



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JULY 24, 2014

*Date:* July 17, 2014  
*Case No.:* **2013.1626C**  
*Project Address:* **1257 GUERRERO STREET**  
*Zoning:* RH-3 (Residential House, Three-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 6513/015  
*Project Sponsor:* David Silverman  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Erika S. Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The applicant proposes to legalize an existing hotel use (dba Noe's Nest Bed and Breakfast) with five rooms or suites of rooms within an existing single-family dwelling. The project proposes no interior or exterior changes to the existing building. The bed and breakfast is owner occupied and has operated as a bed and breakfast since 2005.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Guerrero Street, between 24<sup>th</sup> and 25<sup>th</sup> Streets, Block 6513, Lot 015. The property is located within a RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District. The property is developed with a three-story Victorian building constructed circa 1890 and contains an existing bed and breakfast use with five rooms (dba Noe's Nest Bed and Breakfast) and a single-family residence. The subject property is approximately 3,500 square feet with 28.5 feet of frontage on Guerrero Street, and a lot depth of 123 feet.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Mission neighborhood, in an area characterized by a variety of multi-family residential buildings and neighborhood-serving uses. Across the street from the subject property is a private high school. The adjacent property to the south is a single family dwelling and the adjacent property to the north is a three-family dwelling.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 4, 2014	July 3, 2014	20 days
Posted Notice	20 days	July 4, 2014	July 4, 2014	22 days
Mailed Notice	10 days	July 14, 2014	July 14, 2014	22 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT

- To date, the Department has received 93 letters in support of the proposal.

## ISSUES AND OTHER CONSIDERATIONS

- The proposed use is desirable because it provides a much needed service to the neighborhood for their out of town visitors and family. The subject property is well suited for this use because the previous use was a large single-family home that is owner occupied by one person. The use is compatible with the neighborhood and has existed in its current form since 2005, and is highly valued by the neighbors for the service that it provides.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to legalize an existing hotel use (dba Noe's Nest Bed and Breakfast) for no more than five rooms or suites of rooms within an existing single-family dwelling within an RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District, pursuant to Planning Code Section 216(c), 209.2(d), and 303.

## BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall neighborhood.
- The project would not displace an existing tenant.
- The use has existed in its current form since 2005, and is highly valued by the neighbors for the service that it provides.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
------------------------	---------------------------------

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

ESJ: G:\DOCUMENTS\Projects\CU\Guerrero 1257\ExecutiveSummary\_template.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: JULY 24, 2014

*Date:* July 17, 2014  
*Case No.:* **2013.1626C**  
*Project Address:* **1257 GUERRERO STREET**  
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[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 216(C), 209.2(D) AND 303 OF THE PLANNING CODE TO TO LEGALIZE AN EXISTING HOTEL USE (DBA NOE'S NEST BED AND BREAKFAST) FOR NO MORE THAN FIVE ROOMS OR SUITES OF ROOMS WITHIN AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 1257 GUERRERO STREET, ASSESSOR'S BLOCK 6513, LOT 015, WITHIN AN RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 7, 2013, David Silverman (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 216(c), 209.2(d), and 303 to legalize an existing hotel use (dba Noe's Nest Bed and Breakfast) for no more than five rooms or suites of rooms within an existing single-family dwelling within an RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District.

On July 24, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1626C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption;

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2007.0386C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the east side of Guerrero Street, between 24<sup>th</sup> and 25<sup>th</sup> Streets, Block 6513, Lot 015. The property is located within a RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District. The property is developed with a three-story Victorian building constructed circa 1890 and contains an existing bed and breakfast use with five rooms (dba Noe's Nest Bed and Breakfast) and a single-family residence. The subject property is approximately 3,500 square feet with 28.5 feet of frontage on Guerrero Street, and a lot depth of 123 feet.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Mission neighborhood, in an area characterized by a variety of multi-family residential buildings and neighborhood-serving uses. Across the street from the subject property is a private high school. The adjacent property to the south is a single family dwelling and the adjacent property to the north is a three-family dwelling.
4. **Project Description.** The applicant proposes to legalize an existing hotel use (dba Noe's Nest Bed and Breakfast) with five rooms or suites of rooms within an existing single-family dwelling. The project proposes no interior or exterior changes to the existing building. The bed and breakfast is owner occupied and has operated as a bed and breakfast since 2005.
5. **Public Comment.** The Department has received 93 letters in support of the proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Planning Code Section 209.2(d) requires Conditional Use Authorization by the Planning Commission for a hotel use (bed and breakfast with fewer than five rooms) in an RH-3

(Residential House, Three-Family) which are offered for compensation and are primarily for the accommodation of transient overnight/short-term guests.

