

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
DR. CHUN PANG TONY KIR and DR. RYAN KIR,)
Appellant(s))
vs.)
ZONING ADMINISTRATOR,)
Respondent)

Appeal No. **22-018**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 18, 2022, 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 March 11, 2022, of a Request For Revocation of Building Permit No. 2021/0525/0983 (The subject permit was approved by the Planning Department in error on May 25, 2021 and issued by DBI on January 4, 2022. The scope of work included the change of use from an existing bar to a dental office (Health Services) and associated interior tenant improvements. No exterior work was included within the scope of this permit. Per Planning Code Section 722, Health Services are not permitted at the ground floor within the North Beach Neighborhood Commercial District. As such, the permit was approved by Planning in error, and the permit should not have been issued. The Planning Department requests revocation because the scope of work violates the Planning Code and there is no legislation proposed to amend the Code in a manner to address the issue) at 729 Vallejo Street.

APPLICATION NO. 2021/05/25/0983

FOR HEARING ON April 13, 2022

Address of Appellant(s):

Address of Other Parties:

Dr. Chun Pang Tony Kir and Dr. Ryan Kir, Appellant(s) 814 Broadway San Francisco, CA 94133	N/A
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Date Filed: March 18, 2022

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 22-018

I / We, **Dr. Chun Pang Tony Kir and Dr. Ryan Kir**, hereby appeal the following departmental action: **ISSUANCE** of a **Request For Revocation of BPA No. 2021/05/25/0983** by the **Zoning Administrator** which was issued or became effective on: **March 11, 2022**, for the property located at: **729 Vallejo 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 31, 2022, (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 shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org and tina.tam@sfgov.org.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **April 14, 2022, (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 doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, ddskir@gmail.com and ryankirdds@gmail.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, April 20, 2022, 5:00 p.m., in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties have the option of attending the hearing remotely via Zoom.

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 changes 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 hard copy of the hearing 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:

Signature: Via Email

Print Name: Dr. Chun Pang Tony Kir

There is gross negligence and incompetence within the Planning Department that has tremendously affected us emotionally and financially.

The CU permit application involved a ground floor relocation of our dental office from 814 Broadway to 729 Vallejo Street (200 meters away) as our lease (34 years) is up and majority of our patients are elderly that have difficulty in climbing stairs. Before we decided to purchase the 729 Vallejo building, I called Planning Department in July 2020 and was advised by a Planner that relocation could be allowed since the 2 G/F locations are within the North Beach Neighborhood Commercial District. We have records of all the emails.

We now found out this Planner had mistaken 814 Broadway to be in the NBNC. Actually 814 Broadway is in Chinatown, just few feet away to NBNC. This ambiguity was never picked up by all the subsequent Planners. 814 Broadway is in such close proximity to NBNC that all the Planners believed it is indeed within the NBNC. This is probably what happened with the first Planner; and based on his information in July 2020, we raised large sum of money and bought the 729 Vallejo Building in August 2020.

We engaged Architect/Designer and going through the tedious proper application channel, with public hearing etc., after stringent reviews and checking by the Planners, our Architect successfully obtained the CU permit in May 2020. The Building permit was also approved in January 2021.

While we are moving forward with plans of construction, my Architect received an email last month from Michelle Langlie of the Planning Dept that our permit needs to be revoked.

This is gross negligence and incompetence. The Planning Dept repeatedly committed mistakes. They never apologize nor provide any compensation. There is consequence for any mistake and that Planning Dept needs to "swallow" it and we should not be the ones penalized by their mistakes. All governments are honoring their mis-printed paper money once printed and in circulation--our CU permit was approved some 9 months ago!



REVOCATION REQUEST

March 11, 2022

Patrick O'Riordan, Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.: 202105250983
Property Address: 729 Vallejo Street
Block and Lot: 0147 / 026
Zoning District: North Beach NCD (Neighborhood Commercial District)
Staff Contact: Michelle Langlie – (628) 652-7410, michelle.langlie@sfgov.org

Dear Patrick O'Riordan,

This letter is to request that the Department of Building Inspection (DBI) revoke **Building Permit (BP) No. 202105250983** for the property at 729 Vallejo Street.

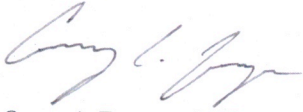
The subject permit was approved by Planning in error on May 25, 2021 and issued by DBI on January 4, 2022. The scope of work included the change of use from an existing bar to a dental office (Health Services) and associated interior tenant improvements. No exterior work was included within the scope of this permit. Per Planning Code Section 722, Health Services are **not** permitted at the ground floor within the North Beach Neighborhood Commercial District. As such, the permit was approved by Planning in error, and the permit should not have been issued. Therefore, the Planning Department respectfully requests that DBI revoke **BP No. 202105250983** because the scope of work violates the Planning Code and there is no legislation proposed to amend the Planning Code in a manner to address the issue.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit www.sfgov.org/bdappeal.

Patrick O’Riordan, Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500

Revocation Request
729 Vallejo Street
March 11, 2022

Sincerely,



Corey A. Teague, AICP
Zoning Administrator

CC: KIR CHUN PANG TONY & MEI ON, P.O. Box 2088, Burlingame, CA 94011 (Property Owner)
Claudine Asbagh, Northeast Quadrant Team Leader, Planning Department



March 14, 2022

REVOCATION OF PERMIT

KIR RYAN ZHI-EN
P.O. Box 2088
Burlingame, CA 94011

Property Address: 729 Vallejo Street
Building Permit No: 202105250983
Block/Lot: 0174/026

To whom it may concern,

Pursuant to Section 106A.4.5 of the San Francisco Building Code, the Director of Building Inspection may suspend or revoke a building permit whenever the permit has been issued in error on the basis of incorrect information supplied or in violation of any ordinance or regulation or other provision of the Building Code.


San Francisco Planning has determined that it approved building permit application # 202105250983 in error (see attached letter from SF Planning dated March 11, 2022).

Accordingly, Building Permit Application # 202105250983 is hereby revoked.

Should you have any further questions regarding this matter, contact Michelle Langlie of San Francisco Planning at (628) 652-7410 or michelle.langlie@sfgov.org.

Very truly yours,

Patrick O'Riordan,
Director


Matthew Greene
Acting Chief Building Inspector

cc: Joseph Duffy, Deputy Director
Matthew Greene, Acting Chief Building Inspector
Joe Ng, Senior Building Inspector
District Inspector
BID File

P:\ Revocation of Permit\2022\729 Vallejo St 202105250983

BRIEF SUBMITTED BY THE APPELLANT(S)

March 23, 2022

San Francisco Board of Appeals
49 South Van Ness Ave, Suite 1475
San Francisco, CA 94103

Re: Appellant's Brief, Appeal No. 22-018

My name is Dr. Ryan Kir. My father, Dr. Chun Pang Tony Kir, started a dental practice 34 years ago on the ground floor of 814 Broadway in October 1988. I joined his practice in August of 2007. Our patients are mostly from Chinatown and North Beach, including many socio-economically, disadvantaged people and elderlies. Over the last 10 years, we have witnessed less and less dental offices in the area, as younger dentists are not interested in serving the community, especially the under-privileged groups with poor reimbursement from the government. We are proud to say that we are probably the only practice in the region that takes Denti-Cal patients without a long waiting appointment. We have been told by patients that the nearby North East Medical Services(NEMS) dental clinic has a few months' wait for an appointment and have actually gotten referrals from them.

The 2018 Broadway beautification project changed the three-lane street outside our office into two lanes eliminating the parking lane and red-zoned the area in front of our office. This has created severe difficulties to our elderlies who find it dangerous to be dropped off or picked up on the busy Broadway. At the same time, our lease is coming to an end after over 30 years and our Landlord has no intention to extend the lease. So, we are looking to relocate.

In July 2020, we found a building for sale at 729 Vallejo Street, which is 200 meters away and is next to a public parking. This a three story building with a G/F commercial and two residential apartments

above. The G/F space is about 1000 sq ft, which is ideal for us to relocate. I personally called the Planning Department enquiring about the possibility for relocation. Because of the pandemic, I could only communicate with the Planning Department by emails. Because I had many questions, a gentleman Planner emailed requesting my phone number and offered to call me to answer questions. In the phone conversation, I provided my current address and the new address. He told me the North Beach Neighborhood Commercial District NBNCD does not allow a G/F dental office unless it is a relocation. He further told me our 814 Broadway address is within the same district, therefore such relocation would be allowed. He then emailed me the CU application forms and informed me of the required fees. He also commented we should apply immediately as there would be a fee increase in September. I have records of all these email exchanges (Exhibit A).

