

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOELLE CALTON, _____)
Appellant(s))
vs.)
ZONING ADMINISTRATOR, _____)
Respondent

Appeal No. **20-090**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 31, 2020, 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 December 18, 2020, of a Notice of Violation & Penalty (the subject property is currently authorized for industrial uses and is in violation of the Planning Code because of unauthorized residential use) at 1462 San Bruno Avenue.

APPLICATION NO. 2019-017863ENF

FOR HEARING ON April 14, 2021

Address of Appellant(s):

Address of Other Parties:

Joelle Calton, Appellant(s)
c/o Tuija Catalano, Attorney for Appellant(s)
Reuben, Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104

N/A



Date Filed: December 31, 2020

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

PRELIMINARY STATEMENT FOR APPEAL NO. 20-090

I / We, **Joelle Calton**, hereby appeal the following departmental action: **ISSUANCE of Notice of Violation & Penalty Case No. 2019-017863ENF** by the **Zoning Administrator** which was issued or became effective on: **December 18, 2020**, for the property located at: **1462 San Bruno Avenue**.

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.

Appellant's Brief is due on or before: 4:30 p.m. on **January 28, 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 and the other parties

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **February 11, 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 the other parties.

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, February 17, 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:

Not Submitted

Appellant or Agent (Circle One):

Signature: Via Email

Print Name: [Tuija Catalano, Attorney for](#) Joelle Calton



VIOLATION AND PENALTY DECISION

December 18, 2020

Property Owner

Joelle Calton
3450 Sacramento St #206
San Francisco, CA 94118

Site Address: 1462 San Bruno Avenue
Assessor's Block/Lot: 4277/005
Zoning District: MUR, Mixed Use-Residential
Complaint Number: 2019-017863ENF
Code Violation: Section 171 (Compliance with Uses Required)
Administrative Penalty: Up to \$250 Each Day of Violation
Response Due: Within 15 days from the date of this Notice
Staff Contact: Chaska Berger, (628) 652-7402, chaska.berger@sfgov.org

The Planning Department finds the above referenced property to be in violation of the Planning Code. As the owner of the subject property, you are a responsible party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

Background

On **May 5, 2020**, the Planning Department issued you a Notice of Violation (NOV) finding the subject property in violation of the Planning Code. The NOV outlined the violation, how to correct the violation, administrative penalties, and the available appeal processes.

On **May 20, 2020**, the Planning Department received a request for a Zoning Administrator Hearing to appeal the NOV from May 5, 2020.

On **September 29, 2020**, the Zoning Administrator held an online public hearing on the matter via Microsoft Teams. The hearing was attended by the Zoning Administrator, Corey A. Teague; Enforcement staff, Tina Tam and Chaska Berger; and the property owner's and tenant's representative, David Keenan, Executive Director of DIY Spaces, and Sarah Lockhart, Administrative staff for DIY Spaces and Mr. Keenan's assistant. Details of the violation and hearing are discussed below.

Description of Violation

The Zoning Administrator determined that the above referenced property is in violation of the Planning Code due to non-compliance with Planning Code Section 171. The details of the violation are discussed below.

Our records indicate that the subject property is currently authorized for industrial uses. The violation pertains to the unauthorized residential use on the subject property. Pursuant to Planning Code Section 841, Mixed Use-Residential District, residential uses are permitted. However, Planning Code Section 171 requires that the above property be used only as authorized. Therefore, a building permit is required to be submitted, approved, and issued whenever the use of any structure or land is proposed to be changed.

Pursuant to Planning Code Section 171, structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district. Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure in compliance with the Planning Code. Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process under Code Section 176.

Timeline of Investigation

On **May 8, 2019**, Building Permit Application No. **2019.0508.0191** was filed, which includes the following scope of work: "Unit legalization. Legalize conversion of warehouse in MUR zone (S-1) to R-3 residential plus S-1."

On **May 13, 2019**, a pre-application meeting took place at the Department of Building Inspection to review a proposal to legalize a dwelling unit (Building Permit Application no. **2019.0508.0191**).

On **October 9, 2019**, the Planning Department sent you a Notice of Complaint to inform you about the complaint.

On **October 24, 2019**, Planning Staff, Chaska Berger and Vincent Page II, conducted a site visit and confirmed the violation.

On **December 13, 2019**, the Planning Department sent you a Notice of Enforcement informing you about the violation and the abatement process. In that notice, you were advised to take corrective actions and provide evidence of compliance to the Planning Department within fifteen (15) days from December 13, 2019.

On **May 5, 2020**, the Planning Department sent you a Notice of Violation to allow you additional fifteen (15) days to abate the violation. That notice also advised you about the appeal process and accrual of penalty for failure to comply by the deadline.

On **May 20, 2020**, you filed a Request for Zoning Administrator Hearing to appeal the Notice of Violation dated May 5, 2020.

On **September 29, 2020**, the Zoning Administrator held an online public hearing on the matter via Microsoft Teams.

Evidence Presented at the Zoning Administrator Hearing

Details of the hearing are discussed below.

- The Zoning Administrator opened the hearing regarding the alleged violation of an unauthorized residential use of the subject property. He said the hearing gives the responsible party and any interested members of the public an opportunity to present new or additional information or arguments as to why a violation may not be present at the subject site.
- The Zoning Administrator acknowledged that a building permit has been filed to request to legalize the residential use. While he explained that in order to abate a violation, the responsible party must obtain permit issuance and complete the work approved, he affirmed that the focus of this hearing is to review the alleged violation.
- The property owner's representative, Mr. David Keenan, referenced the property owner's response to the Notice of Violation. He said, first, the building does not have any imminent or distinct hazard. Second, all the applications for both occupancy and zoning have been submitted to the best of his knowledge. He confirmed he has provided to the Planning Department and the Department of Building Inspection all available evidence and supporting documentation that reflects what he believes the property to be, which is a legal nonconforming use. He is under the impression that there is no further action he could take to propose the lawful entitlement and occupancy of the property. Third, he explained that there is still an unresolved issue regarding whether Planning believes the subject property meets the criteria for a dwelling unit or meets the criteria of a group housing use. He said the property is a low-income residential use that could easily qualify for extremely low-income and has been used as such for over 50 years.
- Mr. Keenan discussed the definition of "family" in the Planning Code and said that it was not adopted by the Planning Department in its entirety. He quoted a portion of the definition stating that a group of roommates unrelated by blood, marriage, or adoption would function as a "family" if it maintains a common household, purchases it food collectively, and has control over its own membership. He said that he was told during a pre-application meeting with the Planning Department and the Department of Building Inspection that the definition of family is not actually truly practiced and if there was a group of more than 5 persons unrelated by blood in a household, they would not be considered a family under any circumstances. He continued to state that group housing is permitted in the MUR zone if it is affordable housing, but the language of the unit legalization ordinance does not apply to group housing. He would like to understand more clearly if the Planning Department could adopt the definition of family for this particular property.
- The Zoning Administrator confirmed that the Code provisions regarding group housing in the MUR Zoning District were recently updated as part of the adoption of the Central Soma Plan. He stated it is likely that group housing is a principally permitted use. He said he will provide further clarification on

this topic.