*The small-scale hotel use is compatible with the neighborhood and has existed in its current form since 2005, and is highly valued by the neighbors for the service that it provides.*

- B. **Parking.** Planning Section 151 of the Planning Code requires one off-street parking for each 16 guestrooms in a hotel where the number of rooms exceeds 23, plus one off-street parking space for the manager's unit, if any.

*The bed and breakfast contains five rooms and one manager's unit. There is one existing off-street parking space. No additional off-street parking is required.*

- C. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed hotel use is desirable because it provides a much needed service to the neighborhood for their out of town visitors and family. The subject property is well suited for this use because the previous use was a large single-family home that is owner occupied by one person. The use is compatible with the neighborhood and has existed in its current form since 2005, and is highly valued by the neighbors for the service that it provides.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The property is developed with a three-story Victorian building constructed circa 1890 located on a block characterized by two and three-story multi-family residences.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking or loading for the proposed use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. All guests are encouraged to use public transportation or park at the nearby Bartlett Parking Garage.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The proposed use is subject to the standard conditions regarding offensive emissions.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposed project does not require any additional tenant improvements. The property is well landscaped with a front garden and a rear yard.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The proposed project is not located within a Neighborhood Commercial District.*

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### **OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### **Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

**Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed development will provide a desirable service to the neighborhood. The legalization of the existing business will not result in undesirable consequences.*

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.*

**OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**Policy 6.1:**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**Policy 6.2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

*An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal would enhance the district by providing a small-scale hotel use that is a much needed service for the surrounding neighborhood.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The existing units in the surrounding neighborhood would not be adversely affected.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*No housing is removed for this Project. Further, there is no affordable housing on the Project Site.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The site is on Guerrero Street and is well served by transit. The only employee of the bed and breakfast walks to work, thereby mitigating possible effects on street parking.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The existing structure is a historic resource constructed circa 1890. The existing Victorian building will be preserved as no alterations are proposed as part of this project.*

H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1626C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 23, 2005, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 24, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 24, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a hotel use (dba Noe's Nest Bed and Breakfast) for no more than five rooms or suites of rooms within an existing single-family dwelling located at 1257 Guerrero Street, Block 6513, Lot 015 pursuant to Planning Code Section(s) 216(c), 209.2(d), and 303 within an RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated March 23, 2005, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1626C and subject to conditions of approval reviewed and approved by the Commission on July 24, 2014 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 24, 2014 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1257 Guerrero Street		6513/015	
Case No.	Permit No.	Plans Dated	
2013.1626C		03/23/2005	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification <b>(GO TO STEP 7)</b>
Project description for Planning Department approval. Conditional use for hotel use. No alterations.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>

<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
<b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Brittany Bendix <small>Digitally signed by Brittany Bendix DN: cn=Brittany Bendix, ou=Planning, email=brittany.bendix@sfgov.org Date: 2014.07.17 17:32:20 -0700</small>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 50 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 50 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> Change of use to include hotel on property. No exterior alterations.	
<b>Preservation Planner Signature:</b> Brittany Bendix <small>Digitally signed by Brittany Bendix DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Brittany Bendix, email=brittany.bendix@sfgov.org Date: 2014.07.17 12:31:56 -0700</small>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Brittany Bendix	<b>Signature or Stamp:</b>   <small>Digitally signed by Brittany Bendix DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Brittany Bendix, email=brittany.bendix@sfgov.org Date: 2014.07.17 12:31:56 -0700</small>
	<b>Project Approval Action:</b> Planning Commission Hearing *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