Based on the information from the Planning Department, in August 2020 we raised a large sum of money and bought the Building at 729-731-733 Vallejo. The G/F 729 is a bar (Hawaii West Bar). The upper floors are residential with protected tenants. After the purchase, we informed Nolan Kellet, the bar owner that we intended to relocate our dental office to that space. We told him that it might take some time to get the permit and we should continue his business until we would give him ample time to vacate. Nolan accepted the notice with no objection.

We then engaged Candy Liu, a Designer, to proceed with the tedious CU application with Planning Department. In December 2020, she conducted a neighborhood meeting at the sidewalk of 729 Vallejo and there were no objections by the neighbors. In May, 2021, our designer obtained the approval of the change of use permit for relocation. In January 2022, the building permit was also approved by

Building Department as well. When we were preparing to give Nolan notice to move, our designer received an email dated February 8, 2022 from Michelle Langlie of Planning Department stating the CU permit approved some eight months ago was approved in error. She offered neither apology nor any compensation, but bluntly required us to withdraw the permit in 3 days—otherwise she would revoke the permit on her own (Exhibit B). We were totally shocked by this unreasonable and ridiculous demand. We got into contact with Claudine Asbagh, the Principal Planner for the Northeast Quadrant who offered to help. After four weeks and checking with the City Attorney's Office, Zoning Administrator and Supervisor's office, she could not find a solution. Michelle Langlie issued a letter of revocation on March 11, 2022.

We strongly protest this revocation. We believe there is negligence and incompetence within the Planning Department. After investigating further, we have NOW found out the following:

- 1) 814 Broadway is actually in Chinatown, but it is in such a close proximity to North Beach Neighborhood Commercial District (NBNCNCD) that NOT ONLY the first Planner in July 2020 (my initial enquiry) had mistaken 814 Broadway is indeed in NBNCNCD, BUT ALSO the subsequent Planners (Michelle Langlie & her associate Planners) who approved the CU permit made the same mistake. They never admitted any wrongdoing and never offered any apology. The revocation letter from Building Department also indicated we might have provided incorrect information. This is absolutely absurd. I personally do not really know what districts 814 Broadway or 729 Vallejo belong in. It is the duty and responsibility of the Planners to find out.
- 2) In May 2021, Candy Liu, our designer (Exhibit C, Candy Liu Declaration) was so surprised that the Change of Use from a Bar to Dental Office was approved so uneventfully over the counter by Michelle Langlie that Candy challenged Michelle by showing her written step by step notes

for the normal procedure and the requirement for Conditional Use application. Michelle Langlie then checked with a different male Planner and came out and insisted the over the counter approval is what was needed for the relocation of our dental office. Candy could in no way challenge Michelle Langlie and had to accept what she was being told.

- 3) There is OBVIOUS negligence, carelessness and incompetence in this ordeal. In July 2020, the first Planner misguided us and we spend over one million dollars to purchase the Building. Then in May 2021, Michelle Langlie & the male Planner, personally approved the CU permit and waited nine months to find out it was done in error! While everyone makes mistake, it is totally forgivable if corrected within reasonable time. BUT DEFINITELY IT IS UNACCEPTLE TO CORRECT AFTER NINE MONTHS. IT IS ALSO UNJUST AND UNETHICAL AFTER EXTENSIVE TIME & ENERGY WAS SPENT FOR PLANNING THE CONSTRUCTION OF THE NEW DENTAL OFFICE. Is it fair that they made the mistake and they do not need to be responsible for any consequence and we are the only ones to suffer in the end? The permit revocation has affected us emotionally and financially. Mistake over mistake, we think Planning Department should “honor” their mistakes and allow the CU permit and building permit stand.
- 4) Our current 814 Broadway is so close to NBNCD (even the Planners made mistakesh cvcghbvcj cfx) that there should be some leniency in the demarcation line. Many School districts, for example in Peninsula, allows cross-district enrollments if within a block or so---- the two locations are less than 200 meters apart (Exhibit D, Map of distance between 814 Broadway and 729 Vallejo).

We sincerely hope the Board of Appeals will overturn the permit revocation. We are pressed with time. We need to start our construction immediately and relocate our office before our lease ends so we can continue to serve our patients and the community.

As a last word regarding their negligence and incompetence, we genuinely believe the Planners' mistake might have been unintentional or accidental because of the close proximity of 814 Broadway to NBNCD. Despite their unintentional mistake, they never offered any sincere apology. Nor have they had the courage to uphold the permit that they approved some nine months ago. People look to the Planning Department for guidance on how to start their projects in the city. The Planning Department cannot afford to make mistakes and not honor them because it erodes the trust of the people and the damage can be tremendous.

Please also see attached Permit Report (Exhibit E) that shows the Planning department stating the current office 814 Broadway and 729 Vallejo are within the same North Beach NCD location. Also please find the copy of my email to Mayor London Breed (Exhibit F) which till this date has gotten no reply.

We are a small family owned father and son dental practice. We have never hired any associates in the past 34 years to increase our patient loads. The new location is about 1000 sq ft. It is G/F, next to a public parking lot. However, as required by the heritage requirement, there would not be any drastic change to the frontage of the commercial space. With ADA requirement for restroom and waiting area etc., the useable space is not large; in no way could a huge dental clinic can fit in. We know that North

Beach does not welcome large medical clinics, thus our low profile dental office would blend in nicely in the peaceful North Beach neighborhood. We would comply with the commitment that our dental office will remain SMALL and will not have more than two full time dentists working at the same time. I hope the Board will support our relocation and overturn the revocation and help us to overcome the difficulties so that our office can be relocated to 728 Vallejo Street. Thank you very much!

Exhibit A.1



PIC, PLN (CPC) <pic@sfgov.org>



to me ▾

Jul 30, 2020, 10:49 AM



Do you have a phone number to discuss further?

Property Information Map (PIM): <http://sfplanninggis.org/pim>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Chun Pang Tony Kir <ddskir@gmail.com>

Sent: Thursday, July 30, 2020 8:31 AM

To: PIC, PLN (CPC) <pic@sfgov.org>

Cc: Ryan Kir <ryan.kir@gmail.com>; meionkir@gmail.com <meionkir@gmail.com>



...

[Message clipped] [View entire message](#)



Chun Pang Tony Kir

Jul 30, 2020, 11:05 AM



My phone no. is 4158289827. Looking forward to hearing from you



Chun Pang Tony Kir <ddskir@gmail.com>

Jul 30, 2020, 11:11 AM



to PLN, bcc: me ▾

BTW. When do you think you can call me? Thx

Exhibit A.2



Chun Pang Tony Kir <ddskir@gmail.com>

to PLN, bcc: me ▾

Thu, Jul 30, 2020, 11:11 AM




BTW. When do you think you can call me? Thx

Sent from my iPhone

On Jul 30, 2020, at 11:05 AM, Chun Pang Tony Kir <ddskir@gmail.com> wrote:



PIC, PLN (CPC) <pic@sfgov.org>

 to me ▾

Thu, Jul 30, 2020, 2:27 PM



Per conversation with staff, please find the CU application, LOD information, and Priority Processing application. The estimated fee is \$2.067 for a construction cost of \$50.000. The ZA Letter fee is \$729. Fees will be adjusted on Sept. 1.

https://forms.sfplanning.org/CUA_SupplementalApplication.pdf

1650 MISSION STREET, 400 www.sfplanning.org CONDITIONAL USE
AUTHORIZATION

page 1 | supplemental application - conditional use authorization conditional use authorization 1650 mission street,
#400 san francisco ca 94103



Exhibit B

Chun Pang Tony Kir <ddskir@gmail.com>

Fw: Building Permit 202105250983 for change of use at 729 Vallejo approved in error

Candy Liu <mmcandy21@yahoo.com>

Wed, Feb 9, 2022 at 3:58 PM

To: Ryan Kir <ryan.kir@gmail.com>, Chun Pang Tony Kir <ddskir@gmail.com>

Hi Dr Kirs, below email is what I've received from the City for your reference. I've also spoken with the Planner and she said there is nothing we can do since this is an error of approval, the permit will be revoke. :(

----- Forwarded Message -----

From: Langlie, Michelle (CPC) <michelle.langlie@sfgov.org>

To: MMCANDY21@YAHOO.COM <mmcandy21@yahoo.com>

Sent: Tuesday, February 8, 2022, 11:50:07 AM PST

Subject: Building Permit 202105250983 for change of use at 729 Vallejo approved in error

Hello,

It has been brought to our attention that Building Permit 202105250983 was approved by Planning in error on May 25, 2021 and subsequently issued by DBI on January 4, 2022. The scope of work included the change of use from an existing bar to a dental office (Health Services) and associated interior tenant improvements. Though it is understood that an existing dental office in the North Beach Neighborhood Commercial District was looking to relocate to a ground floor commercial space at 729 Vallejo Street, Health Services at the ground floor are not permitted within the North Beach Neighborhood Commercial District per Planning Code Section 722.

