st Wednesday of the month going forward?

More immediately, I can respond that we can do a pre-construction assessment for those that are immediately adjacent to the site. I don't anticipate that a post construction assessment will be necessary and we can address that on a case-by-case basis. I would like to use Municon, who was recommended by our general contractor as a firm that specializes in this work. If you have another firm you'd like to consider, you can suggest a firm and I will research the company. If they are of comparable price, scope and expertise as Municon, then I can consider using them in lieu of Municon. I was hoping to have their

proposal to share with adjacent neighbors by now, but I don't have that just yet.

Ivonne, there is temporary lighting up at the site. Until PG&E activates the temporary power pole that the contractor was planning to use, we will be using the temp power lighting poles. Once the PG&E issue is resolved and the temporary power is online, we can get the permanent lights that you are accustomed to seeing back online.

I've also reached out to Rick about updating the landscaping plan as we agreed to on the 9th. I'm hoping to have an updated plan to review with you at our March meeting.

Also, as a reminder, building demo work is scheduled to begin next week and continue through 4/2. The working hours are 7 AM to 3:30 PM M-F, although work tends to wind down by 3.

Proposed agenda for March meeting:

1. Review plan for pre-construction assessments
2. Review landscape plan changes
3. Questions and next steps

Thank you,

Sarah White

Director of Development, BRIDGE

P: 415-321-4074/F:415-495-4898/swhite@bridgehousing.com

600 California St, Suite 900, San Francisco, CA 94108

From: Joanna <jovincenzi@comcast.net>
Sent: Thursday, February 18, 2021 2:46 PM
To: Ivonne Vasquez; Vivian Padua; Sarah White
Cc: Josephine; Cole Tan - 1995 Alemany; Dan Rangel; Kim & Dan - Neighbors Across; Gisel Blake; Jovan Blake; Sandra & Tim - 1996 Alemany Ramos
Subject: Re: 4840 Mission Street - follow-up to 2/8/21 virtual meeting with neighbors

Good afternoon Sarah,

We are still waiting for a response to Vivian and Ivonne's e-mails from the 9th. Being that today is the 18th, we would have expected some type of correspondence.

We are still waiting to hear back on the letter for home appraisals, and on scheduling of the next meeting.

Joanna

On 02/09/2021 8:58 PM Ivonne Vasquez <s.fbuffalo@comcast.net> wrote:

Yes, I concur with Vivian. Would like a letter. Would also like to know when the Bridge Housing lights will be turned back on?
Ivonne Vasquez
1991 Alemany Blvd

With that said, I would like a letter written from you emailed to me (and those neighbors who would like one too - please reply to Sarah as well) stating the agreement you made to me verbally in our phone conversation on February 3, 2021 between 8am-9:30am and again in our virtual meeting yesterday, February 8, 2021 between 6pm-8pm that Bridge Housing will pay for both a pre-construction condition assessment and a post-construction condition assessment to the company(ies) of my choosing. In addition, please provide in that letter the instructions for billing Bridge so that I may, in turn, provide that to the companies I choose. Please email me that letter by COB, February 17, 2021 .

Sent from my iPhone

On Feb 9, 2021, at 1:00 PM, Vivian Padua <vivianrpadua@gmail.com> wrote:

Good morning Sarah,

I appreciate you facilitating the meeting yesterday. One thing I wanted to request and am sure my neighbors are in agreement, for our next and ongoing meetings, we do not want Supervisor Safai invited or participating. His behavior was unacceptable and will not be tolerated and that is what caused me to interject last night. EJ can be invited and participate and depending on his behavior in our meetings we will re-evaluate whether we want him there or not.

I understand that Rick as the architect of this project is married to his design. If Bridge is truly trying to be a good neighbor, then it is imperative that Rick bend to our requests especially when it comes to our safety and security. It felt like he was in a pissing match with Ivonne and not listening to what she was saying. It was only until you stepped in and said there will be "no tree, no bench or no planter" that he stopped. Please have a conversation with him about his behavior. You are in charge of this project, not him, and he is being paid by Bridge Housing.

We keep being told "this will be good for us, this will be good for the neighborhood, we will have teachers, nurses, firefighters living next door to us, people will have affordable housing." You cannot promise us that everything will be okay and we won't have to deal with crime, violence, homeless

encampments, etc. any less than we have to now just because there is an "affordable housing" building next to us. Will the residents that are qualified and chosen to live at 4840 Mission Street be informed that there will be 35 units whose residents formerly resided at the Potrero Hill Housing Projects? That's probably a question for your property management team.

Bottom line is, Bridge Housing received millions from the City, State and other funding sources to build this affordable housing building and will continue to make money on rents paid for decades. Supervisor Safai did everything he could to move this project forward without regard to the residents in District 11. Having been a former City Housing Authority employee, he knew the ins and outs of the process. The only reason we were able to even attend a community meeting was because we opened an unmarked envelope with the announcement of the meeting back in 2018. I normally toss unmarked envelopes and I thank God that I opened that one. All of this has happened at the expense of all of us who live directly on Alemany without ever having a concern for any of us homeowners who pay property taxes every year and whose parents and grandparents have paid property taxes for decades.

All of this happened long before you started with Bridge Housing. I wanted you to personally hear it from me. We have been dealing with this since 2018.

With that said, I would like a letter written from you emailed to me (and those neighbors who would like one too - please reply to Sarah

as well) stating the agreement you made to me verbally in our phone conversation on February 3, 2021 between 8am-9:30am and again in our virtual meeting yesterday, February 8, 2021 between 6pm-8pm that Bridge Housing will pay for both a pre-construction condition assessment and a post-construction condition assessment to the company(ies) of my choosing. In addition, please provide in that letter the instructions for billing Bridge so that I may, in turn, provide that to the companies I choose. Please email me that letter by COB, February 17, 2021.

Thank you for trying to work with us on behalf of Bridge Housing. As stated, we would like a monthly virtual meeting for updates on the project. I request you set an agenda (leaving at least 15 minutes for us to ask questions and respond to the info provided) of the updates/info you want to communicate with us and email it to us at least three days prior to the meeting. If there is something that comes up between that monthly meeting, please schedule one asap so that we may continue to stay informed. I request that the meeting be an hour to an hour and 15 minutes at most. Having an agenda should make that doable.

