

Howard & Pamela Squires
2436 Greenwich St. #5
San Francisco, CA 94123

Eugene Flannery
City & County of San Francisco
Mayor's Office of Housing
1 South Van Ness Avenue, 5th Floor
San Francisco, California 94103

July 20, 2010

Re: 3155 Scott Street, Edward II Hotel, Environmental Assessment

Dear Mr. Flannery:

The purpose of this letter is to voice our grave concerns with regards to the significant environmental negative impacts the proposed public housing project, (the "Project") will have on the area. We are requesting that the concerns raised in this letter be made part of the record. Further, we believe that a complete Environmental Impact Statement (EIS) Under the National Environmental Policy Act of 1969 be conducted before the Project moves forward. The concerns raised by the numerous neighbors and neighborhood groups regarding density, parking, rear yard setback, open space, handicap accessibility, citizen safety, historical sensitivity and a myriad of other factors should require that a full EIS be conducted.

Determination of No Significant Impact

We strongly object to the Mayor's Office of Housing (MOH) making a determination on its own recommended project that the project will have no significant Impact on the human environment. We believe that information presented in paragraphs below, demands that the Mayor appoint an independent commission outside the purview of the MOH to do an unbiased and transparent evaluation of the projects environmental effects, merits and true costs. This project was hatched with virtually no public input, and only after repeated complaints from the neighbors did the MOH finally take neighborhood comments. The NOFA of \$2million for Transitional Age Youth (TAY) housing has now grown to \$4.4million for the Edward alone, with a projected total cost for the Edward project in excess of **\$9million**. It is now claimed by the MOH that the Marina/Cow Hollow district must do its part and that the project must be sited in the Marina district regardless of the costs. This requirement was never stated in the NOFA. To spend \$9 million to house 24 TAY in the Marina, one of the most expensive districts in San Francisco should be an embarrassment to City leaders. There are numerous other sites in the City which could have been acquired for far less, but to my knowledge none were considered. We have yet to understand why the MOH believes that the Edward Inn project is so worthy of funding. It is simply disingenuous to now make the argument that the Marina must do its share. This is an argument adopted out of convenience. It is short sighted as the true cost of this project will be borne not just by the taxpayers but by the many other less fortunate TAY that these funds could have helped and won't.

Project Density

The project provides for no rear yard and no open space and requests an increase in density under a special use district zoning. At a minimum, this request for rezoning should be approved only when, the neighborhood receives some benefit and finds the project desirable. An ad hoc group of neighbors has collected and submitted to the Mayor's Office of Housing and to the Mayor over 130 signatures in opposition. Many more could be obtained. This alone should deny the request for increased density. Every neighborhood community and business organization in the Cow Hollow/Marina area has written a letter to the Mayor and to the Mayor's Office of Housing in opposition to this project.

Significant Increased Crime and Related Police Demand

Of significant concern to us is the effect this project will have on neighborhood safety. Following comments at public meetings by Captain Ann Mannix of Northern Police Station and other police officers, it became apparent that this project will bring increased crime and trouble to our neighborhood. The possibility of increased crime was also reluctantly voiced by Douglas Shoemaker, Director, Mayors' Office of Housing at a recent public meeting regarding the project held by the Marina Community Association at Claire Lilienthal School. I conducted my own research in this area to determine what real effects this project might have on the neighborhood. I contacted Gail Gilman, at Community Housing Partnership the project sponsor and Sherilyn Adams of Larkin Street Youth Services (LSYS). They directed me to a similar project at 864 Ellis Street, between Van Ness and Polk in San Francisco. The project houses 24 Transitional Age Youth (TAY) ages 18-24 years in a group housing setting with LSYS providing services. This is the only project I am aware of in San Francisco of its size housing the same proposed population as the Edward Inn proposal. Of course there are many other group housing facilities in San Francisco, but they all include mixed age groups or much smaller population counts than that proposed for the Edward. The Ellis project is very similar to the Edward proposal except that it is a much larger building, with kitchens in each unit and fully handicap accessible. I interviewed neighbors on the street who overwhelmingly protested its existence. They said the residents were very loud, constantly congregating on the sidewalks and smoking, smoking pot, public intoxication, public urination, fights, garbage, etc. The business neighbor immediately east of the facility said that there were several prostitutes who lived in the building and who used the facility as their home base. Pimps would come and pick them up to do outcalls. The gentlemen said he new this for a fact. He said "I'm here every day, I know what's going on". One neighbor said that the 864 Ellis facility was the worst thing that ever happened to the neighborhood. I followed up with a request to the San Francisco Police Department as to their service calls to 864 Ellis. There were approximately 100 calls in a 2 year period which run the gambit. I have attached the reports to the back of this letter. The answer is clear. To house 24 TAY in one building with one manager does not work. The better choice would be smaller, scattered site housing for this group with no more that 8-10 TAY under one roof. We do not want more trouble on Lombard Street and in the neighborhood. We already have are hands full with the Bridge Motel residents and many of the residents of Lombard street motels.