As such, please let us know by this Friday, February 10th if the permit will be withdrawn. Otherwise, we will proceed to request revocation of the building permit from the Department of Building Inspection on Monday, February 14th. Apologies for any inconvenience this may have caused.

Best,

Michelle

Michelle M. Langlie (she/her/hers)

Senior Preservation Planner | PIC Specialist

SF Permit Center | Northeast Team

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628.652.7410 | General Inquiries: pic@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#) | [San Francisco Permit Center](#)

March 22, 2022

Regarding: 729 Vallejo Street, San Francisco, CA 94133
Permit Application # 202105250983
SF Planning Permit Revocation
My statement on how we got the change of use permit OTC

To whom it may concern,

My name is Candy Liu, designer on this project. Back in May 2021, I brought all the necessary forms and document intended to submit the CUP package for the 729 Vallejo Street project for the change of use permit application. Michelle Langlie was the Planner at the counter that day to review the project. When I handed her all the necessary CUP documents, she said those forms are not needed for this project. Michelle explained that this property's change of use can be approve over the counter, no need to go through CUP process. I was surprised but happy to hear that but accept what she said. While Michelle continues to process the approval, I pulled up the email that Dr. Kir (owner of the building) forwards me from his prior conversation with another

Planner outlining the change of use process. I want to make sure everyone is on the same page so I showed her the email. Based on the email, we are required to go through the CUP process and a step by step procedure that might involves public hearing as well for the a change of use permit application. Michelle was surprised to see that email so she checked with another male Planner next to her. Both came back and confirmed that the change of use for 729 Vallejo Street can be approved over the counter because the relocation is within the same district and a dental office is considered medical use. Medical Use can be approved over the counter. All three of us didn't understand why the other Planner had a different interpretation. But both Planners concluded that CUP process is not required for the change of use, and that it can be approved over the counter. At that time, I believe them since they are the expert and both have the same interpretations.

Please let me know if you have any questions.

Thanks,
Candy
3/22/22

Exhibit D

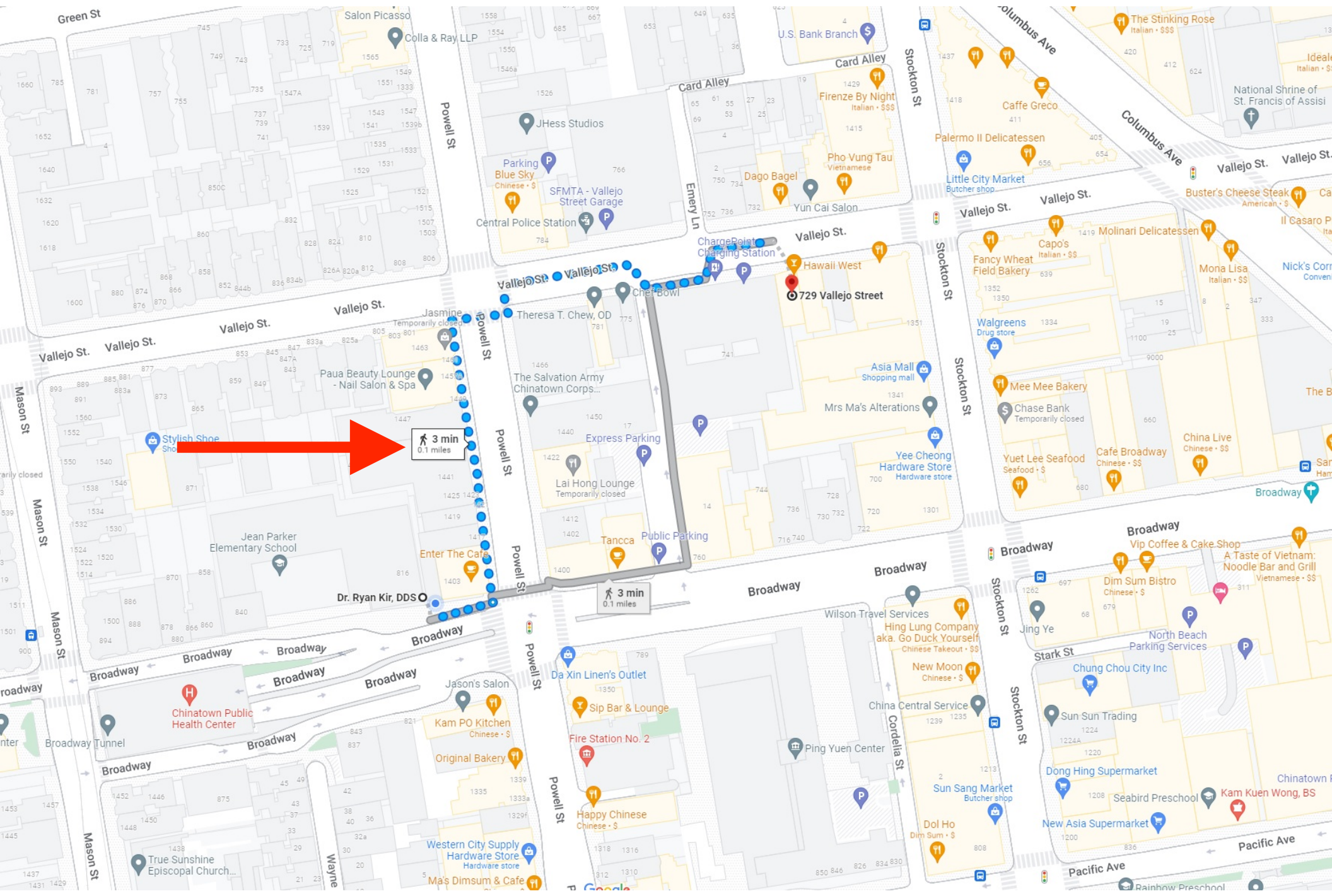


Exhibit E

Permit Details Report

Report Date: 3/18/2022 3:40:13 PM

Application Number: 202105250983
 Form Number: 8
 Address(es): 0147 / 026 / 0 729 VALLEJO ST
 Description: G/F -CHANGE OF USE FROM A BAR TO NEW DENTAL OFFICE. **RELOCATION WITHIN THE SAME NORTH BEACH NCD DISTRICT.** CHANGE FROM BAR TO DENTAL OFFICE.
 Cost: \$100,000.00
 Occupancy Code: R-3,B
 Building Use: 67 - CLINICS-MEDIC/DENTAL

Disposition / Stage:

Action Date	Stage	Comments
5/25/2021	TRIAGE	
5/25/2021	FILING	
5/25/2021	FILED	
1/4/2022	APPROVED	
1/4/2022	ISSUED	
3/14/2022	REVOKED	Revoked per SF Planning revocation request letter dated 03/11/2022.