- The Zoning Administrator agreed that the legalization ordinance pertains only to dwelling units and not specifically to group housing uses. Regarding the definition of “family,” it was established by the California Supreme Court in the early 1980’s. It is not a definition that San Francisco has specifically adopted, however it is definition that applies to land use across the state. However, he again refocused the conversation and reiterated that the public hearing is not what can be done to legalize the residential space, but rather whether there is a violation.
- Mr. Keenan clarified that DIY Spaces is a nonprofit organization that formed after the Ghost Ship Fire to subsidize, commit, and entitle low-income artist properties. They got involved in this property in 2017 following the Ghost Ship Fire. They work to preserve the existing residential use safely through the installation of sprinklers and other upgrades. They take funds that would likely have been used for a buy-out of the tenants and work with the property owner to commit to preserving the property for low-income housing. He said his work to make these improvements were delayed because he had to meet the needs of the Notice of Violation, including hiring a land use attorney to research whether they could reasonably define the property as a “family.”
- Based on the information Mr. Keenan was able to locate, he would make the argument that the existing property is consistent with an existing nonconforming residential use. He argued that the property has been used as a residential use for some time. Since 1905, David said, this property has been used as a residential use. There is a Sanborn map that states, “Man sleeps here,” which led him to ask, “Has this property had a consistent residential use for over 100 years, whether and how this would be recorded, and whether the use is accessory or principal to the property?” He argued that this property has always been a low-income property and so building permits were not always obtained. The lack of a certificate of occupancy does not necessarily invalidate whether it has a lawful occupancy.
- Asked whether the residential use was ever appropriately authorized through the city, whether through a building permit or any other authorization during a previous time, Mr. Keenan said he did not know. The Zoning Administrator said there is documentation that shows the property has been used as a residential use, but there does not appear to be documentation that the property was ever authorized as a residential use. The prior permits listed the property as an industrial use.
- Ms. Sarah Lockhart explained that she has friends who lived at the property 20 years ago. One bedroom that has a sink had previously been used as a light industrial space and a different “unit” had been a bedroom. The interior uses of the spaces may have changed over the years and since there was not any physical construction, the minor changes of use were not necessarily documented.
- While a building may not have had a lot of permit activity over the years but they may have had various land use changes, the Zoning Administrator explained, there is the need to determine the legal land use of the site. This is when Panning will review all available documentation and material and make a logical and reasonable determination of the authorized land use.
- The Zoning Administrator took the matter under advisement after hearing from all concerned parties.

Submittals and Consideration After the Hearing

To date, no new information has been submitted. The Zoning Administrator has reviewed all submittals to date and considered statements made at the September 29, 2020 hearing.

Planning Code Section 171 requires that the above property be used only as authorized.

Decision

NOTICE OF VIOLATION UPHELD. Pursuant to Planning Code Section 176, the Zoning Administrator has a duty in administration and enforcement of the Planning Code. Accordingly, the Zoning Administrator upholds the Notice of Violation issued on May 5, 2020 as the property owner has failed to demonstrate compliance with the Planning Code as described above. The subject property owner shall abate the violation in one of the following ways:

- 1) Obtain all required authorizations to legalize the residential use;
- 2) Obtain all required authorizations to remove the residential use; or
- 3) Obtain all required authorizations to establish another use permitted under the Planning Code.

Please note that Building Permit No. **2019.0508.0191** was filed for the subject property on May 8, 2019 and the Central Permit Bureau noted the permit is ready to process on September 30, 2020. If you intend to use the above property as a residential use, immediately continue to process Building Permit No. **2019.0508.0191**. All necessary approvals and work must be authorized and completed in order for the subject property to be deemed to be in full compliance with the Planning Code. As the property owner, you are a responsible party required to obtain issuance of the building permit, complete the work, and seek “complete” status of this application with a Final Inspection and/or Certification of Final Completion from the Department of Building Inspection (DBI).

Please visit DBI website, <https://sf.gov/apply-building-permit> for information on the permit application process. The work approved under any permits to abate violation must commence promptly and be continued diligently to completion with a final inspection and/or issuance of certificate of final completion.

Timeline to Respond

A Shelter in Place order was issued for San Francisco due to the COVID-19 pandemic on March 16, 2020, which was set to expire on April 7, 2020. On March 31, 2020, Order of the Health Officer No. C19-07b extended the previously issued Shelter in Place from April 7, 2020 to May 3, 2020. On April 29, 2020, Order of the Health Officer No. C19-07c further extended the previously issued Shelter in Place to May 31, 2020. On May 22, 2020, Stay-Safe-At-Home Order of the Health Officer No. C19-07e was issued to amend, clarify, and continue certain terms of the prior Shelter in Place orders. On June 1 and June 11, 2020, Stay-Safe-At-Home Order was updated and replaced previous C19-07 orders: C19-07d (May 18), C19-07c (April 29), C19-07b (March 31) and C19-07 (March 16).

The timeline to respond to this Violation and Penalty Decision is fifteen (15) days. As such, we highly encourage you to immediately reach out to the assigned Enforcement Planner to discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the assigned Enforcement Planner, who will assist you in developing a reasonable timeline.

While many City agencies (including the Department of Building Inspection - DBI) are open, we understand there may be challenges and delays related to the processing of necessary applications to abate violations during the Stay-Safe-At-Home Order. You can find more information regarding Planning Department procedures during the Stay-Safe-At-Home Order here: <https://sfplanning.org/covid-19>.