Substantially Increased Traffic Congestion

The Project will disrupt traffic flow in the area along the Lombard corridor and the adjacent side streets due to the large number of trips generated by the increased population density of this parcel. The nature of the proposed project with drop-in counseling services, shared kitchen for 25 or more persons will create traffic and congestion. The Project has made no accommodations for loading and unloading program residents, non-resident program participants, service providers, food delivery or garbage and recycling pickup. Where will the garbage be stored or placed for 25 or more full time residents? Where will deliveries be made? The site is too small and the use too intensive for the proposed activity levels. These issues warrant further review through an Environment Impact Report and traffic study. The project sponsor says the young adults housed at the facility will be attending school. The only college nearby is City College of San Francisco at Fort Mason. Art classes are the only course of study. In order to receive an AA degree the students will need to travel to the main campus. This facility could not be located further from CCSF on Ocean Avenue. It will take students most of the day to commute back and forth.

Neighborhood Parking

Parking in the area is already extremely scarce, especially on the weekends and holidays due to increased demand for parking to service shopping and dining along Chestnut Street. Double parking is already a problem and cars circle the block looking for an available street space, which further congests traffic in the area. This neighborhood is comprised of many tenants who park on the street due to very little available onsite parking. There is no parking available onsite for the Project and literally no available street parking, currently. This will have negative impacts on existing tenants, property owners and businesses in the area. Also, we are concerned for pedestrian and bicycle safety around this extremely busy traffic area.

Transit

Due to the age of the population (18-24), we believe that negative strain will be placed on public transportation. This is a very mobile age group that tend to generate lots of trips to and from the property. They have friends and guest which will add to the demand. The impact on public transportation needs to be addressed. Many of the current residents rely on Muni in their daily life. Additional buses may be needed to accommodate this significant increase in demand, which will further congest the area.

Public Sidewalk Congestion

The Project will result in overcrowding, loitering, and may attract criminal activity along Scott and Lombard Street. To warehouse these large numbers of youth in the Project without ANY outdoor space except the public sidewalk is unthinkable. The neighbors will be subjected to constant assault due to smoking on the sidewalk in front of the building. This will impede pedestrian passage down to Chestnut Street and create a greater risk to people crossing at Lombard Street due to this congestion.

Age and Condition of the Building

1) Fire Protection Environmental Issues:

We are very concerned that because of the age of the building that fire support systems may not be adequate for the proposed occupancy numbers. The Project does not appear to have a required Emergency Fire Exit plan. Are there plans to install a fire safety system? With increase occupants and a single stair exit, there is potential for people being trapped in a fire. It is my understanding that the project sponsors will allow smoking in the individual rooms. This project will place added strain on Fire services to the area and must be addressed.

2) Public Water/Sewer Issues:

The sewer system along this block gets overwhelmed during high rains and has caused prior property damage to the existing motel and restaurant properties up gradient from the Project. We believe that a study of the existing sewer system capacity be done to verify that the increase usage will not overwhelm the system causing additional damages to neighboring properties.