Contact Details:

Contractor Details:

License Number: OWNER
 Name: OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/25/21	5/25/21			5/25/21	SONG SUSIE	2 PGS.
2	CP-ZOC	5/25/21	5/25/21			5/25/21	LANGLIE MICHELLE	05/25/21 OTC APPROVAL AS FOLLOWS: CHANGE OF USE FROM (E) BAR TO DENTAL OFFICE. MEDICAL SERVICES ARE PRINCIPALLY PERMITTED IN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT PER PLANNING CODE SECTION 722. NO EXTERIOR WORK UNDER THIS PERMIT. MICHELLE.LANGLIE@SFGOV.ORG
3	BLDG	7/15/21	7/15/21			7/15/21	LAU (NELSON) CHI CHIU	approved otc
4	BLDG	1/4/22	1/4/22			1/4/22	WONG IRENE	
5	MECH	7/15/21	7/15/21			7/15/21	ORTEGA REYNALDO	Approved OTC, plans back to customer for SFFD review
6	SFFD	1/4/22	1/4/22			1/4/22	MCCORMACK MARCELLA	n/a fire, low rise B occupancy
7	SFPUC	1/4/22	1/4/22			1/4/22	GARCIA JOBEL	Project approved. OTC - Capacity Charge not applicable. Not enough additional fixtures. Returned to Applicant -1/04/22.
8	HEALTH	1/4/22	1/4/22			1/4/22	OBANA DOUG	DPH Approved. Register business with DPH HAZMAT inspector A. Leon at 415-252-3928
9	CPB	1/4/22	1/4/22			1/4/22	YU ZHANG REN	NEEDS 90 DAY SIGNATURE FROM BLDG AND OWNER BUILDER FORM

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
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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Exhibit F

Dr. Ryan Kir DDS

814 Broadway

SF, CA 94133

March 11, 2022

Re: Building Permit 202105250983

Dear Mayor Breed,

This letter serves to illustrate a severe injustice and gross negligence on the part of the San Francisco Planning Department. We are small, father/son dental practice serving the Chinatown Community for over thirty years. Our practice patient population is mainly comprised of the elderly, immigrants, and lower socio-economic working class. We have been helping this underserved population with great pride through these years. With our lease coming to an end and our landlord no longer wishing to renew, we have been seeking to relocate our office to somewhere in our current neighborhood. We thought we found an ideal location two blocks from our current office and so we reached out to the Planning department to see if relocation was a possibility.

On July 30, 2020, we engaged in an email exchange with the planning department. The gentleman Planner responding to the email asked for our telephone number to take the conversation offline to discuss further.

In our phone conversation, the planner confirmed our current dental office location at 814 Broadway, San Francisco, CA 94133 to be within the NBNC and thus ok to relocate within the same NBNC neighborhood. He then forwarded us the CU application, along with information of all necessary fees.

In August 2020, after this confirmation we would be able to successfully relocate our dental office, we purchased the building at 729 Vallejo Street. Since purchasing the building, the current bar-owner gave no contest to closing or relocating his bar. We engaged architects and designers to develop a plan.

In May 2021, the CU permit was approved uneventfully. At that time, when we formally applied for the CU, the Planning Department should have already reviewed our application and vetted the information knowing our CURRENT Broadway address and the RELOCATED new address at 729 Vallejo St. There was absolutely no objection to the CU application and the relocation was properly approved. There were no neighborhood objections either.

In January 2022, the building permit was also approved without hesitation.

On February 9, 2022, our architect informed us that Michelle Langlie, a Senior Planner, reached out to inform us the Building Permit was approved by Planning in error on May 25, 2021. She reported that we would need to surrender the Permit or they would revoke it in less than a week. This is EIGHT months after the CU was approved.

Subsequently, in February, we engaged in some back-and-forth email exchanges with Claudine Asbagh, the Principal Planner for Northeast Quadrant of SF. We requested a face-to-face meeting multiple times to no avail.

On March 10, 2022, we finally received a response with a definitive decision from Claudine. She reported that she reached out to the Attorney's office, Zoning Administrator and Supervisor's office to see if our dental office could be relocated to that location. They were "unable to find a solution".

Claudine's email had no apology, no acknowledgement of their mistake, no sincere sense of concern for our predicament, nor any offering of compensation for her department's severe error. She offered as an empty gesture the possibility to appeal the decision to the Board of Appeals.

I need to state this is a HUGE mistake on the part of the Planning Department. We purchased a million-dollar property on the information from the Planning Department that the CU would be approved. The CU WAS approved and subsequently, the building permit was approved. Now more than nine months after the CU was approved, they wish to revoke the permit? How is that ethical or fair? This is not a mistake that was made and then the next day corrected, this is nine months of time. During this time, we invested more money and energy into getting work started for our office relocation.

This grossly negligent action on the part of the City needs to be rectified. The City cannot provide you with information on which you purchase a building and then approve a permit and then approve another permit and then decide to change course and say it was incorrectly approved. How can anyone expect to do ANY work in the City if the information they base their project on is inaccurately given from the source- the City itself? How can anybody navigate the permitting process if a permit is approved and then another permit based on that is approved and then told they need to be revoked almost a year into the process? Furthermore, how can anyone have faith in the appeals process, if the City so easily changes its mind on what seems to be whim.

We are a small, family-owned dental practice. We are not a large corporation with endless pockets to litigate or fight Goliath. We started this process of relocation in good faith, reaching out to the Planning department for information. We navigated the permitting process with no objections from neighbors or the Planning Department. We invested large sums of money into this project so far. If there is any error or mistake in the City improperly approving the CU permit and building permit, the City must now honor their mistake.

Our driving motivation for relocating our office is our current lease is ending and our landlord no longer wants to renew after 30+ years. Notwithstanding the lease, following the Chinatown Broadway Streetscape Improvement project completed in 2019, the sidewalk in front of our office was widened and street-parking (one of the three lanes is no longer available) was eliminated along Broadway with continuous red zones--our elderly patients have reported it has been very challenging to get picked-up and dropped-off in front of our office. There is no safe place for cars to stop to drop our patients off anymore. We need a ground floor office for accessibility for our patients who cannot go up stairs. The new office is next to a public parking for convenience for our patients and across the street from a police station. This location offers security and peace-of-mind for our elderly who have been sadly affected by the anti-Asian attacks lately in our great city, some of whom are afraid to wait outside our office for their ride, preferring to wait in the waiting-room.

According to Claudine, The North Beach Neighborhood Commercial District does not allow for a health service (dentist office in this case) on the ground floor. There is a provision of the code that would allow for a non-conforming use to relocate within a Neighborhood Commercial District with a Conditional Use Authorization, however the original location (814 Broadway) apparently is not in the North Beach Neighborhood Commercial District, it is located in the Chinatown Commercial Business District. As a result, there is no path to permitting the use. This technicality is based on the fact that we literally are on the border on the other side between North Beach and Chinatown.

We are seeking for your help and attention to correct this matter and allow to us to relocate our office to the new space. This error is 100% on the part of the City and we, as tax-paying, small-business owners, should not have to eat the cost of this huge mistake! First, we were given incorrect information from Planning, then they incorrectly approved the CU permit, followed by incorrectly approving the Building Permit and now nine months later want to reverse course. As a consolation, we were offered a chance to appeal this decision, when in reality, there really is no reason for us to appeal. We made no mistake on our part; we followed the rules along every step of the way from the very beginning; the City failed time after time and now nine months later wants to correct their mistake. This level of negligence of sheer ineptitude from Planning, and the City, is astounding and we cannot be held liable for their mistakes. I kindly ask that you please help us resolve this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Kir". The signature is fluid and cursive, with a large initial "R" and "K".

Dr Ryan Kir

ryankirdds@gmail.com

650.291.8070

THE PLANNING DEPARTMENT DID NOT SUBMIT A BRIEF

PUBLIC COMMENT

From: [bringmeiflowers](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Wednesday, April 6, 2022 12:06:44 PM

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

To whom it may concern,

I've overheard the recent appeal taking place on the purchase of Hawaii West on Vallejo street SF, and it absolutely breaks my heart to see this family have to fight this.

Hawaii West is a San Francisco classic to police officers stationed across the street, the restaurant industry, and a common stop on many bar crawls, it's true, but what isn't common is the hard work and dedication these people have put in to create an atmosphere full of love and comfort. They put it into every meal and drink they serve and I know hundreds of people will miss it.

One thing that's hard to miss is the owners family photos that rest over the rack behind the bar, depicting people who've put in the hard work, time, and money into creating a business that would last for generations to come. He once told me his grandmother moved here from Hawaii in the 60s to open this restaurant and since then every member of his family has fought to keep the business alive. His grandmother sold it and his parents had the pure drive to buy it back, and now Nolan is faced with yet another hardship simply to be able to keep his business, so rich with family history, alive.

"You don't inherit a family business, you borrow it from your grandchildren." As stated by a member of the Hermes family, this business was created for Nolan. His grandmother came to California and opened this business with the willpower to create something that would be sturdy enough to come into his possession one day, and he doesn't plan on ending the chain.

First generation businesses are 70% likely not to be passed down to a second generation. And a slim 12% of businesses make it to the third generation, putting Nolan in a small but proud category that San Francisco can be proud of. Family owned businesses are responsible for 78% of new jobs, something crucial to our economy.

Sam's burgers, one of San Francisco's prized jewels opened up down the street in the sixty's as well, the history that this area has is undeniable, and hits visitors with a rush of nostalgia every time they go for a bite. What makes the generational history of Sam's any more important than that of Hawaii west. Both are built from struggles and have worked hard to build something lasting and can be passed down through and through.

