



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 25, 2018
TO: David Bushnell, 450 Architects Inc.
FROM: Joy Navarrete, Principal Environmental Planner,
Planning Department
RE: PPA Case No. 2017-014374PPA for 460 West Portal Avenue

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Lana Russell-Hurd, at (415) 575-9047 or lane.russell@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.



Joy Navarrete, Principal Environmental Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: January 25, 2018
Case No.: **2017-014374PPA**
Project Address: 460 West Portal Avenue
Block/Lot: 2484/007
Zoning: RH-1(D) (Residential-House, One Family-Detached)
40-X Height and Bulk District
Project Sponsor: David Bushnell, 450 Architects Inc.
415-546-0450
Staff Contact: Lana Russell-Hurd – (415) 575-9047
lane.russell@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on November 3, 2017, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local, state, and federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The project proposes a change of use from an existing 1,575-square-foot (sf) residential building with one vacant unit into a building with 1,400 square-feet of office use to serve the Waldorf School. The project includes an exterior ADA accessible ramp and a restroom on the ground floor of the building. The project proposes one class 1 and one class 2 bicycle parking spaces. The project would retain one existing parking space.

BACKGROUND:

In 2006, the adjacent property at 470 West Portal Avenue was converted from an office building to a secondary school operating as the San Francisco Waldorf High School. In December of 2016, per Case No. 2015-004567CUA, the Planning Commission approved a Conditional Use Authorization for a Planned Unit Development (PUD) at 470 West Portal Avenue allowing a two-phase expansion of the San Francisco Waldorf School. The approval granted a ten-year authorization timeline for sequential construction. Phase I would construct a new 35-foot tall, one-story, multi-purpose gymnasium of up to 11,100 square feet along West Portal Avenue. Phase 2 would add approximately 12,800 square feet of space, including five new classrooms, a performance space, storage lockers and bathrooms, and a 1,700 square foot ground floor level lobby connection between the gymnasium and the existing building. The PUD authorized a total enrollment up to 240 students. In 2016, the Waldorf School purchased the subject property at 460 West Portal Avenue.

PRELIMINARY PROJECT COMMENTS:

The following comments address general issues that may affect the proposed project.

1. **Existing Dwelling Units.** The PPA application states that one vacant dwelling unit will be removed as part of this proposal. Information found in real estate advertisements from 2014 state that there is an unwarranted dwelling unit on the ground floor of the subject building. If a portion of the ground floor space meets the physical characteristics of a dwelling unit, and leasing or rental information is documented, building permit and entitlement applications should reflect the removal of an unauthorized unit.

ENVIRONMENTAL REVIEW:

The proposed project requires environmental review in accordance with the California Environmental Quality Act (CEQA). This section identifies the likely environmental review process and additional information and studies necessary to complete environmental review. Formal environmental review begins with Planning Department review of the **Environmental Evaluation Application (EEA)** filed by the project sponsor. The EEA can be submitted at the same time as the PPA application or subsequent to issuance of the PPA letter.

The environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed project description will be reviewed by the assigned environmental coordinator.** EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at <http://sf-planning.org/permit-forms-applications-and-fees>. See "Environmental Applications" on page 2 of the current Fee Schedule for a calculation of environmental application fees.¹

¹ San Francisco Planning Department. Fee Schedule for Application Fees. Available online at: <http://sf-planning.org/permit-forms-applications-and-fees>.

In addition, please see page 4 of the Fee Schedule for monitoring fees applicable to projects that require active monitoring of mitigation measures.

A detailed and accurate description of the proposed project is essential for adequate environmental review. Please update the EEA project description as necessary to reflect feedback provided in this PPA letter and include the additional information and/or documents requested herein and listed again below.

- Show street names, existing and proposed sidewalk dimensions, and existing and proposed curb cuts and dimensions on the plans.
- The EEA should identify any mechanical equipment that may generate noise.
- Please provide detailed information related to any proposed stationary sources with the EEA.