3) Earthquake Prone Building:

The question of earthquake safety is important to residents and neighbors. There should be a study of the foundation to verify that it is not an unreinforced masonry foundation simply covered with concrete to mask the issues about earthquake safety in a publicly funded building. This building should be held to the same standards as privately owned buildings.

4) Americans With Disabilities Act (ADA Law):

Publicly funded building should be held to the same standard as privately redeveloped buildings. It is our understanding that the building is not currently handicap assessable. Further, we understand that the project developers are requesting a handicapped hardship exemption. Fire safety precautions need to include dealing with the issue as it relates to disabled and able bodied tenants.

5) Air quality and Sound Issues:

In order to meet the current zoning laws regarding sound and internal air quality, new window systems and fresh, or recirculated air supplies need to be addressed. The problem with sound infiltration in old buildings meeting current code requires that the exterior wall and interior walls be properly insulated to protect against noise pollution from the outside and to promote energy efficiency. A sound study will determine the extent of the renovation work required to meet health and safety requirements. We are concerned that to properly insulate for sound will require modifications to the exterior of the building and to the interior spaces making them even smaller.

6) Noise impact on the neighbors:

The Project will have significant impact on the surrounding neighborhood, especially on the evenings and weekends due to the social nature of young adults. This could put a strain on the other residents health due to loss of sleep.

7) Historic Building Resource, Aesthetics:

Modification of the existing building would destroy an historical building. Edward II Inn is associated with California's history and the Panama Pacific International Exposition. It is one of the few remaining building left from this era, along with the Palace of Fine Arts. Would any one in there right mind want to convert the use of the Palace of Fine Arts? This property has been a tourist hotel for almost 100 years. Also, it has close connections to the opening of the Golden Gate Bridge. The Edward II Inn is probably

the only significant architectural feature along the Lombard corridor. The change of use is a public loss to the community and for tourists.

Population Increase

The Marina /Cow Hollow Area is an older population (39) within a residential area. The enormous increase in one age group will have substantial impacts on the neighborhood. The increased use of existing neighborhood parks will result in rapid deterioration, due in part that the Project site has no required backyard space, no outdoor space at all. The demand for new recreation facilities and parks will impact the residents and young families competing for use of the recreational facilities.

Cumulative Impact

This Project's cumulative impact on the public services and resources need to be taken into account. The close proximity to the Bridge Motel will change the character of this block and may result in negative outcomes for the youth being served because of the illegal nature of the activities at the Bridge Motel.

Land Use Issues

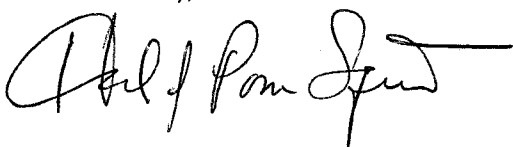
This NC-3 zoned Project is designed to be neighborhood servicing commercial businesses. The tourist hotel use generates a guaranteed income to the City in the form of room tax. The City will no longer enjoy this benefit from the property if the use is changed. The Project is surround by residential neighbors. The maximum density in NC-3 would limit the project to 16 rooms. The proposed project is applying for a special use district which would increase the intensity of use to 25 units. This number does not included the allowed sleep-over friends, which would double the amount of people. This density is a catastrophe waiting to happen.

Institution Master Plan

The cumulative impact on San Francisco should be of concern. The developer Community Housing Partnership is purchasing many properties with no institutional master plan on file with the planning department. CHP should be required to file this plan before allowing this project to move forward. It is my understanding that the arts school which currently occupies the Star Motel on Lombard is being required to provide such a plan.

In conclusion, I respectfully submit my comments to you and to the planning department and urge the planning department to prepare an Environmental Impact Report based on the substantial environmental concerns raised within this letter.