The family at Hawaii West is important to me, as I'm confident it is to many others as well. They've taught me so much about life and good friends and have helped me far too many times when I was down. I can only dream of being able to pass something so full of love and life lessons down to my own child.

I hope to see Hawaii west go on to be in the mere 3% of fourth generational businesses, and I

pray that you will take this email to heart when you review that appeal.

Thank you for your time,
Mei Chen

From: [Elly Simmons](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: [elly Simmons](#)
Subject: Letter of Support for North Beach business
Date: Wednesday, April 6, 2022 2:04:06 PM

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

This is a letter of support for Hawaii West, a wonderful longtime bar in North Beach, run by a very heartfelt and hardworking man, Nolan Kellett, who has been tremendously supportive of us as we worked to save our legacy bar, Specs' 12 Adler Museum Cafe, through the pandemic, which we did. He is under threat of eviction from a new landlord, who wants to throw out the bar and move his outside dental practice into the space.

We cannot stress enough the importance of saving the quality of our neighborhood, with it's diversity of businesses and patrons. Hawaii West was opened in the early sixties by Nolan's grandmother, who came from Hawaii, and his parents, after an interlude of another owner, bought the business and continued to run it and now he is carrying on the family legacy, as Maralisa Simmons-Cook and myself, Elly Simmons, are carrying on our father, Specs Simmons legacy in our bar in the same neighborhood.

Please respect the wonderful history and the hardworking love of community and neighborhood of Nolan Kellet, and uphold his right to run the family bar.

Thank you so much for your time and consideration.

Respectfully,

Elly Simmons
Maralisa Simmons-Cook
Owners
Specs' 12 Adler Museum Cafe
12 William Saroyan Place
San Francisco, California 94133

From: [Peggy Ann Hamm](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Please don't allow Hawaii West to close!
Date: Wednesday, April 6, 2022 2:51:38 PM

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

Hawaii West has been an anchor for our neighborhood for over 50 years. A wonderful community of people that love and support each other.

Please please please don't allow this establishment to vanish.

Thank you,

Peggy Hamm

Northbeach resident

From: [Christine Huey](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Wednesday, April 6, 2022 3:20:57 PM

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

Hello.

We just learned that Nolan Kelley is being evicted out from his business, Hawaii West, located in the North Beach/Chinatown. We find that it would be a terrible shame if we were to lose another local business to the pandemic. His grandmother came here in the early 1960's From Kaneohe Hawaii and opened her business called Aloha Cafe.

She sold it and then bought it back in 1969 and called it Hawaii West.

Nolan tried to buy the building but covid hit and was unable to get any support from the city nor the government.

We heard that a dentist recently bought the building and wanted to move his business in. Please continue to reject his permit to run a dental office there. We need to protect our long-standing businesses especially when they have been around for generations.

We are supporting Hawaii West to stay in business in the North Beach. We really hope that you feel the same.

Mahalo!!

Christine Huey and John Tam

From: [James Conrad](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Re: Hawaii West in North Beach
Date: Wednesday, April 6, 2022 3:43:56 PM

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

To whom it may concern:

My name is James Conrad. I am a resident of San Francisco. I am concerned about gentrification and particularly the disenfranchisement of San Francisco's longtime residents and small businesses.

Hawaii West, at 729 Vallejo Street is a bar that has been a pillar of the North Beach community for over 50 years. It is also a family business that has been in operation for three generations. It would be callous to grant their landlord the chance to evict this business, especially since you have sided with Hawaii West in the first place. Please uphold your decision to allow Hawaii West and its proprietors to keep their tenancy.

Thank you,
James Geoffrey Parfitt Conrad

[Sent from Yahoo Mail on Android](#)

From: [Maria K](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: In support of Hawaii West
Date: Wednesday, April 6, 2022 5:28:47 PM

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

To Whom it May Concern:

We send this email to show support for the business, Hawaii West, located on Vallejo Street in the North Beach section of San Francisco. The business is a fourth generation business and has been in the current location as "Hawaii West" since 1969. Recently, a new owner bought the building and does not wish to renew the lease with the current owner of Hawaii West, Nolan Kellett. We want to show our support for the renewing of the lease for a small business that has been a part of North Beach for decades.

Thank you!

Ronald Aiello
AND

Maria C. Kitch, COTA, CAPS, ECHM, SHSS

From: [Ricky Jew](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Keep Hawaii West Open for Business
Date: Wednesday, April 6, 2022 5:43:21 PM

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

Hello,

I am writing this letter for your help/support to keep Hawaii West open located in the North Beach location on Vallejo Street in San Francisco. The building was bought out by someone and Nolan Kellett is being evicted and this is very sad news.

I grow up with Nolan Kellett since childhood who is my best friend and the current owner of Hawaii West. I also knew Nolan's parents since childhood and they were very passionate with Hawaii West and had so many happy customers and the business was passed down to Nolan.

Nolan is also very passionate about continuing the business which is 4 generations owned. All of the current customers for Hawaii West love this place and don't want to see it closing including myself. So much memories at Hawaii West when we grew up.

Nolan Kellett tried to buy the building but COVID 19 hit and he was unable to get any support from the city or government.

Please help/support Nolan Kellett with continuing his business at Hawaii West and we will be very grateful

Thank you,
Ricky Jew

Sent from my iPhone

From: [PKU](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaiian West Bar
Date: Thursday, April 7, 2022 12:33:34 AM

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

To Whom This May Concern;

I'm writing this email concerning a bar on 729 Vallejo Street
San Francisco, Ca. 94113

The owner of this bar is Nolan Kellett.

His family has owned this bar at the same location since the early 1960's which was called Aloha Cafe until 1969 and they opened up Hawaiian West.

This bar has been a place for community to come and relax in a safe environment to meet old and new friends.

It's not just an ordinary bar to get drinks, but they have very good food and the owner also teaches pool for fun!

Nolan Kellette tried to buy the building, but Covet hit and things took to long to get help and when things started to get moving again he was to late and someone had purchased it.

The new owner now is a dentist and wants to open his business exactly where Hawaiian West is located at on the bottom floor.

The new owner was denied a permit because he is not suppose to open a health service on the first floor in North Beach commercial district.

So the new owner is now evicting Mr. Kellett who has done everything he could think of to continue Hawaiian West as he has done all these decades serving the community.

Please consider in denying the new owner his permit and allow Hawaiian West to continue the legacy which his family's has done sine the 60's.

I am just one person out of many who enjoys and loves North Beach and Chinatown which wouldn't be the same without that small bar Hawaiian West which is right across the Police Station.

Thank you for taking the time to view and read my email.

If you need more information you can email me or call (415)999-2183.

Sincerely
Jeannie Brown

PS

I was raised in North Beach and went to School there.

Went to Church at Saint Peter's and Paul's.

And I've known Nolan Kellett since John Hancock Elementary School, and knowing him that long that this man loves his family, friends and he loves what he has built in Hawaiian West and wants nothing more then to continue making North Beach/ Chinatown the best he knows it could be.

[Sent from the all new AOL app for iOS](#)

From: [Gitanjali Bhushan](#)
To: [BoardofAppeals \(PAB\)](#)
Date: Thursday, April 7, 2022 4:46:43 PM

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

I would like to voice my support for Hawaii West! The building owner should not be allowed to destroy a legacy business - that would be unconscionable. I am a registered voter in San Francisco. Thanks for your consideration

From: [Tracy Parent](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Save Hawaii West!
Date: Thursday, April 7, 2022 4:59:26 PM

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

Hello Board of Appeals,

I'm writing to ask to Please Prevent the Eviction and Displacement of Hawaii West - a fourth generation family business in San Francisco. Let's keep Hawaii West in North Beach for another 50 years!

~Tracy

Tracy Parent
415-706-3803

From: [Kyle Da Silva](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Thursday, April 7, 2022 5:07:02 PM

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

Aloha Board of Appeals,

I'm writing regarding Hawaii West in North Beach. This place is a neighborhood institution, a hold out of the "soul of San Francisco" that everyone seems to want to save. It's a place handed down through a family and currently owned by a Union roofer. The drinks are cheap and you can roll in with your friends and have a party whenever. That makes it the kind of place that builds community. This is the kind of place that deserves to be saved.

On the other hand, Washington Square Dental already serves the North Beach area and is I within a few blocks. Your last decision not to allow a health service to move into the space was correct. This space needs to remain Hawaii West.