The Department recognizes the challenges of the City's Stay-Safe-At-Home Order and its underlying cause. However, corrective actions should be taken as early as reasonably possible. Please contact the assigned Enforcement Planner with questions and/or to submit evidence of correction. Delays in abatement of the violation beyond the timeline outlined above will result in further enforcement action by the Planning Department, including assessment of administrative penalties at \$250 per day.

Administrative Penalties

If any responsible party does not appeal this notice to the Board of Appeals **within 15-days from the date of this notice**, this Violation and Penalty Decision notice will become final. However, **administrative penalties will not begin to accrue until the 15-day period to respond expires**. Beginning on the following day, administrative penalties of up to **\$250 per day** to the responsible party will start to accrue for each day the violation continues unabated. If such penalties are assessed, the Planning Department will issue a Notice of Penalty, and the penalty amount shall be paid within 30 days from the issuance date of Notice of Penalty. Additional penalties will continue to accrue until a corrective action is taken to abate the violation. Please be advised that payment of the penalty does not excuse failure to correct the violation or bar further enforcement action.

Enforcement Time and Materials Fee

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for "Time and Materials" to recover the cost of correcting Planning Code violations. Accordingly, a fee of **\$500** for "Time and Materials" cost associated with the Code Enforcement investigation is now due to the Planning Department. **Please submit a check payable to "Planning Department Code Enforcement Fund" within 15 days from the date of this notice.** Additional fees will continue to accrue until the violation is abated. This fee is separate from the administrative penalties as described above and is not appealable.

Failure to Pay Penalties and Fees

Any Administrative Penalties and Enforcement Fees not paid within the specified time period noted above may be forwarded to the Bureau of Delinquent Revenue (BDR) for collection pursuant to Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and you (the responsible party) will be responsible for such charges.


Appeal

This Violation and Penalty Decision notice and any assessed penalties may be appealed to the **Board of Appeals** within the **15-day time limit** from the date of this Violation and Penalty Decision notice at:

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: 628.652.1150
Website: www.sfgov.org/bdappeal

The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day that the violation exists, excluding the period of time that the matter has been pending either before the Zoning Administrator or before the Board of Appeals.

Sincerely,



Corey A. Teague, AICP
Zoning Administrator

Enc.: Notice of Violation dated May 5, 2020

cc: Mr. David Keenan, Executive Director, Safer DIY Spaces (Acting as agent of property owner Joelle Calton and tenants of the subject property) via email: david@saferdiyspaces.org
Ms. Sarah Lockhart, Assistant to Mr. David Kennan, Safer DIY Spaces, via email: sarah@saferdiyspaces.org

THE PARTIES DID NOT SUBMIT BRIEFS

PUBLIC COMMENT

From: [genevieve.griesau](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Ave Warehouse Community mixed use tenancy
Date: Tuesday, April 6, 2021 12:09:12 PM

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

For the consideration of the Board of Appeals:

The continued tenancy of the residents of 1462 San Bruno is of vital importance for the City of San Francisco.

It is no news to anyone that housing in The City is a highly sought after, hard to find and keep treasure AND basic need. Especially so, I would argue, in the case of the tenants of the Warehouse at 1462 San Bruno. Unlike many who have come and gone in this city in recent years, these people cannot export their workplaces to their dining room tables or wherever else there is an internet connection. These are not just artists showing work in galleries or at Burning Man. They're also the people who build temporary and permanent installations of art and scenery locally and otherwise. They create installations at the Exploratorium. They make the settings that make SF a destination city for many of the trade and cultural events that will eventually return here. They fabricate the unique environments we enjoy in The City's signature indoor and outdoor bars and restaurants. The quiet but powerful influence of the culture-makers that reside here now and in the past has touched far more San Franciscans and visitors alike more than most will ever realize.

They need to be here in San Francisco to do their work. And we need them here.

My work with realtors, contractors, homeowners, and event producers has brought me into many varied residential and commercial properties. After the Ghost Ship tragedy, I personally and swiftly dispatched contractors to 1462 San Bruno to assess the building and make sure the systems onsite were in safe working order. Not only are the artisan touches throughout the space above and beyond what I've seen in most newer construction. But the infrastructure and organization of the space is at a professional level which surpasses similarly used spaces.

What exists here is a decades-long incubator and powerhouse of creative output that keeps San Francisco on the world stage as a home of innovation and ingenuity. Most of the legacy live/work spaces from the eras that birthed the San Bruno Warehouse have been destroyed and displaced from San Francisco. A new condo can go up relatively overnight, anywhere. Anyone could move a microwave and some convertible Ikea bed/couches into one of the many spaces vacated by tech startups since the pandemic began and call it live/work. But if you destroy and displace something like the Warehouse and its tenants, they cannot easily reassemble.

These are clever, resourceful people. But do we want them to waste their talents customizing vans to live in on the street so they can stay in the city they continue to build?

Please carefully consider the human and civic cost of displacing these hard-working San Franciscans from their home. The next time you notice the carefully crafted setting where you're enjoying a meal, a drink, or an event, a resident of the Warehouse may have been the

one who built it.

Thanks kindly for your time and consideration.

Genevieve Griesau
Hunter's Point, CA

From: [Jessica Foster](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Ave.
Date: Tuesday, April 6, 2021 9:58:12 AM

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

Hello,

I'm writing this email on behalf of 1462 San Bruno Ave, SF, CA. This place is one of the few remaining hubs of creativity in the city, and a long-term space for artists who have made it their home. It may not currently be zoned for residency, but in these difficult financial and pandemic times, to take away this magical space would be heartbreaking for the residents as well as for all of us who have gathered here to witness art making and connect with other San Francisco artists and creatives. If there is any way to allow this space to continue in its current capacity, it should be seriously considered as the best option for the community of San Francisco, as we all struggle to hold onto the things that have made San Francisco truly special all these years: community, art, and social support being not the least of these. Please help keep San Francisco artists within San Francisco.