I am also requesting ground rules for our meetings.

1. Speak one at a time identifying ourselves by name.
2. Be respectful of each other.
3. Mute when not speaking.
4. Give everyone a chance to speak and ask a question one at a time even if it means going in turn.

I would like these meetings to be informative and productive. Many of us have lots of emotions connected to this project and understandably so. Let's try to walk away from a meeting with an outcome. Neighbors and Sarah please feel free to add to these ground rules.

Thank you for your ongoing support.

Respectfully,

Vivian Padua
1997 Alemany Blvd.

--

Blessings and gratitude,
Vivian

Vivian Padua, FFC®, PCC™, AFC®

--

Blessings and gratitude,
Vivian

Vivian Padua, FFC®, PCC™, AFC®

Project No.
16917.000.001

March 17, 2021

Ms. Sarah White
BRIDGE Housing
600 California Street, Suite 900
San Francisco, CA 94108

Subject: 4840 Mission Street Development
San Francisco, California

COMMENTS ON CONSTRUCTION IMPACTS DURING DEMOLITION AND GROUND IMPROVEMENT CONSTRUCTION

Dear Ms. White:

We reviewed the documents listed at the end of this letter as References 1 through 5 in order to evaluate risk of potential impacts from activities during demolition and construction of the 4840 Mission Street project in San Francisco, California. The purpose of this letter is to provide our geotechnical opinion of potential impacts based on our experience with similar construction techniques and the distance from potential earthwork related to existing structures. In Reference 1, Van Meter Williams Pollack (VMWP) provides drawings of the project in relation to the neighboring properties: 1991 Alemany Boulevard, 1927 Alemany Boulevard, and 4834 Mission Street.

DEMOLITION ACTIVITIES

Site demolition will involve removal of the existing building and associated foundation elements. According to the drawings in Reference 1, the existing building is partially below grade, extending to approximately 8 feet below the ground surface along the eastern edge adjacent to Mission Street. The west side of the existing building is at-grade as a result of the lower topographic elevation to the west. The drawings indicate that the building is supported on isolated footings; however, on the drawing, the depth below the finish floor is unclear. It is estimated to be on the order of less than 2 feet thick. Therefore, we estimate that excavations associated with the demolition of the existing structure are not anticipated to extend greater than 10 feet adjacent to the Mission Street site.

Based on borings conducted, the project site is generally underlain by poorly graded sand. Appropriate temporary sloping and shoring of excavations shall be provided by the contractor in accordance with OSHA guidelines for the soil type. However, subjected to the actual site condition, it appears temporary slopes may vary between 1½:1 (horizontal:vertical) and 1:1.

We provide the following comments regarding existing neighboring properties (Exhibit 1), based on the project plans and VMWP's diagrams.

EXHIBIT 1: Existing Building Site Plan



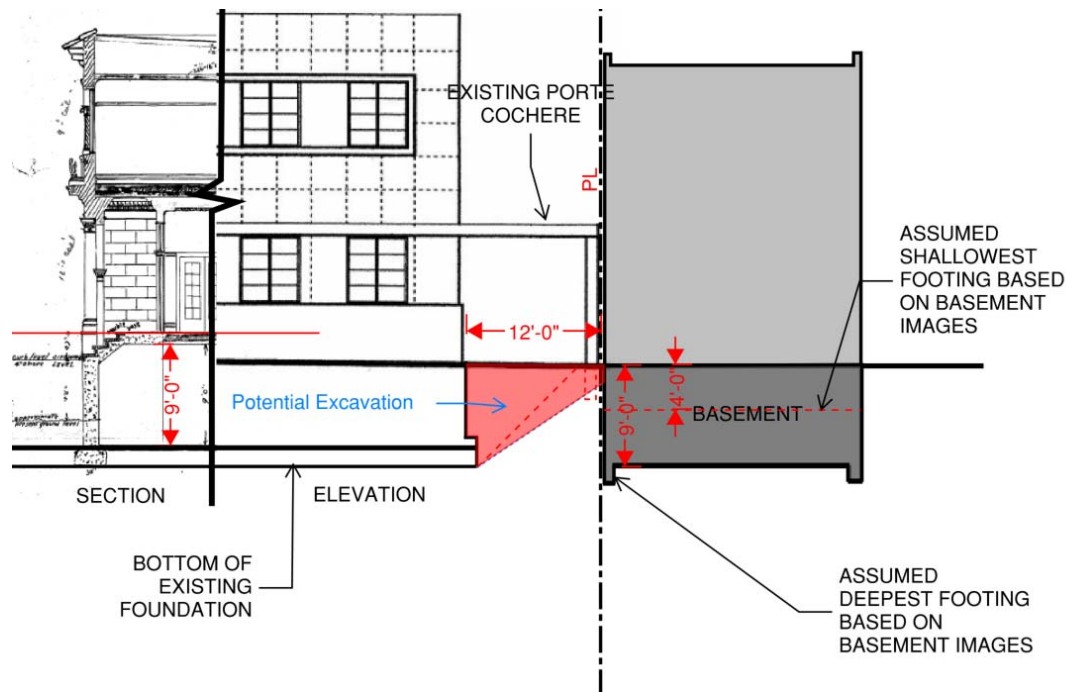
1991 Alemany Boulevard: The northern edge of the structure on 1991 Alemany Blvd. is greater than 130 feet away from the building to be demolished. As discussed, the western portion of the existing building is at-grade. It is anticipated that demolishing excavations to remove foundation will be relatively shallow (on order of 2 feet). Based on the location, we opine that this depth of excavation would not impact the property at 1991 Alemany Boulevard; as such, site demolition activities would be expected to have negligible impact to the property at 1991 Alemany Blvd. Furthermore, the risk of undermining support of the neighboring foundation at 1991 Alemany Blvd. would be nil.