If you have already filed your EEA, you may provide the requested information and documents as supplements to your application.

Environmental Review Document

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 1 existing facilities categorical exemption under CEQA Guidelines Section 15301. If a Class 1 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

If it is determined that the project could result in a significant impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Chelsea Fordham at (415) 575-9071 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://sf-planning.org/environmental-review-process>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (<http://sf-planning.org/consultant-sponsor-resources>). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Below is a list of topic areas addressed through the environmental review process. Based on a preliminary review of the project as it is proposed in the PPA application, some of these topics would require additional study.

1. **Historic Resources.** The project site contains one or more buildings or structures considered to be a potential historic resource (constructed 45 or more years ago). However, the proposed project does not appear to trigger historic preservation review. No further evaluation is necessary.

2. **Archeological Resources.** The proposed project is a change of use and includes minimal excavation and soil disturbance for the creation of an ADA ramp. Therefore, Preliminary Archeological Review (PAR) by a Planning Department archeologist may be required. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of project mitigation measures (such as archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. In order to facilitate that determination, Planning staff request the following information: Show street names, existing and proposed sidewalk dimensions, and existing and proposed curb cuts and dimensions on the plans.
4. **Noise.** Construction noise is subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. The EEA identify any mechanical equipment that may generate noise.
5. **Air Quality.** The project propose 1,400 square-feet of office use to serve the Waldorf School, which is below the Bay Area Air Quality Management District's (BAAQMD) construction and operation screening levels for criteria air pollutants.² Therefore, an analysis of the project's criteria air pollutant emissions is not likely to be required. However, please provide detailed information related to the volume of excavation as part of the EEA.

In addition, project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the proposed project will be required to adhere to the dust control requirements set forth in the Construction Dust Ordinance contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6.

In addition, the project site is not located within an Air Pollutant Exposure Zone, as mapped and defined by Health Code Article 38. The Air Pollutant Exposure Zone identifies areas with poor air quality based on and modeling of air pollution, exposures, and health vulnerability from mobile, stationary, and area source emissions within San Francisco. Given that the project site is not within an

2 BAAQMD, *CEQA Air Quality Guidelines*, May 2011, Chapter 3.

Air Pollutant Exposure Zone, no additional measures or analysis related to local health risks are anticipated. However, if the project would include new sources of toxic air contaminants including, but not limited to, emissions from diesel generators or boilers, or any other stationary sources, the project would result in toxic air contaminants that may affect both on-site and off-site sensitive receptors. Please provide detailed information related to any proposed stationary sources with the EEA.

6. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.³ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
7. **Wind.** The proposed project is a change of use and would not involve construction of a building over 80 feet in height. Therefore, a consultant-prepared wind analysis is not required.
8. **Shadow.** The proposed project is a change of use and would not result in construction of a building greater than 40 feet in height. Therefore, preparation of a consultant-prepared shadow study is not required.
9. **Geology.** The project site is located within a seismic hazard zone (slope greater than 20%). However, the proposed project is a change of use and does not include expansion outside the building envelope or new construction. Therefore, preparation of a geotechnical study is not required.
10. **Hazardous Materials.** The proposed project is located in a Maher zone and is within 100 feet of properties that have closed underground storage tank facilities, indicating the potential presence of soil and/or groundwater contamination at the project site. However, the proposed project is a change of use and includes minimal excavation and soil disturbance. Therefore, the project is not subject to Article 22A of the Health Code, also known as the Maher Ordinance. Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age

³ Refer to <http://sf-planning.org/consultant-sponsor-resources> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

(constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

11. Disclosure Report for Developers of Major Projects.

San Francisco Campaign and Governmental Conduct Code Section 3.520 et seq. requires the developer of any project with estimated construction costs exceeding \$1,000,000 to submit a *Disclosure Report for Developers of Major City Projects* if the project requires the issuance of a Community Plan Evaluation (CPE), certification of an Environmental Impact Report (EIR), adoption of a Final Mitigated Negative Declaration, or a project approval by the Planning Commission that adopts CEQA Findings (EIR certification). A residential development project with four or fewer dwelling units is not required to file this report. The first (or initial) report must be filed within 30 days of the date of EIR certification or final environmental determination under CEQA. Please submit a *Disclosure Report for Developers of Major City Projects* directly to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PRELIMINARY PLANNING CODE AND PROCEDURAL COMMENTS:

The following comments address preliminary Planning Code issues that may substantially affect the design and massing of the proposed project:

1. **Dwelling Unit Removal.** Planning Code Section 317 requires any application for a permit that would result in the removal of one or more residential units or unauthorized units to obtain Conditional Use authorization. The application for a replacement building or alteration permit shall also be subject to Conditional Use requirements. Sections 317(g) outlines the criteria the Planning Commission must consider in the review of applications for residential conversion and applications for removal of unauthorized units.
2. **School Use in the RH-1(D) District.** The proposed administrative office, meeting and guest faculty housing spaces supporting the San Francisco Waldorf School would be considered a School/Institution Educational Use as defined by Section 102. Section 209.1 requires Conditional Use Authorization for a school use within the RH-1(D) (Residential House, One-Family-Detached) Zoning District.
3. **Better Roofs Ordinance.** In 2016, San Francisco became the first major city in the U.S. to require the installation of renewable energy facilities or living roofs on new buildings. The Better Roofs Ordinance will require between 15% and 30% of roof space to incorporate solar (photo voltaic and/or solar thermal systems), living (green) roofs, or a combination of both. The legislation goes into effect January 2017. The Ordinance provides guidance for developers, designers, and/or owners might best utilize rooftop space; ideally, projects should pursue holistic design and amenity enhancements for 100% of usable roof space that include open space, habitat, stormwater

management, urban agriculture, and other beneficial uses. Please see the Planning Department's Living Roof Manual to learn more: <http://sf-planning.org/department-publications>.

4. **Sustainability and Green Building.** San Francisco has a suite of existing sustainability related regulations, including recycling and composting, solar, and more details outlined in the San Francisco Green Building Code (GBC). Per the GBC, this project must meet the standards of LEED Silver or the equivalent GreenPoint rating system. It is recommended that the project sponsor work with the San Francisco Planning, Building, and Environment departments to determine the most beneficial mix of green building strategies that meet or exceed all current requirements, and best fit the local context. This especially includes the provision of renewable energy on site (PV and solar thermal), living roofs and walls, non-potable water reuse, healthy environments (non-toxic building materials), and other innovative approaches to enhancing performance of the City's environment. The City also encourages projects to maximize energy and water efficiencies, consider zero carbon strategies such as all-electric buildings, and commit to green power purchases for 100% GHG-free electricity. As with non-potable water systems, projects are recommended to consider district-scale energy opportunities on site and in coordination with neighbors.
5. **Refuse Collection and Loading.** San Francisco is a national leader in diverting waste from landfills, has a Mandatory Recycling and Composting Ordinance, and has a goal to achieve zero waste by 2020. In this, the City requires all buildings to be designed with spaces for collecting and loading recycling and composting in common and private areas, and make these options as or more convenient than waste disposal. More information on the complete suite of the City's Zero Waste legislation may be found here: <http://sfenvironment.org/zero-waste/overview/legislation>. Please also see the Guidance on Recycling Design (page 3) resources for designing appropriate areas: http://sfenvironment.org/sites/default/files/fliers/files/sfe_zw_ab088.pdf. Free design and implementation assistance is available from the San Francisco Department of the Environment's Zero Waste Team by calling 415-355-3700.