Kindly,
Jessica Foster
2175 48th Ave, SF, CA

Jessica Foster
www.tobiaty.com

From: [Phoenix Firestarter](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Avenue
Date: Tuesday, April 6, 2021 3:11:55 PM

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

I'm writing to you today to stress the importance of keeping 1462 San Bruno an affordable space for artists and creatives. Over the last few decades this space has allowed many artists and creative people to be a part of our community— in a town where even tech workers can struggle to keep a footing. The artists and creatives of our community are an asset to our city. Integrating the arts more fully into our lives enriches each of us, and because engaging in the arts brings individuals together, it fosters community. Many people in San Francisco consider themselves lovers of art, **but an essential part of loving art is ensuring that artists in our community are supported.** The artists at 1462 San Bruno have a true passion for making their own community a better place to live through their artwork.

If you have ever considered doing more to support the artists in your city, now is a great time to do so. Keeping 1462 San Bruno accessible for artists is a great thing that you can do to support the artists of our community.

Best,
Sandy Jungwirth

-Mission District resident

From: [Foul Play Productions](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno letter of support for tenants
Date: Tuesday, April 6, 2021 9:48:31 AM

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To the Board of Appeals,

I write to support the tenants of 1462 San Bruno Avenue. It is home to the kinds of phenomenal artists that make this city so unique, and removing them is one more step to removing the artistic future of San Francisco. SF and these amazing artists deserve so much better.

All the best,
Cameron Eng

From: [watson](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno letter of support
Date: Tuesday, April 6, 2021 2:45:36 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 support. The tenants of 1462 are incredible artists and humans in need of a good home, which they have right now. To remove these people would be to do the entire city a disservice and to move SF in the wrong direction . SF and these fine people deserve the best.

Cheers,
Watson

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Watson ☹
<http://watsonxi.org>

“We don't see the world as it is, we see it as we are”

— Anaïs Nin

From: [Kate Marcella Riley](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal # 20-090, Message in Support of the Warehome Community at 1462 San Bruno Ave
Date: Tuesday, April 6, 2021 1:38:48 PM

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

To SF City Board of Appeals,

I am a SF resident and former studio tenant at 1458 San Bruno Ave, within the historic art community known as "The Farm". The complex (which includes 1462 San Bruno Ave) is a sanctuary and a last hold out against an onslaught of highly commercialized and prohibitively expensive studio spaces.

The Warehouse is a fixture in our community. The tenants at 1462 San Bruno Ave. are conscientious neighbors, generous friends and frankly essential to the maintenance and safety of The Farm. I always felt safe coming and going after dark knowing that the residents at 1462 were on site.

Beyond the current tenants, and my own personal stint at The Farm, having a community of artists on site keeps The Farm true to its history: maintaining a place for artists, organizers and the counterculture which has so long made San Francisco not only vibrant and celebrated but tolerant and unreplicable.

It may not be fancy or wildly profitable, but The Farm and all its tenants are the true lifeblood of San Francisco and the Mission district - and we can't afford to hemorrhage any more affordable artist housing!

Thank you for your time,

Kate Riley
San Francisco, CA 94121

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Women constitute half of the world's population, perform nearly two-thirds of its work hours, receive one-tenth of the world's income and own one-hundredth of the world's property

- The United Nations

From: [Levi Gilbert](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal #20-090 - 1462 San Bruno Ave
Date: Tuesday, April 6, 2021 2:46:41 PM

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

Dear San Francisco Board of Appeals,

Few other cities in the world are so closely associated with innovation and creativity as San Francisco. An essential driver to this creativity is the ability for artists and designers to create safe and affordable community spaces where one can be inspired and inspire others. Nowhere is this more true than at the studio space located at 1462 San Bruno Ave. This location and the kind and considerate people who innovate there have worked diligently to connect with their residential neighbors and local businesses while helping other creators throughout San Francisco. The importance of being able to consult and discuss concepts with the skilled craftspeople at 1462 San Bruno Ave has been incredibly significant to my own work with clients. The removal of this invaluable resource will be detrimental to all businesses throughout the Bay Area.

Thank you,

Levi Gilbert

EARS 831.818.0939
EYES levi.e.gilbert@gmail.com

From: [Nicholas Paul Brysiewicz](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: In Support of the Creatives at 1462 San Bruno
Date: Tuesday, April 6, 2021 5:39:30 PM

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

To the San Francisco Board of Appeals—Darryl Honda, Eduardo Santacana, Ann Lazarus, Rick Swig, and Tina Chang:

My name is Nicholas Paul Brysiewicz and I am a director at [The Long Now Foundation](#), a cultural/educational nonprofit that helps people think about the next 10,000 years.

For 25 years, our foundation has generated significant cultural capital for the city of San Francisco through special events, large-scale projects, and—more recently—an award-winning public space called [The Interval](#). It is a pleasure to serve this city with you.

I'm writing today to voice my support for those living at 1462 San Bruno. It is my understanding that this Board will play a key role in deciding the fate of their home.

I am confident the Board will weigh thoughtfully on all the specifics of this case, but I urge you to include in your consideration the general situation—our city is hemorrhaging artists. The few that do remain, do so precariously. I trust you all know the case for retaining our creative class, so I won't repeat it here, but please do allow me to underscore it. The quality of our work at Long Now relies on this class, including residents of 1462 San Bruno. A world-class city without world-class artists is a fake city—and world-class artists emerge from communities like this one. Artists need unconventional spaces.

I ask that you grant those living at 1462 San Bruno the full benefit of any doubt in your deliberations. Please cut them every bit of slack you can. They deserve the dignity of a functional and affordable space, and when our city failed to provide that dignity for them, they creatively built one for themselves. Let's not punish that spirit. They are doing the right thing.

I appeal to you in the hope that you can give this group a break. They are creative—don't you want to see everything they will *make* out of this break? I do, and I believe you must, as well.

Please help this community persevere. We rely on them more than we realize.

Thank you for your consideration. And thank you for your service to San Francisco.

Most sincerely,
Nicholas Paul Brysiewicz
Director of Development
The Long Now Foundation

From: [Kseniya Makarova](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Public comment : Appeal # 20-090; 1462 San Bruno Ave
Date: Tuesday, April 6, 2021 9:34:23 AM

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

Good morning,

I'm writing to offer my whole-hearted support to the artist residents of 1462 San Bruno Avenue. I live in Bernal Heights and am thrilled that this hub of creativity and community exists nearby. San Francisco has forced the majority of its creative class out over the last decade through actions like this one. Why is the city wasting tax payer money to go after these crucial members of our community?