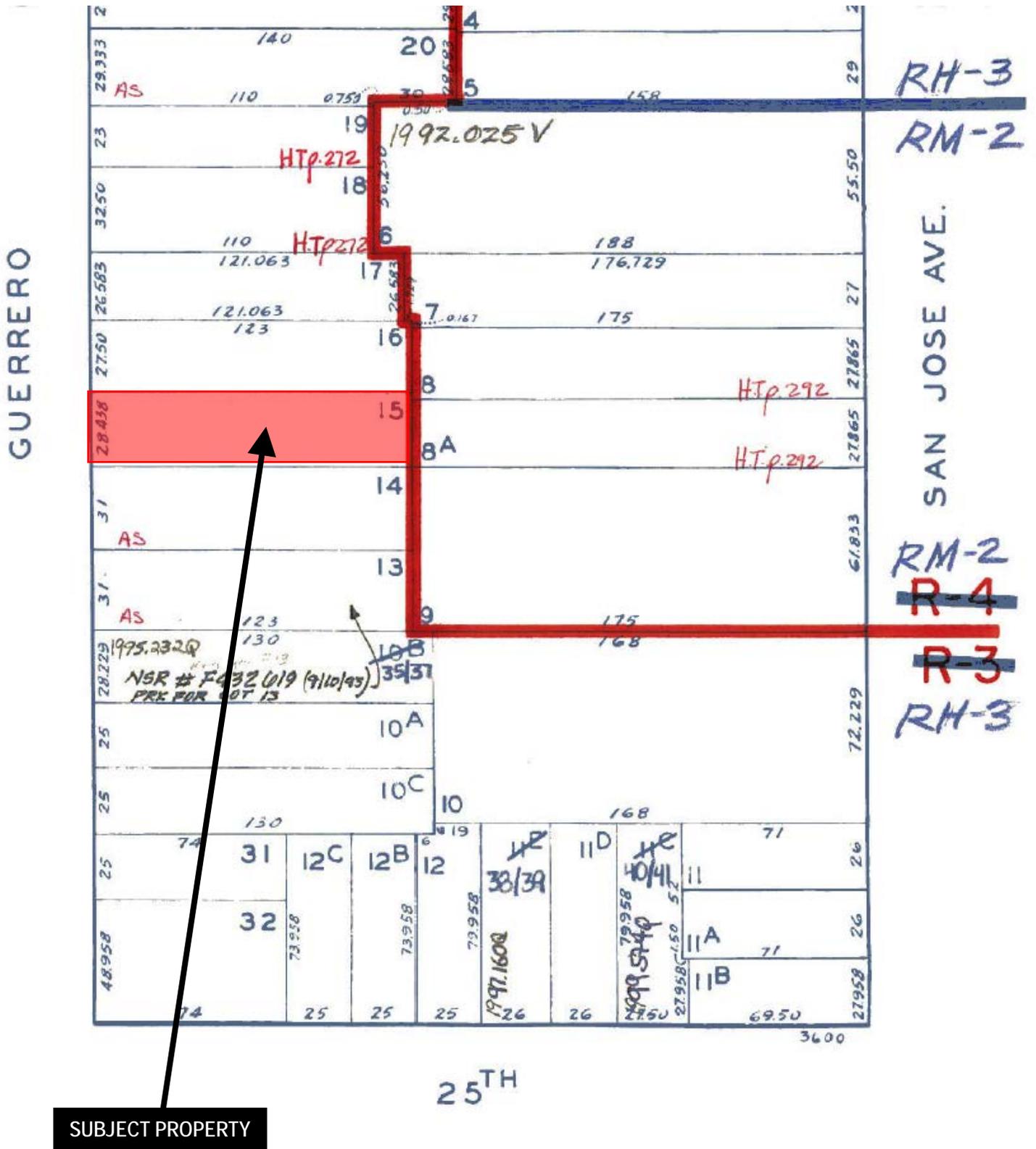
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