1927 Alemany Boulevard: The southern edge of the structure on 1927 Alemany Blvd. is greater than 95 feet away from the building to be demolished. The western portion of the existing building is at-grade; therefore, the excavation to remove foundation element should be relatively shallow (on the order of 2 feet). Based on the location, it is not anticipated to extend near 1927 Alemany

Bld. Therefore, site demolition activities are expected to have negligible impacts to the property at 1991 Alemany Blvd. The risk of undermining support of the neighboring foundation at 1991 Alemany Blvd would be nil.

4834 Mission Street: The northeastern corner of the existing building has a partial subterranean level extending up to 8 feet below the ground surface. The property at 4834 Mission Street is located approximately 12 feet away from the existing building. We understand from VMWP's diagram that the bottom of the building at 4834 Mission Street extends a minimum depth of 4 feet below grade. Temporary excavation necessary to remove foundation of the existing building at the project site is anticipated to be less than 10 feet. If the excavation to facilitate the removal of foundation is to be facilitated with temporary slopes, the excavation is not anticipated to undermine the foundation of the adjacent building at 4834 Mission Street as indicated in Exhibit 2. As such, excavation activities associated with the existing building will likely have minimal to negligible impacts to the property at 4834 Mission Street, and should not pose a condition that would undermine the neighboring foundation at 4834 Mission Street. If excavation necessary for foundation removal requires to be closer and deeper than assumed, we should be consulted to evaluate any potential impacts. Alternatively, shoring and underpinning can be used to minimize impacts.

EXHIBIT 2: Potential Excavation of Site Demolition

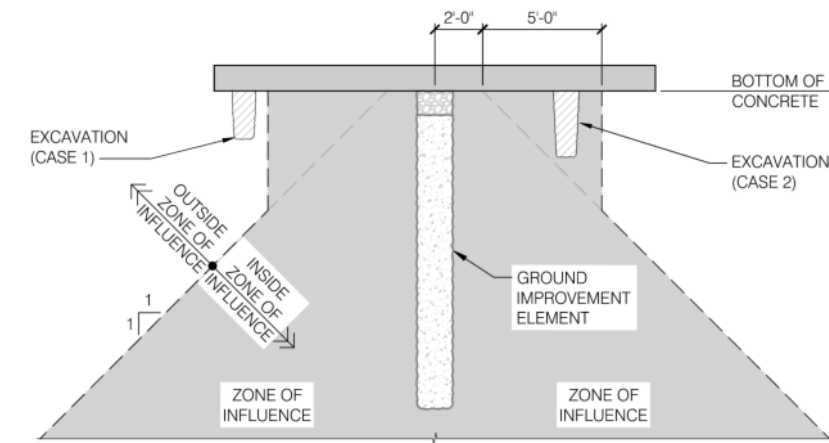


ZONE OF INFLUENCE DURING GROUND IMPROVEMENT ACTIVITIES

The future building will be constructed relative to the adjacent ground of the neighboring area. The building will be supported on Drilled Displacement Columns (DDC) on a shallow structural reinforced mat. The future building is generally located a horizontal distance of greater than 10 feet from existing buildings. The construction of DDC involves installation of 18-inch-diameter grout columns below the ground surface to a depth of roughly 35 feet within the future building

footprint. The construction of the column is performed with a non-vibratory and non-impact drilling tool advanced to the designed depth. Cement is injected from the bottom of the drilling tool as it is withdrawn from the ground to immediately backfill the drilled hole. Farrell Design-Build provided in their drawings the zone of influence associated with a DDC element. According to Sheet GI 3.1 of Reference 2, from the 4840 Mission Street 100% Construction Documents, Farrell Design-Build notes the zone of influence created from DDC installation extends a horizontal distance of 2 feet away from the center of pile and slopes downward in a 1:1 configuration (Exhibit 3). We provide a drawing from Farrell's plan sheet that visually displays the zone of influence created from DDC installation.

EXHIBIT 3: DDC Zone of Influence

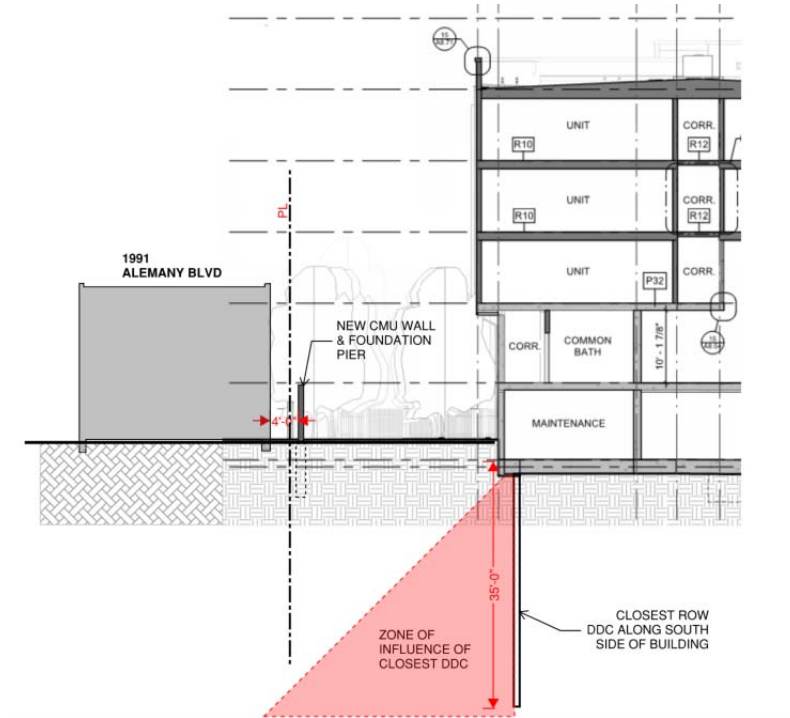


- NOTES:**
- CASE 1:** WHERE EXCAVATION DOES NOT ENCR OACH INTO THE ZONE OF INFLUENCE, SEE GEOTECHNICAL REPORT FOR BACKFILL REQUIREMENTS.
 - CASE 2:** EXCAVATION BACKFILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT RELATIVE COMPACTION PER ASTM D1557 WHERE EXCAVATION ENCR OACHES INTO THE ZONE OF INFLUENCE OR PER GEOTECHNICAL ENGINEER RECOMMENDATION. THE MOST STRINGENT COMPACTION REQUIREMENT SHALL GOVERN.