The tenants have been working for multiple years with the city and SaferDIY, and their building has passed all the relevant inspections for safety. Their presence on San Bruno Ave adds so much to their surroundings; if not for their community, I am sure that cul de sac would be a blighted spot with even more dumping and the like.

Please, don't ruin one of our few remaining arts communities. Please don't send the lives of these artists into turmoil. Please just allow them to continue their hard work on the legalization process, allow them to stay in their home, where they can continue to bring life to our city.

Best,
Kseniya Makarova

From: [Brian Hoffstein](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: [Casey Cripe](#)
Subject: Regarding 1462 San Bruno Ave
Date: Tuesday, April 6, 2021 8:40:25 AM

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

To whom it may concern,

I have lived in San Francisco for some time now and been part of multiple community centers and co-housing arrangements. It is vital to the city to have such places where people can gather and lead their lives in community. As an artist and entrepreneur I tell you these places are what make San Francisco great and without them I fear we would have a great loss to our city's culture and the vitality which upholds an important class of citizens well-being. That is why I am sad to hear that the amazing people at 1462 San Bruno Avenue are having a difficult time defending their home from intrusion. This wholesome group of individuals are vibrant, intelligent, and meaningfully add to the culture of San Francisco. There is a rich history tied to this location which the current residents uphold with the greatest of integrity. One such individual, Casey Cripe, has lovingly created a home and place to work on his art, which I tell you is amazing and important and worthy of your respect and admiration. He has cared for that space and loved every inch of the property. With all of the residents of this San Francisco treasure, there is a beautiful thing going on: it's wholesome and of great cultural importance to the city of San Francisco. Community living is sometimes the only way for artists and entrepreneurs to manage their budgets in cities. Moreover there is an important chemistry that takes place when creative people are gathered together. It would be a great loss to the city if this were taken away from us. I implore you to care for the citizens you represent and help this home of artists and creatives and well-to-do individuals continue to flourish and enrich our city with their contributions. It is a precious thing, this property is, and something that should be cared for and supported so that it may continue to flourish and support the best qualities San Francisco is known for. Please allow them to stay and maintain their home. It is essential to our city.

Sincerely yours,
Brian Hoffstein

From: [Daniel Southard](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: RE: 1462 San Bruno Ave.
Date: Wednesday, April 7, 2021 6:03:47 PM

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

To Whom it may Concern,

My name is Daniel Southard, and I live at 1462 San Bruno Ave. The only reason I am able to live in San Francisco, contribute to the community, and live as an artist is because this place exists as a home for me. I want to remain in this dwelling and living as a part of this family of friends, putting down roots in this city I have come to love. As has been proven by multiple visits by city agencies, this is a safe place to live and we are willing to work to keep making it safer. We are asking for your help to continue on this path.

I moved from a rural area in 2016 with only a small amount of savings to my name to attend San Francisco State and work toward my MFA in visual arts, a goal I reached in 2019. Since then, I have worked on my art, became a fellow at Headlands Center for the Arts, and applied for jobs in arts education, all the while without a nest egg, a trust fund, or anything but the willingness to work hard. This is a story that has become all too rare in a city where the "going rate" is unaffordable to all but the most wealthy. A situation like this leads to a dying arts community because the fact is that very few artists are wealthy. A city must foster the arts, making it a possibility for relative newcomers like myself, if it is to remain vibrant. I hope that you will do all in your power to help this one small piece of the arts community remain and thrive.

Yours, Daniel

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drsfoto.com / 707.499.6167

From: [Potrero del Sol](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: # 20-090; 1462 San Bruno Ave
Date: Thursday, April 8, 2021 8:42:09 AM

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 to support the efforts of the people involved in re-zoning the 1462 San Bruno Avenue property from industrial to residential use. I am the long time volunteer coordinator of the Potrero del Sol Community Garden which abuts the San Bruno Avenue property. In all of my experience at the site, the residents have been trying to do the right thing in their pursuit of a zoning change. They are hard working creative professionals hanging on in an increasingly hostile urban housing market. They are good neighbors! Laura, Casey and others have visited the garden and contributed to activating what would otherwise be a sorry dead end street.

I have seen the photographs and complaints about the property and can state, unequivocally, that they are utterly baseless. The property is maintained better than many single family homes in the city. I have no idea where that flood picture came from, but it has nothing to do with 1462 San Bruno, it was caused by a **clogged drain in the garden I manage**, which is on Recreation and Parks department land.

In all honesty, the complaints seem to be coming from a person who frequently inserts themselves into other people's business by filing anonymous complaints. I have seen their email address and name all over the planning department website. Why does this person have standing to disrupt the lives and work of the 1462 San Bruno Avenue residents. They are **ONLY** trying to obey the law.

Thank you.

Mary Beth Pudup

Potrero del Sol Community Garden Coordinator

From: [Rich Freitas](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Ave.
Date: Thursday, April 8, 2021 9:26:40 AM

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 neighbor of 1462 San Bruno Avenue and support their efforts to re-zone the property to residential use. Their presence anchors and activates what would otherwise be a marginal space between a dead-end street and the freeway. Their continued presence is in the neighborhood's best interest.

In the big picture, affordable artist housing has been a unicorn in San Francisco for a long time. Well, here it is. This is not trendy live/work space marketed towards white collar professionals. This is the real deal and continues a long tradition of San Francisco's valuing of artists and the counterculture on the site. The residents' continued presence is of value to the neighborhood and the city.

Thank you,
Rich Freitas
2419 24th Street

From: [Kimberlee Stryker](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Avenue - Appeal # 20-090 - I support rezoning to residential use.
Date: Thursday, April 8, 2021 11:56:07 AM

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

Dear Appeals Board members,

I am a gardener at the Community garden adjacent to 1462 San Bruno Avenue. Artists who are living and working in this complex have been working to get this property rezoned for residential use.

I understand there have been complaints about the people living and working at this location. Current residents and businesses using this property are attempting to re-zone the area as residential. I support their effort to add to affordable housing that is desperately needed in the area.

I want to emphasize that the businesses adjacent to the Community garden, Potrero del Sol, are good neighbors. My plot is directly next to their property and I work in it regularly. It affords me the opportunity to experience the property in question, which I see is well cared for. People there are quiet and pleasant, obey the laws related to parking and other uses, and keep the place neat and clean. I have nothing but a positive relationship with those using that property and respect their efforts to keep it maintained and orderly.