Kyle Da Silva
1261 2nd Avenue
415 966 7770

From: tektribe808@hotmail.com
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal to save San Francisco's culture
Date: Thursday, April 7, 2022 5:47:06 PM

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

Dear Sir Madam,

I'm writing to appeal about a cultural icon from being destroyed.

San Francisco over the decade has seen many changes. Some for the better and some that didn't really benefit SF.

I'd like to our focus attention to what makes SF unique. I believe it is the old unique establishment that gives SF it's character over many years.

In North Beach there's an old bar called Hawaii West that existed since the 1960s. And it's under a threat of being diminished, unnecessarily.

How: The owner of a dental practice wants to evict the Hawaii West bar to move the dental business in on the grind floor.

Personally I see a solution that can accommodate both businesses.

If the dental practice moved in upstairs.

The bar could continue it's business as is without any unnecessary loss.

What's significant here is that a bar deal with people looking for a place to sit down, making spontaneous decisions as they're walking down the street, however in comparison, a dental practice isn't dependent on appealing to everyone walking down the street. Instead people take their time to make decisions about dental procedures seriously. So in my opinion the dental practice have little to gain from taking over the bar, the deal practice can operate upstairs just fine. That way, they can both coexist with nothing lost.

San Francisco doesn't have to loose another old time establishment to callous decision.

I believe we can do better, and we must for the future of San Francisco.

Thank you for your time,

-Shu

From: [Alden Poh](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Thursday, April 7, 2022 6:58:21 PM

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

Hello, my name is Alden and I am born and raised in San Francisco. Having lived here all my life, I have been able to find some of the hidden gems this city has to offer, many of which give a look into the past through family and legacy businesses. Hawaii West is one such business. Owned continuously by one family from 1960 until the COVID-19 pandemic, it is a wonderful example of a welcoming neighborhood establishment, the kind of cozy place many San Franciscans could call home away from home, even if it was their first time there.

I ask that the city help to ensure that this longtime San Francisco establishment remain in place, in the hands of the original owning family, and not allow the dentist who has bought the building to rip out Hawaii West to put in a dentistry office. I ask that at the board of appeals uphold the north each neighborhood rules, not allowing a medical facility on the ground floor, and not allowing an outside business to move into the neighborhood.

Do what is right. Protect the neighborhood. Protect our neighbors. Protect the history of our city and the businesses at the heart of our communities. Save Hawaii West!

Alden Poh

Sent from my iPhone

From: [patricia](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Thursday, April 7, 2022 7:51:37 PM

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

Hello friends,

I am a native San Franciscan, have lived in North Beach since 1976. I am Latinx, a grandmother and active member of my North Beach community.

In the midst of dramatic, often unfavorable sweeping cultural changes in San Francisco and North Beach, Hawaii West has been a symbol of continuity in our neighborhood. A joyful place to hang out -- and comforting to know it's always somewhere friendly to go.

We must preserve this beautiful spot that has been a cultural anchor, of sorts, for so many years.

thank you
patricia de larios

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de Larios Peyton Investigations
PO Box 330291
San Francisco, CA 94133
510-915-4358

delariospeytoninvestigations.com

From: [Cory Harper](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Keep Hawaii West Open!!!
Date: Thursday, April 7, 2022 8:09:22 PM

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

To Whom It May Concern,

I am emailing to show my support of Hawaii West. The establishment is family owned and has been passed down for four generations. The business is vital to the community as it cultivates genuine positive relationships with both locals and tourists alike. Growing these relationships helps strengthen the community and builds lasting moments for both tourists and locals. Removing Hawaii West and replacing it with a dental office relinquishes the families livelihood and takes away a very special place in the community.

From: [Rowland Wing](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Support for Hawaii West Cafe in North Beach @ 729 Vallejo Street, San Francisco 94133.
Date: Thursday, April 7, 2022 9:45:22 PM

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

Dear Board of Appeals,

I am writing in the Support for keeping the "Hawaii West Cafe" at its current location.

I've known the Kellett family since the 60s. I went to elementary school with Nolan and his late parents were like family to me. Nolan's mom cooked meals for me when I visited.

Nolan took over Hawaii West, the family business, in 1993 and has put a lot of sweat equity in keeping it in the North Beach Community.

I was told that the building was purchased recently for a very reasonable price (probably because of the affordable rent control regulations?)

Now the new owner wants to change the game and move his dentist business from Chinatown (94108) into North Beach (94133) and evict Hawaii West while doing so.

Is it true that currently:

No Health Services are allowed on the ground floors of North Beach Commercial Districts?

Please don't change the current permit regulations to allow the new owner to undermine the permit process. If you allow this, will you ALLOW HEALTH SERVICES ON THE GROUND FLOORS OF ALL COMMERCIAL DISTRICT ZONING LOCATIONS IN SAN FRANCISCO?

If you allow this, the new owner may try to evict the upstairs tenants protected by our SF Rent control laws next and if this happens, the property value will probably more than Triple!!

I believe if the "new" purchasers of these Great Deal buildings, purchase them with the knowledge of why the sales prices are so low, they should have the "Honor and Decent Ethics" to hold on to the building with the current rules, that they knowingly purchased them under.

When the current tenants move out, then the new owners could increase the rents and try to change the current rules, regulations and appeal the current permit process.

Please DO NOT CHANGE THE CURRENT PERMIT REGULATIONS FOR THIS NEW OWNER. IF YOU CHANGE IT FOR THE NEW OWNER, WOULD YOU CHANGE IT FOR ALL OF NORTH BEACH TO BE FAIR?

Thank you,

Rowland Wing
946 Stockton Street #6E
San Francisco, CA 94108
Cell: (415) 710-2521

Sent from my iPhone

From: [tina colafranceschi](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii west
Date: Thursday, April 7, 2022 10:10:01 PM

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

Sf needs historic businesses and this is one of the last. Please allow it to stay.
Sincerely Tina Colafranceschi

Sent from my iPhone

From: [Lizzie Siegle](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: HAWAII WEST MUST STAY WHERE IT IS
Date: Thursday, April 7, 2022 11:33:06 PM

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

I love this bar! It is part of SF history! I am a Bay native/3rd gen SF, my maternal grandmother was born in Chinatown and grew up in SROs there. I love SF and used to come here with my grandparents!

I support Hawaii West and 4th gen businesses in North Beach!

Fondly,

Lizzie Siegle, current Nob Hill resident and lover of spam musubi (I'm hapa) and HI West

From: [Laura Simmons](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Thursday, April 7, 2022 1:12:49 PM

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

To whom it may concern:

Please Reconsider the incorrect stance of evicting this beloved San Francisco business-Hawaii West.

Please consider what is being brought to the neighborhood, and what you are taking away.

People of Ssn Francisco and North Beach especially, have Heart!

Don't destroy that.

Be on the right side of history in this.

Please don't gentrify North Beach any further.

I'm sorry but we don't want a dentist, we want Hawaii West to remain. Please listen.

Thank you in advance for doing the right thing.

Love,

Laura -30 year resident of San Frantastic!

From: [Danny Spitzberg](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West in our heartts
Date: Thursday, April 7, 2022 1:23:03 PM

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

Dear esteemed members of the Board of Appeals,
please keep Hawaii West where it is, in San Francisco, in North Beach, and in our hearts.

Thank you!

Sincerely,
Danny Spitzberg

From: sfnickmojica@aol.com
To: [BoardofAppeals \(PAB\)](#)
Subject: hawaii west
Date: Thursday, April 7, 2022 1:32:29 PM

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

Hawaii West is a staple in North Beach. Its a 3rd generation business that has a legacy behind it. It would be a shame if it closed for a dentists office. Please stop stripping SF of its history and culture. let hawaii west STAY!

From: [Michael Lynch](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West - 729 Vallejo St
Date: Thursday, April 7, 2022 1:41:38 PM

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

Dear Sir or Madam,

I am emailing today to give my support to a 4th generation local business in North Beach-Hawaii West. Although I haven't been there in a few years, every time I walk by I recall my previous visits. I will definitely head back there now, but please don't approve the appeal to have them evicted.

Thank you for your consideration.

Mike

(Inner Richmond, SF)

--

Michael A. Lynch
mlynch7@gmail.com
209-601-2218

From: [Tim Oliveira](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: 9591njk@gmail.com
Subject: Save Hawaii West Bar
Date: Thursday, April 7, 2022 1:54:11 PM

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

To whom it may concern,

Hawaii West Bar is a unique legacy business in North Beach that is being threatened with eviction by the new building owner.