**If at least one of the above boxes is checked, further environmental review is required** CATEX FORM

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>

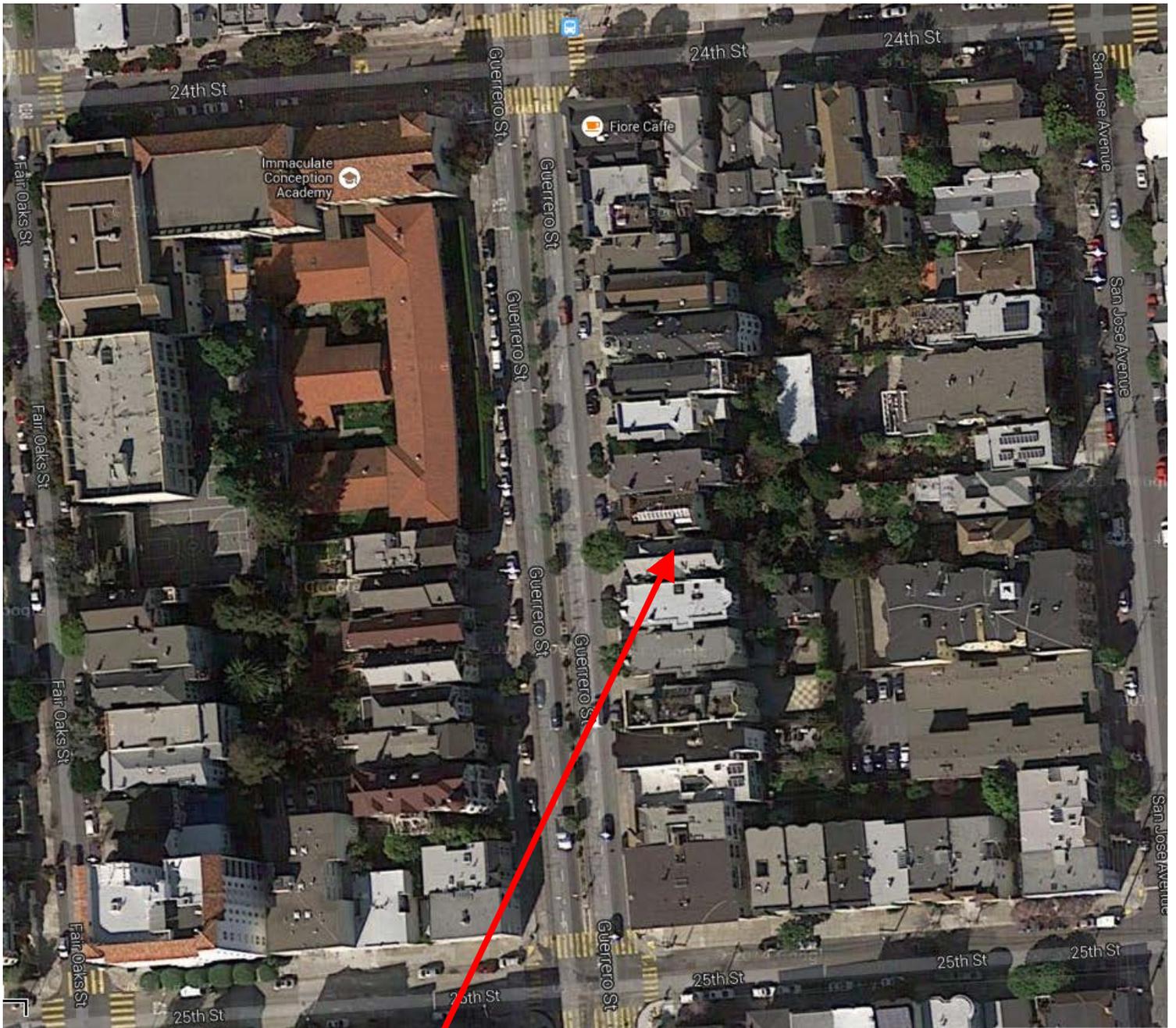
# Parcel Map



Conditional Use Hearing  
 Case Number 2013.1626C  
 1257 Guerrero Street  
 Block 6513 / Lot 015