As a member of the SF Arts Commission, I am especially sensitive to the scarcity of artist housing and work spaces in San Francisco as artists have been driven out by gentrification. The spaces in this complex offer affordable artist spaces in the city. It is important that we consider their needs for affordable housing and workspaces. This rezoning request is reasonable and indeed appropriate. They are working through the correct channels and I hope you will support their efforts.

Thank you,

Kim Stryker
San Francisco, CA 94110

From: [Kristin Murtagh](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Avenue Rezoning
Date: Thursday, April 8, 2021 11:15:57 AM

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

SF Board of Appeals,

I support the re-zoning of 1462 San Bruno Avenue property from industrial to residential use. I have been a gardener at Potrero del Sol Community Garden for the last four years and have enjoyed having an arts community adjacent to the garden. They are good neighbors and an asset to the neighborhood.

Sincerely,

Kristin Murtagh

From: [Ahmed Kabil](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno letter of support for tenants
Date: Thursday, April 8, 2021 6:18:29 AM

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 support. This dwelling houses talented artists and, from what I gather, has passed every safety inspection.

So much of what is good about San Francisco — in terms of art, culture and innovation — has emerged from communities such as this one. They are an endangered species these days, and San Francisco is poorer for it.

Please allow the important work of 1462 San Bruno to continue.

Ahmed Kabil

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Ahmed Kabil

Writer, editor, and digital storyteller

[website](#) • [twitter](#) • [medium](#) • [instagram](#)

From: [angela.mc](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal # 20-090; 1462 San Bruno Ave
Date: Thursday, April 8, 2021 10:11:19 AM

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

SF Board of Supervisors,

I am writing to support the efforts of the people involved in re-zoning the 1462 San Bruno Avenue property from industrial to residential use. SF has a housing problem. Rezoning this property to residential will help fill that need without displacing any business. This address would be hard to access with large trucks if it is required to remain an industrial building, whereas there is small amount of available parking for personal vehicles.

I garden at Potrero del Sol and support these responsible neighbors in their quest. I support positive ways to create housing in SF and this is a perfect opportunity for the Board of Supervisors to do so as well. Denying this property rezone will evict people during a pandemic and show that the Board of Supervisors is not willing to support win-win options when addressing the housing problems SF faces.

Angela McAllister

From: [Kathy Zarur](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Public comment re: Appeal # 20-090; 1462 San Bruno Ave
Date: Thursday, April 8, 2021 9:33:28 AM

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 to support the efforts of the people involved in rezoning the 1462 San Bruno Avenue property from industrial to residential use. My partner and I have had a plot at the adjacent Potrero del Sol Community Garden for the past four years. In my time here, we have found the neighbors at 1462 San Bruno to be respectful, caring of the property, and involved in the neighborhood in positive ways.

Affordable housing, particularly for artists, is a critical yet dwindling resource in the city. The residents at 1462 San Bruno Avenue are artists who, *for years*, have been using legal channels to protect their homes and avoid eviction. Creative people are what make this city special. Over the past decades, many have left. As an art historian and independent curator myself, I know the hustle required to make it. It often feels impossible. Without resources, like affordable rent, it *is* impossible.

Who is this individual who consistently files anonymous complaints? For one person to have so much power is unreasonable and unfair. The residents at 1462 San Bruno Avenue have done nothing wrong. They have my support, and I hope they will be successful in their rezoning effort. They make a positive contribution to the neighborhood!!

Best,
Kathy Zarur, PhD

www.kathyzarur.com

From: [Michelle Gaudet](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: RE Residents of San Bruno Ave
Date: Thursday, April 8, 2021 10:05:59 AM

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 support of the residents and professionals who live and work at 1462 San Bruno Avenue. I am a gardener at Potrero del Sol Community Garden and my garden plot has abutted the San Bruno property for going on 3 years. My experience of the occupants of the building is that they are a polite, respectful and considerate group with a diverse set of interests and activities that strengthen our community along that corridor of San Francisco. I work in my garden while they work in theirs, they hold events, conduct other activities of daily living and in all my time as a gardener I have only experienced them as hard working professionals and neighbors.

I offer them my full support and ask that you give them the chance to keep residing in their homes and conducting their work, which adds to the richness of our community.

Thank you for your time and consideration

Michelle Gaudet
Community Gardener @ Potrero del Sol
(415)385-5190

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From: [Penny Jennings](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Support for 1462 San Bruno re-zoning
Date: Thursday, April 8, 2021 12:05:49 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 to support the efforts of the people involved in re-zoning the 1462 San Bruno Avenue property from industrial to residential use. I am a close neighbor and a member of the Potrero del Sol Community Garden which abuts the San Bruno Avenue property. In all of my experience in the neighborhood and at the site, the residents have been trying to do the right thing in their pursuit of a zoning change. They are hard working creative professionals hanging on in an increasingly hostile urban housing market.

In my professional role as a museum exhibition creator at the Oakland Museum of California, I know the day to day struggles of artists to hold on in this housing and work market. Spaces like this one support the folks who create the vibrant culture that makes the Bay Area so attractive to all. Our artists and others who operate outside the mainstream commercial ecosystem are struggling to survive, and we should be doing everything we can to ensure they have access to safe and affordable work and living spaces. These neighbors are valuable members of our community and are trying hard to operate within the convoluted processes and constraints that make their work possible.

I have seen the photographs and complaints about the property and can attest that they are utterly baseless. The property is thoughtfully and responsibly maintained. I understand from our garden manager that the flood picture has nothing to do with 1462 San Bruno, it was caused by a clogged drain in the community garden which is on Recreation and Parks department land.

I do not believe that one cranky community member should have the power to disrupt the lives and work of the 1462 San Bruno Avenue residents while they are pouring countless hours and resources into trying to obey the law.

Thank you.

Penny Jennings

1322 Hampshire St. homeowner

From: [Ana Linder](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Support for re-zoning 1462 San Bruno Avenue
Date: Thursday, April 8, 2021 10:21:46 AM

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 to support the efforts of the people involved in re-zoning the [1462 San Bruno Avenue](#) property from industrial to residential use. I have been a gardener at the Potrero del Sol Community Garden adjacent to the San Bruno Avenue property for over five years. The residents at 1462 San Bruno Avenue have been good neighbors and understanding when one of our clogged drains caused flooding (not their fault). More residential housing is needed in San Francisco and the residents of 1462 San Bruno merit peace of mind and stability. Please re-zone the property to residential. Thank you!