Yours truly,



Howard and Pamela Squires
Cow Hollow Property and Business Owners
reisfca@earthlink.net

MAY 10 2010

May 10, 2010

Custodian of Records
San Francisco Police Department

Re: 864 Ellis St., San Francisco, Ca
Ellis St. Apartments

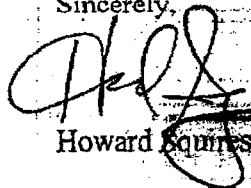
Via Fax 415/558-3869

To Whom It May Concern:

I requesting a report of "calls for service" to the above noted address for the period May 1, 2008 to April 30, 2010.

I can be reached at 415/233-2812 (cell) when the report is ready for pick up or if you have any questions.

Sincerely,


Howard Squires

Event History Summary

CALL NO	CASE NO	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORI TY	CALL TYPE ORIG	DISPAT CH 1ST UNIT	DISPOSI TION	LOCATION	
81400199		5/19/08	01:39:28	01:46:35	C	415	3E6E	ADV	864 ELLIS ST	
81460750		5/25/08	05:39:46	07:45:11	A	852	3E11E	ADV	864 ELLIS ST	
81552296		6/3/08	15:16:53	15:43:01	A	222	3E43C	GOA	864 ELLIS ST	
81600555	80599324	6/8/08	03:13:19	03:45:07	B	905	3E11E	REP	864 ELLIS ST	
81650062		6/13/08	00:19:36	01:24:54	A	594	3E11D	HAN	864 ELLIS ST	
81794039		6/27/08	22:46:49	23:09:17	I	0	2R03E	ADV	864 ELLIS ST	
81813706		6/29/08	21:56:47	22:25:15	C	601	3E13D	HAN	864 ELLIS ST	
81924749		7/10/08	23:08:10	00:12:14	B	910	3E13D	HAN	864 ELLIS ST	2E
82254208		8/12/08	21:43:05	21:58:40	C	594	3E13E	CAN	864 ELLIS ST	2-A
82260751	80851099	8/13/08	07:33:22	12:24:55	C	594	3E13A	HAN	864 ELLIS ST	
82380243		8/25/08	02:11:25	02:29:51	A	594	3E12E	HAN	864 ELLIS ST	2F
82390190		8/26/08	01:37:22	01:37:22	C	0			864 ELLIS ST	8
82510651		9/7/08	03:10:33	03:17:22	I	852	2R03E	ND	864 ELLIS ST	
82534312	80957879	9/9/08	22:38:02	23:52:39	A	418DV	3E13E	HAN	864 ELLIS ST	2E
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83042212		10/30/08	14:36:28	15:54:52	C	917	5N37	HAN	864 ELLIS ST	
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83123083	81193199	11/7/08	17:40:59	19:39:36	C	7A	3E12D		864 ELLIS ST	
83151940		11/10/08	13:26:03	13:27:47	C	585	4K1C	ADV	864 ELLIS ST	
83152449		11/10/08	15:20:54	17:42:59	C	594	3E13D	UTL	864 ELLIS ST	
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83221134		11/17/08	09:36:43	09:48:19	C	7A	5W3	HAN	864 ELLIS ST	
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90311226		1/31/09	09:43:59	10:17:03	B	601	3E3A	HAN	864 ELLIS ST	
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90551391		2/24/09	10:47:09	10:47:09	C	913			864 ELLIS ST	
90570174		2/26/09	01:03:54	01:19:38	C	415	3E12E	HAN	864 ELLIS ST	LOBBY
90570216		2/26/09	01:26:45	01:34:05	A	240	3E12E	GOA	864 ELLIS ST	
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90571861		2/26/09	13:03:12	13:45:12	B	650	3E12A	HAN	864 ELLIS ST	
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90791331		3/20/09	09:47:49	10:34:22	B	650	3E1A	UTL	864 ELLIS ST	2E
90791566	90292665	3/20/09	10:38:27	14:06:49	B	650DV	3E1A	HAN	864 ELLIS ST	2E
90914355		4/1/09	22:51:55	23:44:10	B	240	3E12E	UTL	864 ELLIS ST	2C
90933727		4/3/09	20:23:19	20:28:44	C	601		CANC	864 ELLIS ST	
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CALL NO	CASE NO	ENTRY DATE	ENTRY TIME	CLOSE TIME	PRIORI TY	CALL	DISPAT	DISPOSI TION	LOCATION	
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91323340	90495342	5/12/09	19:19:53	00:58:09	A	1030	3E16C	HAN	864 ELLIS ST	
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91741063	90640854	6/23/09	09:47:59	10:38:15	B	905	3E13A	HAN	864 ELLIS ST	5E
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92513004	90925640	9/8/09	16:32:53	21:13:58	A	594	3.00E+77	HAN	864 ELLIS ST	
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1.01E+08		4/28/10	20:13:48	20:31:42	A	487	3E14D	GOA	864 ELLIS ST	