PRELIMINARY DESIGN COMMENTS:

1. **Architecture.** The level of architectural detail provided in the submission is preliminary. Further design review may be provided on subsequent submissions; however, in general the new ramp and any work to exterior façades should feature high-quality durable materials and reflect the architectural detailing and character of the existing building and neighborhood. Where applicable, windows and doors should be repaired, repainted and/or replaced in kind, and any windows or door added should complement those existing. Provide detail of exterior work, including proposed materials and fenestration details in future submittals.

There are currently no additional comments regarding the proposed project from the Citywide Division. Due to the proposed scope and minimal design changes, there are no additional considerations for the project at this time. In the case of a change in scope or additional information, the division may have further comments in the future.

DEVELOPMENT FEES:

Based on an initial review of the proposed project, the project would not trigger impact fees. The Planning Department will reassess fees in case of a change in scope or additional information.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Environmental Application.**
2. **Conditional Use Authorization** from the Planning Commission in accordance with Planning Code Section 303 is required pursuant to Planning Code Section 317 for the loss or removal of one or more residential units.
3. **Conditional Use Authorization** from the Planning Commission in accordance with Planning Code Section 303 is required pursuant to Planning Code Section 209.1 for a school use within the RH-1(D) (Residential House, One-Family-Detached) Zoning District.
4. A **Building Permit Application** is required for the proposed alterations to the subject property.

In order for Planning Department staff to accurately review projects in a timely manner, plan sets must be complete and thorough. All plans submitted as part of an entitlement or building permit application must meet the Department's Plan Submittal Guidelines.

All applications are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org. Building Permit Applications are available at the Department of Building Inspection at 1660 Mission Street.

NEIGHBORHOOD NOTIFICATIONS AND OUTREACH:

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

1. **Pre-Application Meeting.** This project is required to conduct a Pre-Application Meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at <http://sf-planning.org/permit-forms-applications-and-fees> listed under "N" for Neighborhood Notification Pre-Application Meeting. The registered neighborhood group and organizations mailing list is available online at <http://sf-planning.org/department-publications> listed under "N".

- 2. Neighborhood Outreach.** This project is required to undertake additional public outreach in advance of the Planning Commission hearing on the Conditional Use, Authorization. The developer is required to conduct an additional outreach meeting, notifying owners and tenants who live within 300' of the project as well as all registered neighborhood organizations for the Lakeshore neighborhood, after initial design comments have been provided from the Planning Department and prior to the scheduling of the aforementioned Planning Commission hearing. The purpose of this meeting is to keep the community abreast of the project's evolution, presenting the latest design of the project – including the Department's requested changes – to the community in advance of the Commission taking action on the hearing.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **July 25, 2019**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List

cc: San Francisco Waldorf School, Property Owner
Elizabeth Gordon-Jonckheer, Current Planning
Lana Russell-Hurd, Environmental Planning
Anne Brask, Citywide Planning and Analysis
Allison Albericci, Design Review
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
June Weintraub
Planning Department Webmaster (planning.webmaster@sfgov.org)

Citywide Neighborhood Group List

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS
Aaron	Peskin			470 Columbus Avenue, Ste. 211
Adrian	Simi	Local Field Representative	Carpenters Local 22	2085 Third Street
Alex	Lantsberg	Director of Research & Advocacy	San Francisco Electrical Construction Industry (SFECI)	555 Gough Street, 2nd Floor
Chuck	Turner	Director	Community Design Center	5 Thomas Mellon Circle, #128
David	Villa-Lobos	Executive Director	Community Leadership Alliance	P.O. Box 642201
Mary	Miles		0 Coalition for Adequate Review	364 Page Street, #36
Michael	Therault	Secretary-Treasurer	SF Building and Construction Trades Council	1188 Franklin Street, Ste.203
Stephen	Williams	Attorney	Law Office of Stephen M. Williams	1934 Divisadero Street
Sue	Hestor	Attorney at Law		870 Market Street, #1128
Ted	Gullicksen	Office Manager	San Francisco Tenants Union	558 Capp Street
John	Valdez	Executive Director	SOMA Neighborhood Association	2 Townsend Street, 3-105
Kevin	Johnston		0 -	2288 Buena Vista Avenue
Lynn	Sousa-Schussel	Public Works Coordinator	AT&T Construction and Engineering	359 Washington Street, Room 205