Van Meter Williams Pollack provided schematic diagrams illustrating the zone of influence in relation to the neighboring properties in Reference 1. Excerpts of the diagrams are provided below. The zone of influence from the DDC near each of the existing properties is discussed in the following section.

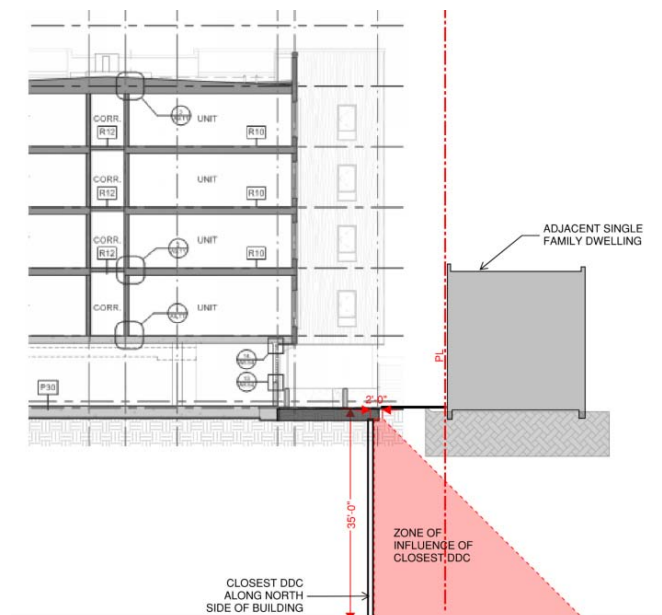
1991 Alemany Boulevard: As shown in Exhibit 4, the zone of influence created by DDC installation along the south side of the new building is not projected to encroach the neighboring property at 1991 Alemany Blvd. Therefore, we consider the impacts of DDC installation on the neighboring property at 1991 Alemany Blvd. to be negligible.

EXHIBIT 4: DDC Zone of Influence at 1991 Alemany Boulevard (VWMP, 2021)



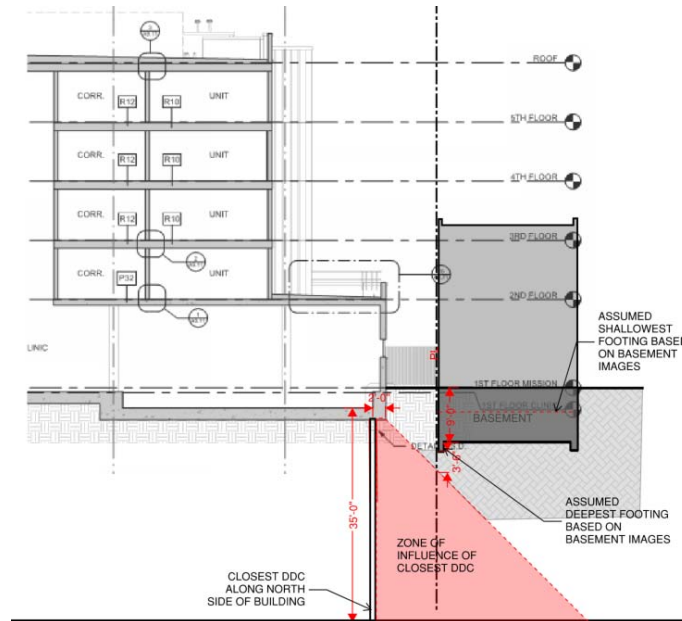
1927 Alemany Boulevard: As shown in Exhibit 5, the zone of influence created by DDC installation along the north side of the new building is not projected to encroach the foundation or structure of the neighboring property at 1927 Alemany Blvd. Therefore, we consider the impacts of DDC construction on the neighboring property at 1927 Alemany Blvd to be negligible.

EXHIBIT 5: DDC Zone of Influence at 1927 Alemany Boulevard (VWMP, 2021)



4834 Mission Street. As shown in Exhibit 6, the zone of influence created by DDC installation along the north side of the building is not projected to encroach the structure of the foundation of the neighboring property at 4834 Mission Street (assuming the maximum depth of the basement is 9 feet). Therefore, we consider the impacts of DDC construction on the neighboring property at 4834 Mission Street to be minimal to negligible.


EXHIBIT 6: DDC Zone of Influence at 1927 Alemany Boulevard (VWMP, 2021)



It is our professional opinion based on our experience with similar construction and standard of practice that the proposed site earthwork activities are anticipated to have minimal geotechnical impacts to the neighboring existing structures. It is the contractor's sole responsibility to provide safe standard construction practices to perform any excavation. In addition, we understand BRIDGE Housing is proposing to include vibration monitoring during demolition and DDC construction to record the level of vibration to minimize elevated vibration construction activities that could impact existing facilities.

If you have any questions or comments regarding this letter, please call and we will be glad to discuss them with you.