The new building owner is a dentist who wants to evict the bar and move his office into the ground floor space occupied by Hawaii West.

Thankfully the dentist's change of zoning request was denied. Please uphold the denial of change of zoning.

Thank you,

Tim Oliveira

From: [conde j. peoples](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Thursday, April 7, 2022 2:01:03 PM

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

Please let the Hawai West remain where it is instead of being removed. It's an Awesome bar and it's definitely in the neighborhood. Something that San Francisco sorely needs.

Thank you,
Peoples.
Sent from my iPhone

From: [Barbara Berman](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: HAWAII WEST
Date: Thursday, April 7, 2022 2:02:34 PM

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

Please allow this heritage business to continue. Its not just about North Beach. My husband and I live in the Inner Richman where heritage businesses contribute hugely to the life of the neighborhood and to the life of the city. Please allow Hawaii West to do the same. My husband and I love North Beach and the other wonderful neighborhoods San Francisco
Thank you.
Best wishes,
Barbara Berman

From: [Felicia Valmonte](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Keep Hawaii West Where It Is!
Date: Thursday, April 7, 2022 2:28:12 PM

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

Hi,

I am writing to urge you to once again deny the purchaser of the property where Hawaii West is on Vallejo St. from opening a dental office. I am a San Francisco native, raised in North Beach who still lives in San Francisco and ventures to North Beach regularly four to five times a week. Hawaii West is a long time business and an institution in North Beach. Our city owes it to the owner Nolan Kellet to keep his bar there and to assist him in purchasing the property if the new owner decides to sell. Please help keep the diverse cultures in North Beach and allow Hawaii West to stay on Vallejo St. I love North Beach and I love Hawaii West. We must keep the businesses with history and soul, that includes Hawaii West.

Best,
Felicia Valmonte
feliciav@sbcglobal.net

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Emily Kunka](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: In Support of Hawaii West
Date: Thursday, April 7, 2022 3:32:45 PM

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

Hi,

I'm writing as a D3 resident to request that you continue to deny the dentist's permit and allow Hawaii West to remain in their current location and not face eviction. Thanks for your time!

- Emily Kunka
707 Stockton St, San Francisco, CA 94108

From: [Clark, Jamiesa](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: North Beach Bar MUST STAY IN PLACE!
Date: Thursday, April 7, 2022 3:47:32 PM

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

Dear Board of Directors,

Supporting our businesses that have been here generations should be TOP PRIORITY!!

If you allow owners to move in, tear down, build up, real estate that does not belong,

San Francisco will never recover and be the same historically!

Please save a family owned business that is charismatic, loved by the community, and needed for

mental health, in North Beach, CA.

DO NOT LET HAWAII WEST be MOVED or CLOSED!!

Jamie Clark

From: [LeVale Simpson](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Save Hawaii West
Date: Thursday, April 7, 2022 3:54:23 PM

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

Please don't take this beloved bar away from our community! 60 years of history. Save Hawaii West, save the SF we cherish.

Thank you!

--

LeVale W. Simpson
(415) 886-5204
levale.simpson@gmail.com

From: [Diane Amato](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Keep Hawaii West
Date: Thursday, April 7, 2022 4:04:13 PM

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

Dear SF Board of Appeals,
Somethings should be saved. Yes Hawaii West is a dive bar but if you don't think locals and tourist seek out these types of places to 'feel' the ambiance of San Francisco then you you are not true San Franciscans.
What we don't need is another dentist office. Especially from someone who has already been told no.
Please save Hawaii West and help preserve what we have left of our cool city.
Thank you for your consideration with this important matter.
Diane Amato

From: [Nathan Guerra](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Thursday, April 7, 2022 4:26:00 PM

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

To whom it concerns,

I'm deeply saddened to hear that Hawaii West, a San Francisco institution, is in danger of being replaced by a dentist office. Hawaii West has been around since the 1960's, and adds character to the neighborhood. Having a dentist office in place does nothing to enhance the neighborhood. If there were a shortage of dentists in the area, I understand. But there's better options than a street level storefront. Please don't shut down Hawaii West, in favor of something with no roots in our beloved city.

So sad to see another piece of San Francisco history stricken down by the pandemic. Please don't let this happen.

Kind regards,
Nathan

From: [nadyne orona](mailto:nadyne.orona)
To: [BoardofAppeals \(PAB\)](#)
Subject: Re: Support Hawaii West Bar in North Beach
Date: Friday, April 8, 2022 8:53:51 AM

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

On Thu, Apr 7, 2022 at 8:34 AM nadyne orona <kealaorona@gmail.com> wrote:

To the Board of Appeals:

The purpose of this e-mail is my support of Hawaii West bar in North Beach and the fourth generation owner of this iconic bar in San Francisco.

Please do not shut it down as we have very limited original places remaining in the city. My parents and myself always went to Hawaii West for parties, hanging out and seeing old friends. Ever since I was little Hawaii West was the go to place to “talk story” with our other friends and family back in the 1970’s to today.

Our parents are no longer with us but we keep the tradition alive by frequently going to HW bar. Seeing Nolan and chatting with the patrons is one of the joys of coming back to North Beach.

As I gotten older, my kids, cousins, nieces and nephews frequently shoot pool table and have a few drinks with friends. People from Hawaii visiting SF pre-COVID and post, want to go see Nolan or the bartenders and just hang out.

Thank you in advance for reading my e-mail and to consider keeping Hawaii West intact for more generations to come and enjoy.

Best regards,

Nadyne Orona

--

Nadyne Keala Orona
Board Member
Kristi Yamaguchi’s Always Dream
www.alwaysdream.org

kealaorona@gmail.com
925-708-6995

From: [nadyne orona](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Fwd: Support Hawaii West Bar in North Beach
Date: Friday, April 8, 2022 8:56:21 AM

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

----- Forwarded message -----

From: nadyne orona <kealaorona@gmail.com>
Date: Thu, Apr 7, 2022 at 10:42 AM
Subject: Re: Support Hawaii West Bar in North Beach
To: boardofappeals@sfgov.com <boardofappeals@sfgov.com>



On Thu, Apr 7, 2022 at 8:34 AM nadyne orona <kealaorona@gmail.com> wrote:

To the Board of Appeals:

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Thank you in advance for reading my e-mail and to consider keeping Hawaii West intact for more generations to come and enjoy.

Best regards,

Nadyne Orona

--

Nadyne Keala Orona
Board Member
Kristi Yamaguchi’s Always Dream
www.alwaysdream.org

kealaorona@gmail.com
925-708-6995

--

Nadyne Keala Orona
Board Member
Kristi Yamaguchi’s Always Dream
www.alwaysdream.org

kealaorona@gmail.com
925-708-6995

From: [Shelly Ericksen](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Keep Hawaii West!
Date: Friday, April 8, 2022 9:28:20 AM

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

Please keep this 4-generation establishment from being evicted. It's part of what makes SF the amazing city it is.

Thanks for listening,
Shelly

From: [Matt Russell](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawai'i West Closure
Date: Friday, April 8, 2022 9:30:34 AM

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

I'm currently a volunteer at the Steinhart Aquarium at the California Academy of Sciences. My grandparents lived in Hawai'i along with my mother and my aunt in the early 60s. The Islands have always been an integral part to my family and the magic that they bring to the world. Hawai'i West has been a special place for me in this city that reminds us of Ohana and all the beautiful people that call Hawai'i Home or have been able to experience it, if only for a short time.

Please don't take that away from us...

27 year SF resident,
James Matthew Russell

From: [bringmeiflowers](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Re: Hawaii West
Date: Friday, April 8, 2022 5:10:33 PM

Yes

On Wed, Apr 6, 2022 at 12:19 PM BoardofAppeals (PAB) <boardofappeals@sfgov.org> wrote:

Dear Mei Chen: Appeal No. 22-018 involves [729 Vallejo Street](#). Did you want to provide public comment for this appeal (see attached case)?

Thank you,

Julie

Julie Rosenberg

Executive Director, San Francisco Board of Appeals

[49 South Van Ness Avenue, Suite 1475](#)

[San Francisco, CA 94103](#)

The Board's physical office is open to the public by appointment only. Please email boardofappeals@sfgov.org or call 628-652-1150 if you would like to meet with a staff member.