NEIGHBORHOOD OF INTEREST

CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
San Francisco	CA	94133	415-986-7014	aaron.peskin@earthlink.net	Citywide
San Francisco	CA	94107	415-355-1322	ASimi@ncrc.org	Citywide
San Francisco	CA	94102	415-431-4068	alex@sfeeci.org	Citywide
San Francisco	CA	94134	415-586-1235	hn3782@earthlink.net	Citywide
San Francisco	CA	94109	415-921-4192	admin@communityleadershipalliance.net	Citywide
San Francisco	CA	94102			0
San Francisco	CA	94109	415-345-9333	mike@sfbctc.org	Citywide
San Francisco	CA	94115	415-292-3656	SMW@stevewilliamslaw.com	Citywide
San Francisco	CA	94102	415-362-2778	hestor@earthlink.net	Citywide
San Francisco	CA	94110	415-282-5525	ted@sftu.org	Citywide
San Francisco	CA	94107	415-990-2111	sfloans@sbcglobal.net	Citywide
Livermore	CA	94550	-	-	Citywide
Daly City	CA	94015	650-991-5630	ls4524@att.com	Citywide

Lakeshore Neighborhood
Gay List

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY
Bill	Chionsini	President	Lakeside Property Owners Association	P.O. Box 27516	San Francisco
		President	Lakeshore Acres Improvement Club	P.O. Box 320222	San Francisco
Brent	Plater		0 Wild Equity Institute	474 Valencia Street Suite 295	San Francisco
Marc	Christensen	President	Merced Extension Triangle Neighborhood Association (METNA)	60 Kempton Avenue	San Francisco
Mark	Scardina	President	Ingleside Terraces Homes Association	P.O. Box 27304	San Francisco
Matt	Chamberlain	President	West of Twin Peaks Central Council	P.O. Box 27112	San Francisco
Norman	Yee	Supervisor, District 7	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco
Peter Cathy Francisc a	Vaernet Lentz Panullo	Secretary Manager	0 OMI Neighbors in Action Parkmerced Action Coalition Sherwin Williams	335 Shields Street P.O. BOX 320162 1415 Ocean Ave	San Francisco San Francisco San Francisco
Joseph	Smooke	Richmond District Program Director	Housing Rights Committee of San Francisco	4301 Geary Boulevard	San Francisco

STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
CA	94127	415-587-3218	lakeside@lakesidepoa.org	Lakeshore
CA	94132-0222	415-664-7463	bill-barbara@sbcglobal.net	Lakeshore
CA	94103		0 bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
CA	94132-3221	415-585-2465	christensen.marc.metna@gmail.com; ragtime217@gmail.com	Lakeshore, Ocean View
CA	94127-0304	415-469-9815	President@ithasf.org	Lakeshore, Ocean View, West of Twin Peaks
CA	94127		0 info@WestOfTwinPeaks.org	Diamond Heights, Lakeshore, Parkside, Twin Peaks, West of Twin Peaks
CA	94102-4689	415-554-6516	President@WestOfTwinPeaks.org Norman.Yee@sfgov.org; jen.low@sfgov.org;	Inner Sunset, Lakeshore, Ocean View, Parkside, Twin Peaks, West of Twin Peaks
CA	94132		erica.maybaum@sfgov.org;	Lakeshore, Ocean View
CA	94132		0 vaernetpeter@yahoo.com	Lakeshore, Parkside
CA	94112	203-376-6868	parkmercedac@gmail.com sw8644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks
CA	94118	415-947-9085	joseph@hrccsf.org	Golden Gate Park, Inner Richmond, Inner Sunset, Lakeshore, Outer Richmond, Outer Sunset, Parkside, West of Twin Peaks