Sincerely,
ENGEO Incorporated


Kavin Khatri, PE
kk/lc/tpb/cjn



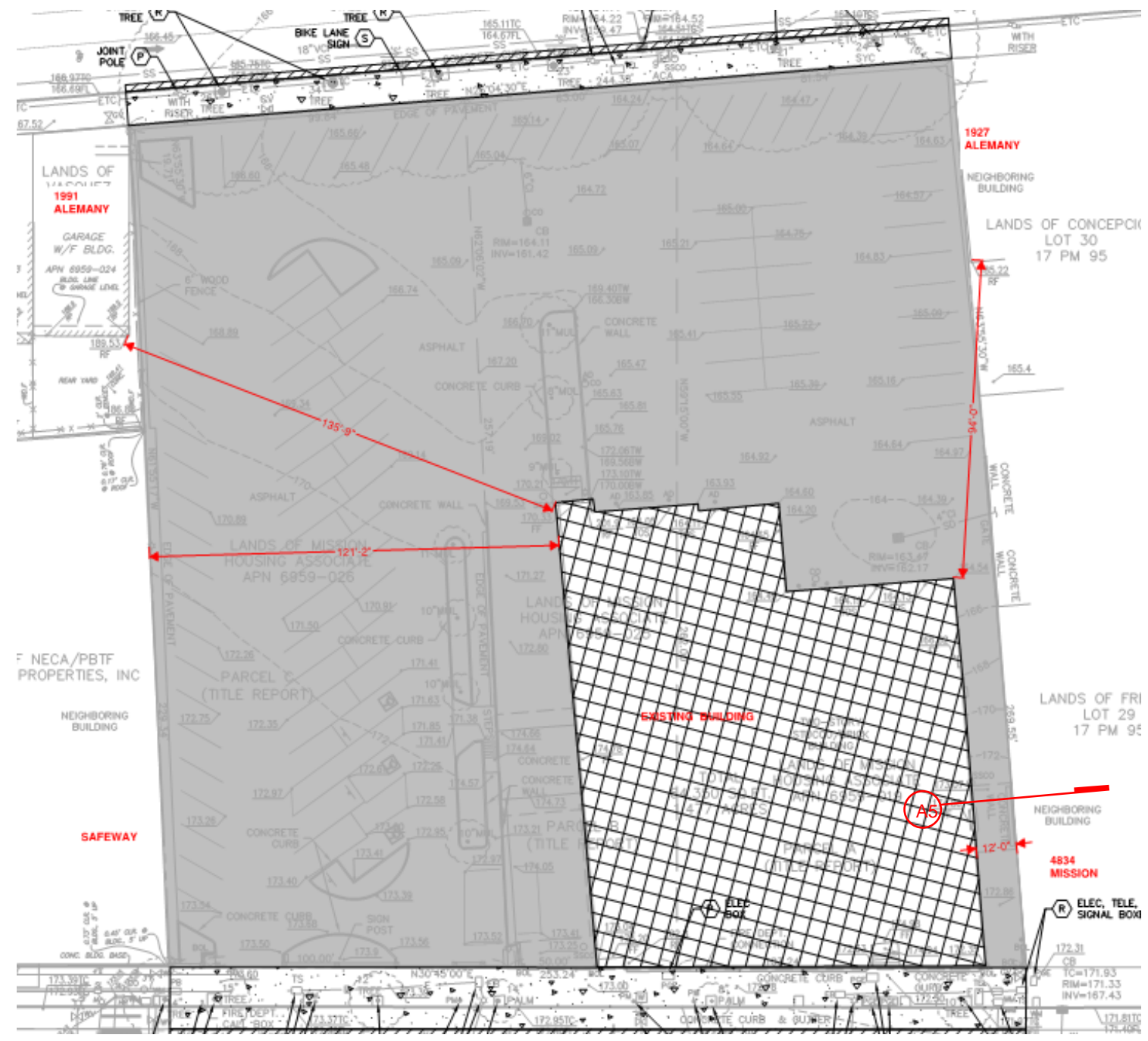
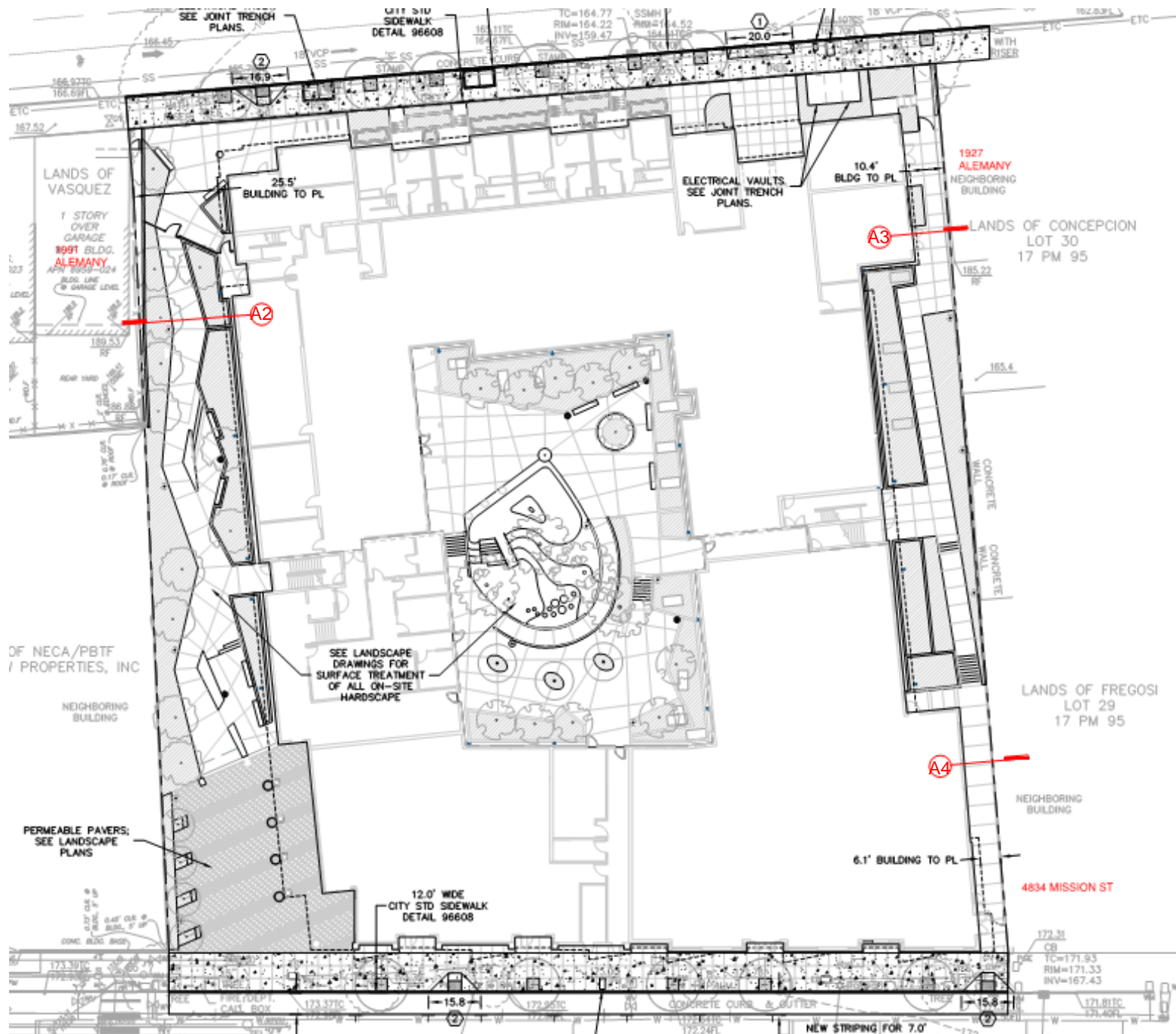