From: bringmeiflowers <bringmeiflowers@gmail.com>
Sent: Wednesday, April 6, 2022 12:06 PM
To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>
Subject: Hawaii West

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

To whom it may concern,

I've overheard the recent appeal taking place on the purchase of Hawaii West on Vallejo street SF, and it absolutely breaks my heart to see this family have to fight this.

Hawaii West is a San Francisco classic to police officers stationed across the street, the restaurant industry, and a common stop on many bar crawls, it's true, but what isn't common is the hard work and dedication these people have put in to create an atmosphere full of love and comfort. They put it into every meal and drink they serve and I know hundreds of people will miss it.

One thing that's hard to miss is the owners family photos that rest over the rack behind the bar, depicting people who've put in the hard work, time, and money into creating a business that would last for generations to come. He once told me his grandmother moved here from Hawaii in the 60s to open this restaurant and since then every member of his family has fought to keep the business alive. His grandmother sold it and his parents had the pure drive to buy it back, and now Nolan is faced with yet another hardship simply to be able to keep his business, so rich with family history, alive.

"You don't inherit a family business, you borrow it from your grandchildren." As stated by a member of the Hermes family, this business was created for Nolan. His grandmother came to California and opened this business with the willpower to create something that would be sturdy enough to come into his possession one day, and he doesn't plan on ending the chain.

First generation businesses are 70% likely not to be passed down to a second generation. And a slim 12% of businesses make it to the third generation, putting Nolan in a small but proud category that San Francisco can be proud of. Family owned businesses are responsible for 78% of new jobs, something crucial to our economy.

Sam's burgers, one of San Francisco's prized jewels opened up down the street in the sixty's as well, the history that this area has is undeniable, and hits visitors with a rush of nostalgia every time they go for a bite. What makes the generational history of Sam's any more important than that of Hawaii west. Both are built from struggles and have worked hard to build something lasting and can be passed down through and through.

The family at Hawaii West is important to me, as I'm confident it is to many others as well. They've taught me so much about life and good friends and have helped me far too

many times when I was down. I can only dream of being able to pass something so full of love and life lessons down to my own child.

I hope to see Hawaii west go on to be in the mere 3% of fourth generational businesses, and I pray that you will take this email to heart when you review that appeal.

Thank you for your time,

Mei Chen

From: [Erica Bleicher](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Do not let the eviction of Hawaii West happen
Date: Saturday, April 9, 2022 2:04:54 PM

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

Please help save Hawaii West, a fourth generation San Francisco business. We should be protecting these spaces, not evicting them. We want Hawaii West to stay where it is!

Erica Bleicher

From: [Angela Montemayor](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West Bar
Date: Saturday, April 9, 2022 6:28:12 PM

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

Dear Board of Appeals,

I am a San Francisco native and grew up in North Beach. I would like to see the Hawaii West Tiki Bar, a long standing family owned business not be evicted. The bar owner Nolan Kellert is a hard worker and has done everything in his power to keep the bar open. He even tried to buy the building during the pandemic, yet was not able to due to the pandemic.

Please do not allow the new owner the ability to open a dentist office. North Beach is losing it's long standing family owned business. Please support keeping Hawaii West open. Keeping it open will help maintain some business continuity in a community that has lost some many businesses during the pandemic.

I appreciate your support in keeping Hawaii West in the North Beach community.

Best,

Angela Lopez Montemayor
702 A Moultrie St.
San Francisco, CA 94110
415 816-2344

Please support this family owned business and do not allow the owner

[Sent from Yahoo Mail on Android](#)

From: [KERRY EGAN](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Sunday, April 10, 2022 10:26:06 AM

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

Please save Hawaii West. Est. 1969 and it should be protected. It's been a special home to many over the past 24 years I've lived in SF.

Thanks for listening,

Kerry Egan

Sent from my iPhone

From: [Caitlin Zaumseil](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West on Vallejo
Date: Sunday, April 10, 2022 11:41:37 AM

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

To whom this may concern,

The Hawaii West establishment on Vallejo has been around since the 1960's This establishment has been passed down through multiple generations. Repurposing this space for a Dentist's office would be a great injustice to the San Francisco culture that supports small/medium size family businesses. The Pandemic has shut down too many establishments that have historical roots to the city. Please do not allow this to happen again to Hawaii West. There are too many vacant lots that the dentist office could be established without kicking someone out of their own space.

Please consider the above and do not allow gentrification to prevail.

Best regards,

Caitlin Zaumseil, MBA
Czaumseil@gmail.com
(703) 635-9444

From: [Elle Cochran](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Please Support Hawaii West!!!
Date: Sunday, April 10, 2022 12:25:03 PM

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

Aloha Honorable San Francisco Board of Appeals,
Please hear out my cousin Nolan Kellett the proud proprietor of the Long established business Hawaii West. It was originally Opened by our Grandma Marie. Then Nolans Dad , uncle Edwin took over. I have visited the bar numerous times throughout the years. It's been a family tradition to own bar businesses. From my Grandmother, five of my Aunts and uncles and my Mother. Today, my first cousin Nolan Kellett proudly carries on this Long time family tradition! Please support Nolan to be able to keep our grandmothers' and our family tradition alive ! In our Hawaiian culture, this would be the highest form of respect and honor given to our ancestors who came before us.

Mahalo Nunui Loa (thank you very much) for your time and thoughtful consideration ,

Elle Kellett Cochran
Former West Maui County Councilmember

808-281-7709
Cochranelle00@gmail.com
VoteElleCochran.com

From: [Christine D](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Sunday, April 10, 2022 12:55:03 PM

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

How can anyone even consider a world without Hawaii West!!! PLEASE SAVE HAWAII WEST!
Sent from my iPhone

From: [Alexander Wyrick](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: Ambwnolan@gmail.com
Subject: Keep HAWAII WEST alive
Date: Sunday, April 10, 2022 10:28:29 PM

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

Dear Board of Appeals,

The Hawaii West venue in North Beach has been my favorite local community center for a long time. Nolan and the staff have been like family for me for 15 years now. I have seen how they have shown up and made a comfortable and supportive environment for many many others as well.

Almost 10 years ago I used to co-captain the Hawaii West billiards team with Nolan. An amazing memory (marked with a few trophies!) that I still talk about with friends to this day. Even though I don't get to visit every day like I used to, when I do visit I see how many other new regulars and familiar faces alike are still drawn towards the warm aloha culture. A classic spot, full of laughter and love.

From what I understand, Covid has continued to make things especially difficult for many of the in-person social venues these past couple of years. Unfortunately many of the businesses that have been forced to shut their doors recently have made the North Beach area less interesting for me to visit. I used to work at The Stinking Rose for over 5 years and then hang out at many of the local North Beach establishments. North Beach losing Hawaii West would represent a continued loss to a cultural hub that San Francisco needs to protect.

Protect North Beach, and SAVE HAWAII WEST!!
Thank you for your time and consideration.

Alex Wyrick
Mobile: (805) 710-6705
[LinkedIn](#)

From: [Bryan Baylock](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Hawaii West
Date: Tuesday, April 12, 2022 1:16:52 AM

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

I am writing to express my support for the North Beach business Hawaii West. I have lived in North Beach for 7 years. I have seen a lot of North Beach businesses close in this period, leaving empty spaces behind. If San Francisco government can help Nolan Kellet keep his family business open in North Beach, it should act to do so!

Thank you,
Bryan M. Baylock

From: [Alicia Shulze](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Letter to support Hawaii West staying open
Date: Monday, April 11, 2022 8:02:18 PM

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

Hello,

This letter is to show you my support for Nolan Kellet keeping Hawaii West open in its North Beach location.

I worked at the Stinking Rose before it closed in 2020. I know Hawaii West always had its doors open for business 7 days a week, even on holiday, because I would hang out there after work. Hawaii West offered me a place to relax after work, talk with locals and tourists alike, and play lots pool - for free! Nolan and the employees at Hawaii West are truly supporters of the community in North Beach. I care about this business staying open because it supports the spirit of North beach, a neighborhood where people support one another. I fondly remember several holidays I have spent at Hawaii West after I worked a holiday shift myself and couldn't travel to be with my own family. Hawaii West means family to me and I do not want to see it close its doors.

Sincerely,
Alicia Shulze

From: [Ben Grieff](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Please Save Hawaii West
Date: Monday, April 11, 2022 3:34:42 PM

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

Dear Board of Appeals,

I urge you to do whatever you can to help save Hawaii West, a fourth generation San Francisco business. These spaces are dwindling in our city and we should be protecting, not evicting them. We want Hawaii West to stay where it is!

Thank you!