**Ana Linder
2912 Cesar Chavez
San Francisco, CA 94110
415-696-3866**

From: [zoe.mccloskey](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: support re-zoning 1462 San Bruno Avenue property from industrial to residential
Date: Thursday, April 8, 2021 12:21:16 PM

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

I am writing in support of the people involved in re-zoning the 1462 San Bruno Avenue property from industrial to residential use. I have heard that they are respectable tenants, responsible people, and creatives.

Everyone knows that a city's real estate capital relies on the seedling efforts of creatives. They build culture and ideas and make space "cool" for industry and additional capital. They are contributing to the neighborhood both financially and culturally so should be protected to live as they are.

I am a trained artist who works two jobs in order to afford to live in this city; I no longer have time to contribute to my community on a cultural level as I used to nor to make artwork. I took time out of my day to write you in hopes these folks won't have to do the same as I have.

Sincerely,

Zoe

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www.zoemccloskey.net

From: [Ivy McClelland](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Support for residential re-zoning of 1462 San Bruno
Date: Thursday, April 8, 2021 12:26:57 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 to support the efforts of the people involved in re-zoning the 1462 San Bruno Avenue property from industrial to residential use. I am a member of the Potrero del Sol Community Garden next door to the San Bruno Avenue property. Laura, Casey and others are great neighbors who have worked hard to create a beautiful home and are working through the legal channels to re-zone to residential use. They have visited the garden and contributed in wonderful ways to this small community.

After seeing the photographs about the flooding complaint and speaking to Mary Beth Pudup it is clear that the flooding is actually coming from the garden.

Please consider the application for rezoning this property where so many make a home in the Mission for the benefit of our community.

Thank you.

Ivy McClelland

Potrero del Sol Community Garden member

From: [Nila Kim](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Ave.
Date: Thursday, April 8, 2021 1:08:39 PM

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

Dear Board of Appeals,

I'm writing in support of my community neighbors at 1462 San Bruno Avenue in San Francisco.

My name is Nila Kim, I'm a San Francisco resident and a community member in the garden that abuts this property, Potrero del Sol. I've been a member for at least the last four years and have never had any issues with the residents in the building or the building itself. My plot literally abuts their property and as neighbors, we see each other come and go, and go about our business without any flair or even a second thought. That being said, while I've had minimal engagement with any of the residents, my understanding is that the resident have been nothing but kind to our members.

I also understand that they are in the process of formalizing their residency which I commend, as they are looking out for the safety and preservation of their community. Most importantly, they are formalizing their tenancy as residents. Again, I commend them for their work because we know the tragedy that occurred at the Ghost Ship fire in Oakland. And rather than wait for a tragedy or the unknown, the residents at 1462 San Bruno are proactively working to create and provide a safe environment for their residents by going through the proper procedures to formalize their residency.

I am also public service employee with the County of San Mateo, working in housing, and anytime a community wants to work with a government entity, to do the right thing, is a win for all. Also, I shouldn't have to explain or provide statistical information since we all know that affordable housing is necessary in the City of San Francisco. Any opportunity to build (within reason) and preserve affordable housing is much needed in the City. This also a unique housing situation, if and when approved, as there is much need for housing for our artist community. And without our artist community, we'd be losing the soul and culture and community of San Francisco.

Before you make your decision, I would hope the Board of Appeals does their due their due diligence in reviewing this complaint and the complainant. It appears the residents have been doing their due diligence in order to be in compliance for the safety of their residents. And I would ask that you take that into consideration when you make a decision.

These are not residents trying to purposely break the law; they're just trying to preserve a place that they call home and want to make their home and specifically, a safe home. From an abandoned piece of asphalt to what it is now, this space has a long history as being one of the earliest industrial, multi-purpose, multi-disciplinary and multi-cultural spaces in San Francisco and I hope the life of this facility as a mixed-use residential space is approved and therefore also preserving a piece of San Francisco history.

I support our community neighbors and hope that you decline this complaint in order for them to continue moving forward in their process.

Thank you.

Nila Kim

Potrero del Sol Community Member

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From: [Frank Moss](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Appeal
Date: Thursday, April 8, 2021 1:48:23 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 to support of the re-zoning the 1462 San Bruno Avenue property from industrial to residential use. I am a member of the Potrero del Sol Community Garden next to 1462 San Bruno. In all of my experience in the garden, the residents have been outstanding neighbors and never a nuisance. To the contrary, they have always been invested in improving and beautifying the area. As rents and property prices inSan Francisco continue to rise, it is ever more important to support artists and other creative workers such as the residents of 1462 San Bruno. I can attest from first hand experience that none of the complaints lodged against the residents of this property have any veracity.

Thank you,

Frank Moss

From: [Gabrielle Gaudet](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Regarding 1462 San Bruno Ave
Date: Thursday, April 8, 2021 3:30:02 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 to support the efforts of the people involved in re-zoning the 1462 San Bruno Avenue property from industrial to residential use.

I have been a neighbor in the area for six years, and for the last 4 I have tended a garden in the adjacent community garden. In my experience, the folks at 1462 have been nothing but hardworking creative professionals and excellent neighbors.

These folks are trying to do the right thing in seeking the rezoning, and they do so in a hostile environment for creatives and artists. They are an important part of our community and deserving of the space they seek to establish and maintain.

**Gabrielle Gaudet
Kansas Street resident
Member Potrero del Sol Community garden**

From: [shell r](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal # 20-090; 1462 San Bruno Ave
Date: Thursday, April 8, 2021 3:45:37 PM

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Hello,

I have gardened at Potrero del Sol community garden for 14 years. I have never had a problem with residents/workspaces of 1462 San Bruno; in fact, they have been very fine neighbors! I support their application to make their residences legal, especially as the city recognizes the need to preserve housing, and recognizes the importance of art communities to the vibrance of San Francisco.

Best,
a PDS gardener

From: [Rick Zuzow](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal # 20-090; 1462 San Bruno Ave
Date: Thursday, April 8, 2021 3:53:27 PM

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

I am a small business owner in the same complex as the building in question; my livelihood and life's work reside across the driveway from 1462 San Bruno. I am here 7 days a week, 12 hours a day, and emphatically want to underscore that the residents of 1462 San Bruno Avenue are not just my neighbors. They are my community. My business is better off for having them there. They bring their artistic skills to the table when we discuss design ideas. They lend their expertise when we share tools. They call recology when the trash service skips over us. They watch over my business at night. My neighbors make my business safer.