Leroy Chan, GE, LEED-AP



Attachments: List of References
Van Meter Williams Pollack (VMWP). March 9, 2021. Zones of Influence.
Sheets A1 to A5.

LIST OF REFERENCES

1. Van Meter Williams Pollack (VMWP). March 9, 2021. Zones of Influence. Sheets A1 to A5.
2. Farrell Design-Build. October 23, 2020. 4840 Mission Street, 100% Construction Documents, Sheet GI-3.1. Job # MBC #219-264, July 24, 2020.
3. J.A. Porporato Architect. 619 Washington Street, San Francisco. 1923. 4840 Mission Street Drawings.
4. IA Gonzales AIA Architects; Seismic Upgrade and Accessibility Alterations; Valente Marini Perata & Co Funeral Homes, 4840 Mission Street, San Francisco, CA, April 30, 1999. Sheets A1 to A6
5. Safety and Health Regulations for Construction. 1926 Subpart P App B. Occupational Safety and Health Administration.

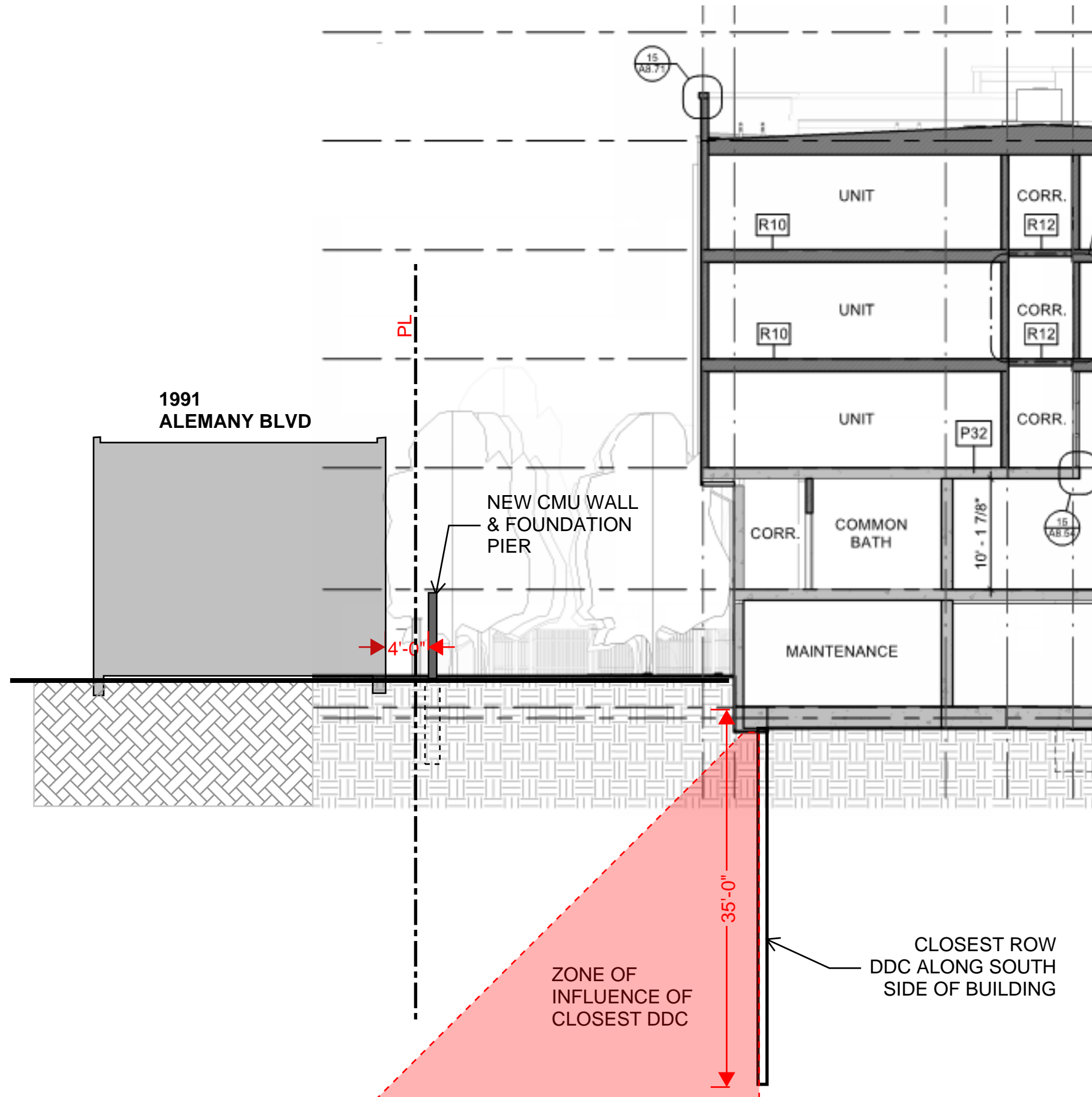


03/08/2021

SHEET A1

CONSTRUCTION ACTIVITIES RELATIVE TO NEIGHBORING BUILDINGS

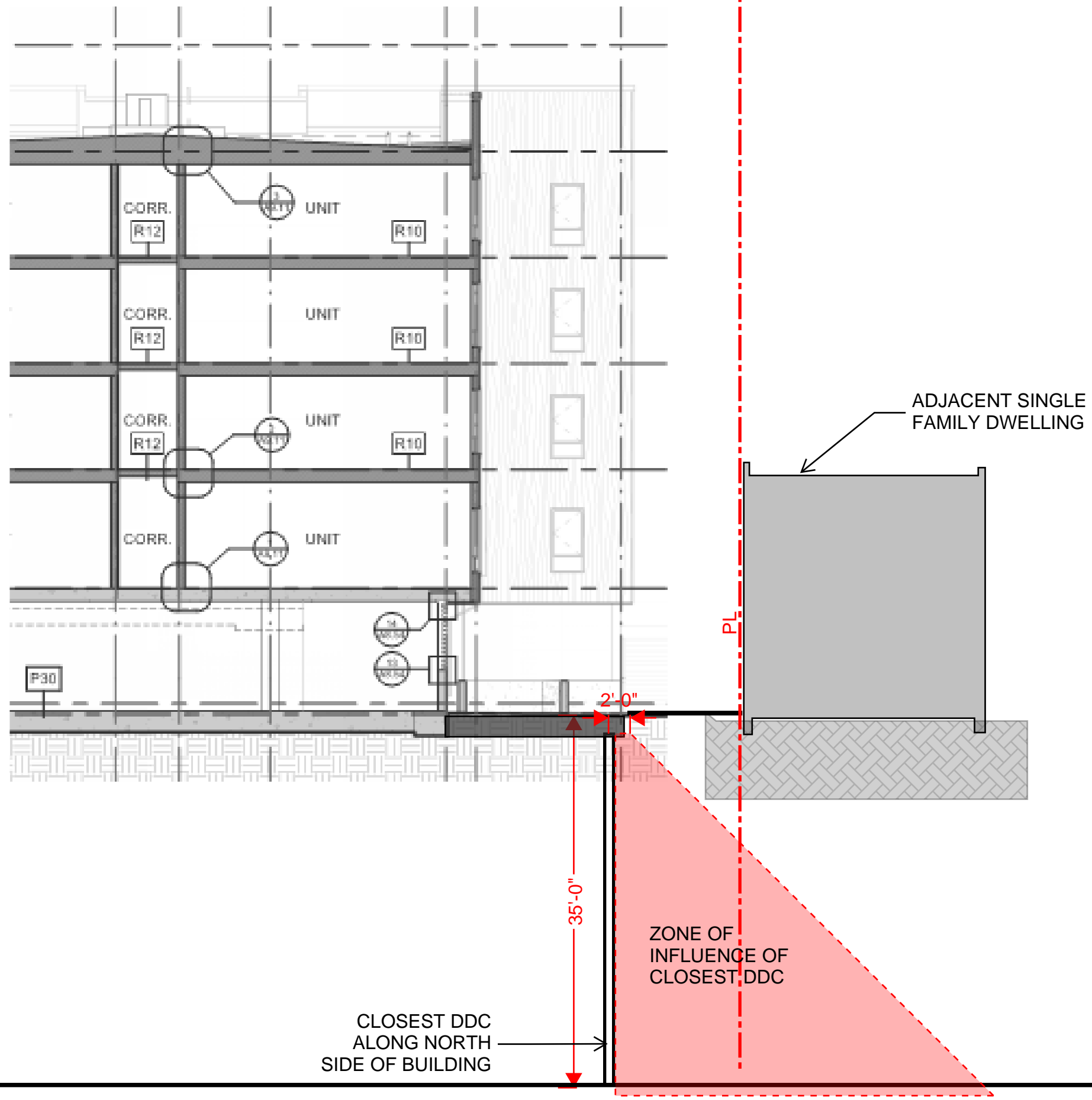