CERTIFIED COPY
 of original master file in the
 Office of Custodian of Records
 DO NOT DUPLICATE
 Dept. of Emergency Management
 City & County of San Francisco

100	Alarm (Audible or Silent)	530	Bomb Threat	
		531	Suspected explosive device	
		532	Suspicious Mailing	
		533	Possible Hazardous Material	
148	Resisting Arrest	585	Traffic Stop	
152	Drunk Driver	586	Traffic congestion	
187	Homicide	587	Parking Violation	
207	Kidnapping	588	Driveway Violation	
211	Robbery	594	Malicious Mischief/Vandalism	
212	Strongarm Robbery	595	Malicious Mischief/Crime	
213	Purse/snatch	596	Abandoned Vehicle	
216	Shots Fired	600	Roadblock	
217	Shooting	601	Trespasser	
219	Stabbing or Cutting	602	Person breaking in	
221	Person with a gun	603	Prowler	
222	Person with a knife	646	Stalking	
240	Assault/Battery	647B	Prostitute	
245	Aggravated Assault/ADW	650	Threats	
261	Rape/Sexual Assault	799	Senile Person	
288	Sexual Assault (Victim under 15 yrs)	800	Mentally disturbed person	
311	Indecent Exposure	801	Person attempting suicide	
400	Demonstration/Pickets	802	Coroner's case	
404	Riot	806	Juvenile beyond control	
405	Citizen holding a prisoner	807	Missing Juvenile	
406	OFFICER NEEDS EMERGENCY HELP	809	Missing Person	
407	Prisoner Transportation	811	Intoxicated person	
408	Ambulance	819	Rolling of a drunk	
409	Tow Truck	851	Stolen vehicle	
410	Requested assistance responding	852	Auto boom/strip	
415	Noise Complaint/Disturbing the Peace	853	Recovered stolen vehicle	
416	Citizen Standby	901	Telephone station (or other)	
417	Person ringing doorbells	902	Return to station	
418	Fight or Dispute (No weapons)	903	Passing calls	
419	Fight with weapons (Specify the weapon)	904	Meet an officer (non emerg)	
420	Juvenile disturbance	905	Meet with a City/Public Safety	
459	Burglary	908	Muni Bus Inspection Program	
470	Fraud	909	Interview a citizen	
487	Grand Theft	910	Check on well being	
488	Petty Theft	911	Broken window	
496	Stolen Property	912	Person dumping trash	
518	Vehicle Accident-No injury	913	Unknown type of complaint	
519	Vehicle Accident-Injury	914	Person down	
520	Aided Case	915	Homeless related call for	
527	Domestic Violence	916	Suspicious person in a vehicle	
528	Fire	917	Suspicious person	
529	Explosion	918	Person yelling/screaming	
		5150	Mental Health Detention	

DISPOSITIONS

ABA	Abated
ADM	Admonished
ADV	Advised
ARR	Arrested
CAN	Cancelled
CIT	Citation Issued
CRM	Alarm-Criminal Activation
ICAN	Assignment Handled
NCR	Alarm-Non Criminal Activation
PAS	Alarm-Premise Appears Secure
REP	Report Made
VAS	Alarm-Vehicle Appears Secure
10-32	Call Cancelled
NOM	No Merit
GOA	Gone on Arrival
NO	No Disposition Provided
UTL	Unable to Locate