As a 10+ year resident of San Francisco, I'm appalled that the city is wasting energy trying to unhouse this vibrant community of artists and artisans. I have seen the city change over those ten years, as the creative class has been priced out, and neighborhoods have gentrified. Have we not lost enough creatives to Oakland and beyond? How does it measurably improve our city to put my neighbors out on the street? I know it measurably improves my life to keep them housed, and to keep them in my community.

I am sensitive to the spectre of Ghost Ship; I lost a friend there - Amanda Kershaw. This is not an abstraction for me. But I sleep soundly at night with no fear that 1462 is a threat to me or my business, despite being feet away from them 7 days a week, 12 hours a day. I recognize the years of work they've done with SaferDIY to ensure that their home is code compliant and safe.

I emphatically and unequivocally support the tenants of 1462 San Bruno Ave remaining housed at 1462 San Bruno.

Regards,

-Rick Zuzow

From: [Bree Aguinaldo](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: In Regards to Appeal # 20-090; 1462 San Bruno Ave
Date: Thursday, April 8, 2021 4:17:02 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 support of the community located at 1462 San Bruno Ave and their efforts to re-zone the property from industrial to residential use. I am a part of the Potrero del Sol Community Garden located next to the San Bruno Avenue property. In my time at the garden, I have appreciated our neighbors of creative professionals.

I have seen them visit the garden and enjoy their camaraderie. This group of people truly understands what it means to live in and be a part of a community. They take pride in their property and invest time with their neighborhood. A trait that seems to be fleeting sometimes.

I believe this group of individuals deserve to continue living in their building and complete the legalization process to re-zone the property. Affordable housing especially for the artist community is a dying species and I for one believe it's communities like these that keep the character alive in our city. Please recognize that this artist community has spent years trying to do the right thing by legalizing their residence. This community should be allowed to continue inspiring their fellow neighbors.

Thank you,
Bree Aguinaldo
Potrero del Sol Community Garden Member (since 2017)

From: [Noelle Catarineu](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Warehome Community at 1462 San Bruno Ave.
Date: Thursday, April 8, 2021 4:57:59 PM

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

Hello Board of Appeals,

I am writing as a neighbor of the Warehouse Community of 1462 San Bruno Avenue in support of their efforts to have the building approved as residential space. They have been great neighbors for the past three years. They also provide valuable services to the community through a wealth of different small businesses that cannot be replicated in terms of value and personalization by larger, more expensive companies. These are the kinds of creative people we need contributing to our city. Thank you for considering their approval.

Best,
Noelle

Good Morning Alec,

I found this letter of support in the junk e-mail and I thought you may want to add it to our website.

Thank you,

-----Original Message-----

-----Original Message-----
From: gail@meadowslivingstoneschool.com <gail@meadowslivingstoneschool.com>

Sent: Sunday, April 11, 2021 6:07 PM

To: BoardofAppeals (PAB) <boardofappeals@sfgov.org>

Subject: Neighbors on San Bruno St. appeal number 20-090 Meadows-Livingstone School

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

Dear Appeals board,

I am writing to ask that our neighbors be allowed to stay in their home. The streets of S.F. are brimming with houseless people. Why not grant our neighbors permission to live in their home rather than on city streets? Our city has lost hundreds or more artists as a result of high rents, gentrification and displacement. Our neighbors are artists, gardeners and school volunteers. Our school, city and neighborhoods need good civic minded neighbors. I implore you to let our neighbors stay in their home. Please contact me with any questions you may have.

Gail Meadows, Director Meadows-Livingstone School

www.Meadowlivingstoneschool.com <<https://avanan.url-protection.com/v1/url?>

www.meadowservingstoneschool.com/?q=MDM0MzQZjNmYzNmIGU4M4==&h-YaZaMTVKZjMzODEZjRjNDAlNjcyNmZMNTY3YjNmODZmNDU1MzY4NGFmMGMIjGZGMhYmM3Mml4ZjY2OGY3NA==&p-YXZaOmNmZHQyOGEFZWY5bWpjbGhYWYyZGZhMzE3OWFhYTFlTlMjMjZkINDZjZWZhOnYx...

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https://www.facebook.com/pages/Association-School-363577076470648/?mib=page_permalink_public_tooltips&_ftz=0, <http://mtspes.vanavan.org/ur-protection/vty/uri/0-mtspes/jas/w/the.sadecore.com/pages/mte-nrds-Livingsome>

From: [Chris Goode](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Appeal No. 20-090 for 1460 San Bruno Ave
Date: Saturday, April 10, 2021 7:37:34 AM

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

Board of Appeals,

I own the property which is on all sides of 1460 San Bruno Ave. I support their desire to convert their building to residential from industrial. Approving this appeal will prevent the displacement of my neighbors, who simply want to continue living in their current home.

Thank you,

Christopher Goode

From: [Will Atwood](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 1462 San Bruno Ave: In Support of Tenants
Date: Tuesday, April 13, 2021 9:58:44 AM

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Dear Board of Appeals,

I'm writing in support of the tenants of 1462 San Bruno Ave. Over the course of their occupancy at the address, they have transformed what was previously an abysmal property into a beautiful living workspace. Starting as an empty, decrepit shell of a building, it has now become not only a home to a community of artists, musicians, and craftspeople, but it has also been a vessel for collaborative endeavors that connect creative individuals from across the city. The uniquely vibrant culture of San Francisco relies upon such creative spirits as these, and in the case of 1462 San Bruno Ave, its importance goes beyond simply providing its residents a roof--- it extends to the multifaceted networks of people that converge in the space for various constructive purposes, whether to build together in its workshop, or to access its substantial free community library that the residents continue to amass, shelve, and maintain.

Since COVID-19 put a halt to those previously mentioned in-person community activities at 1462 San Bruno for the past year, it's left a substantial void in my and many others' lives. I fear that if San Francisco does not strive to protect the community enabled by the tenants of 1462 San Bruno, the city will lose the creative soul for which we are known globally, against the best interests of its citizens *and* its local industries.

Sincerely,
Will Atwood