DEMOLITION ACTIVITIES RELATIVE TO NEIGHBORING BUILDINGS



03/08/2021

SHEET A2

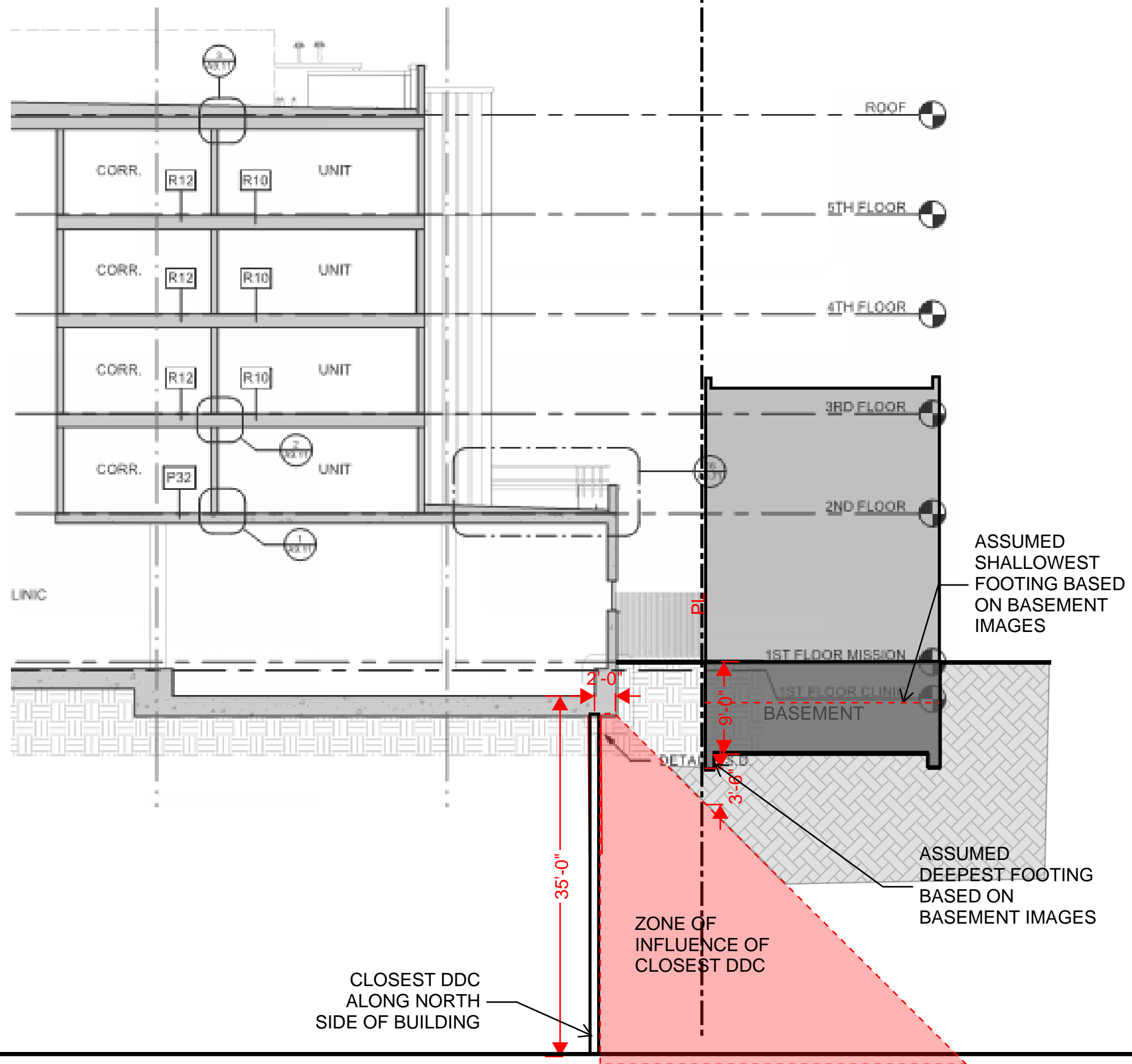
CONDITION AT 1991 ALEMANY BLVD



03/08/2021

SHEET A3

**CONDITION AT 1927 ALEMANY BLVD.
WITH NEW BUILDING**



03/08/2021

SHEET A4

**CONDITION AT 4834 MISSION STREET
WITH NEW BUILDING**



MISSION VIEW



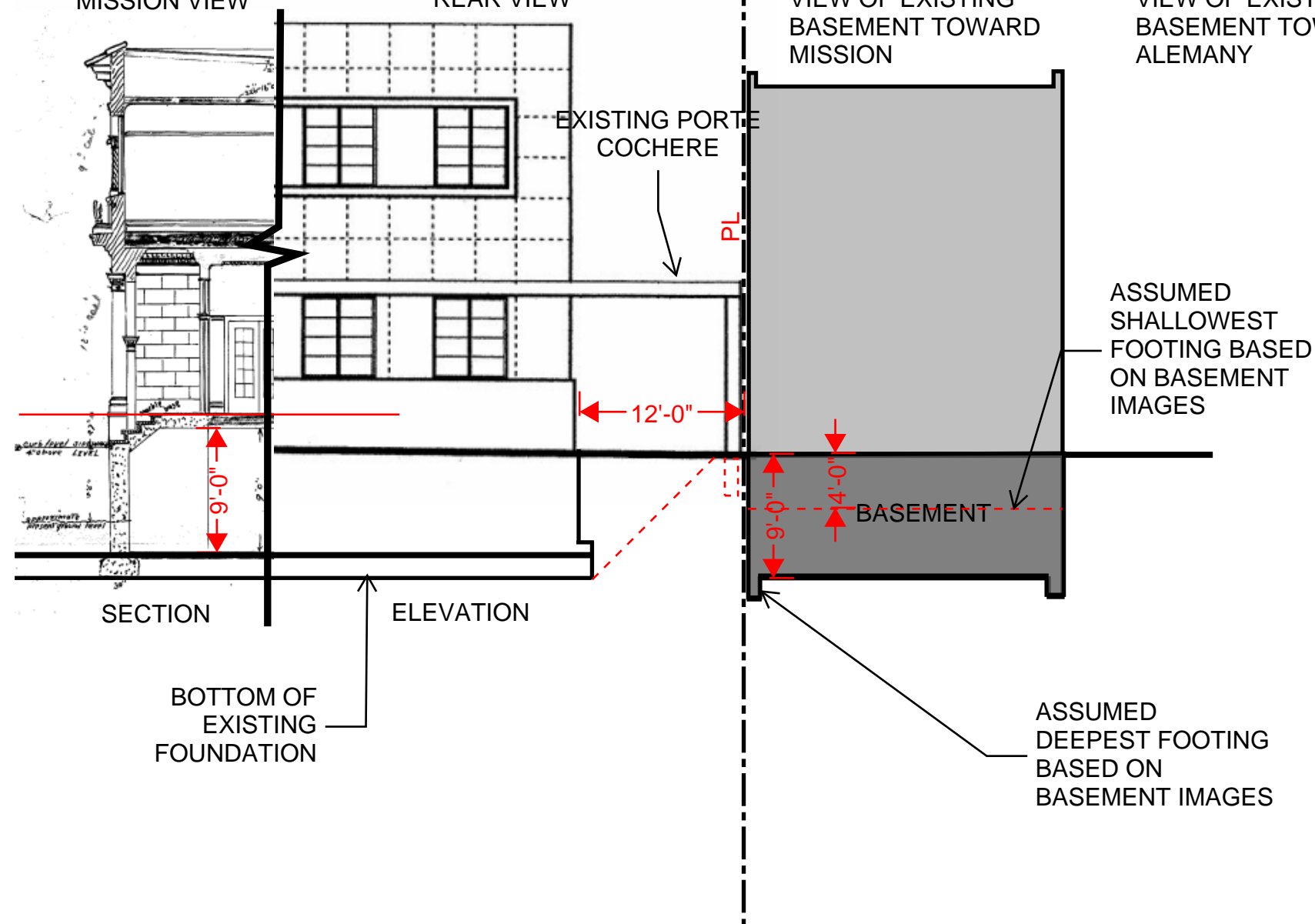
REAR VIEW



VIEW OF EXISTING BASEMENT TOWARD MISSION



VIEW OF EXISTING BASEMENT TOWARD ALEMANY



CONDITION AT 4834 MISSION STREET WITH EXISTING BUILDING