# Aerial Photo

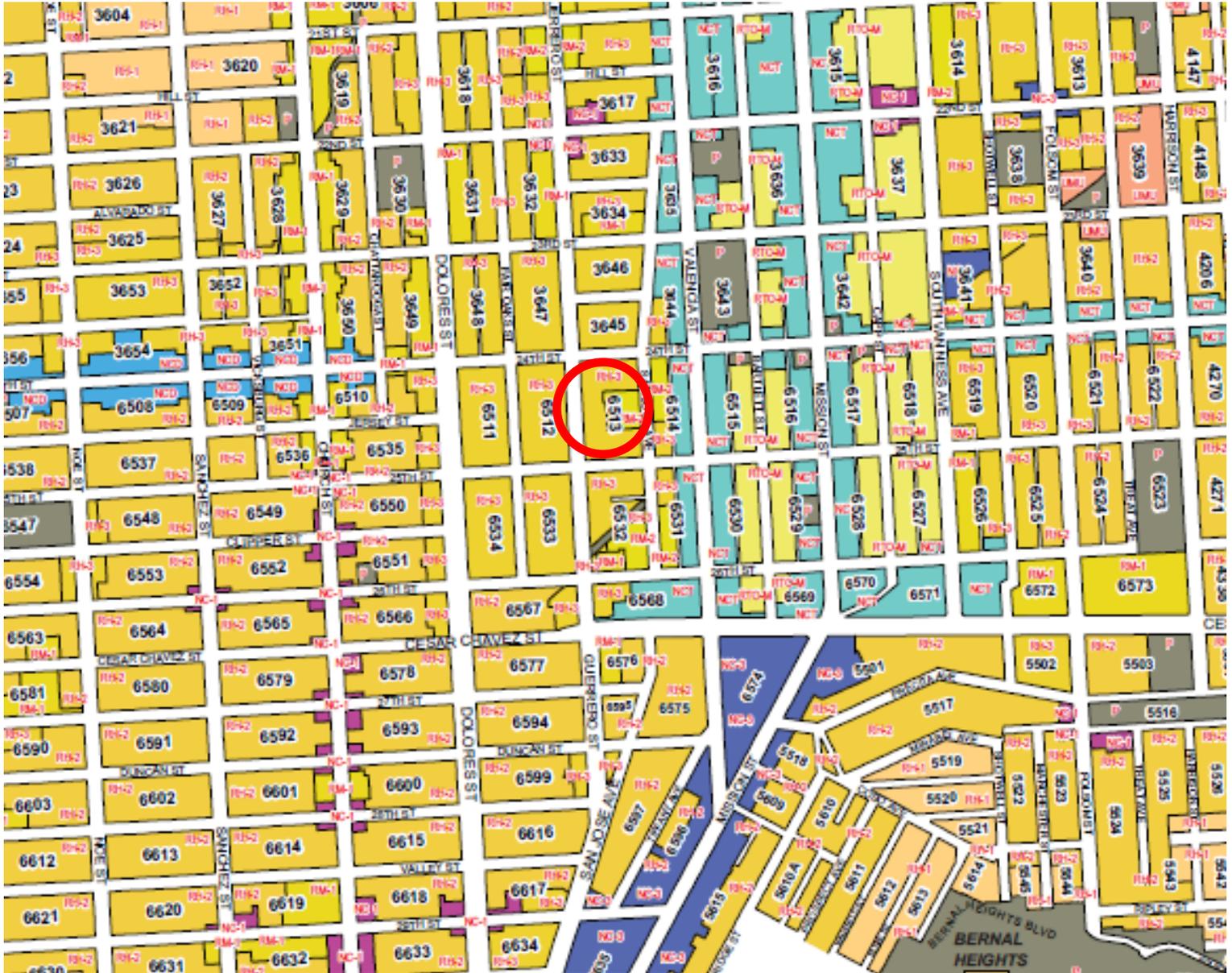


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2013.1626C  
1257 Guerrero Street  
Block 6513 / Lot 015

# Zoning Map



Conditional Use Hearing  
Case Number 2013.1626C  
1257 Guerrero Street  
Block 6513 / Lot 015

# Site Photo



Conditional Use Hearing  
Case Number 2013.1626C  
1257 Guerrero Street  
Block 6513 / Lot 015

**PROJECT SPONSOR'S SUBMITTAL  
IN SUPPORT OF CONDITIONAL USE APPLICATION  
(Planning Code Section 209.2(d))**

for

**OWNER-OCCUPIED HISTORIC RESOURCE –  
SINGLE FAMILY VICTORIAN DWELLING  
CONSTRUCTED IN 1891 AT 1257 GUERRERO STREET,  
BED AND BREAKFAST AUTHORIZATION  
(BLOCK 6513, LOT 015)**

**APPLICANT:  
SHEILA ASH – NOE'S NEST**

**PLANNING DEPARTMENT CASE NO. 2013.1626C**

**HEARING DATE: June 5, 2014**

*Attorneys for Applicant:*

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**REUBEN, JUNIUS & ROSE, LLP**

One Bush Street, Suite 600, San Francisco, CA 94104  
Tel No.: (415) 567-9000 Fax No.: (415) 399-9480

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**A. INTRODUCTION**

Sheila Ash – Noe’s Nest (“Project Sponsor”/“Applicant”) seek Conditional Use Authorization for a five guest-room bed and breakfast in the home owned and occupied by Sheila Ash at 1257 Guerrero Street (“Property”), as permitted by Planning Code Section 209.2(d). No construction is proposed. The Property is a single-family home in a three-family home (RH-3) zoning district. The owner received a number of prior building permits beginning in 2005 showing bed and breakfast use, which the Department of Building Inspection did not forward to the Planning Department. The owner was recently notified by the Planning Department to obtain a conditional use authorization.

The Victorian building has been maintained in immaculate condition, and furnished with antiques from around the world. The interior decorating, furniture, and paintings throughout the building justify a visit as if to a museum

**B. SITE INFORMATION**

**Street Address:** 1257 Guerrero Street  
**Cross Streets:** 24<sup>th</sup> & 25<sup>th</sup> Streets  
**Assessor’s Block/Lot:** 6513/015  
**Zoning District:** RH-3  
**Height/Bulk District:** 40-X

**C. PROJECT SUMMARY**

**Proposed Use:** Bed & Breakfast authorized by Planning Code Section 209.2(d)  
**Gross Square Footage:** 2,400 square feet  
**Number of Stories:** Three stories  
**Number of Guest Rooms:** 5  
**Other:** Owner apartment with kitchen, common area living room and dining room, breakfast kitchen.

**D. NEIGHBORHOOD SUPPORT**

The neighbors (and other supporters) have provided eighty-six (86) letters of support for the Conditional Use Authorization. (Attached as **Exhibit A.**)

**E. COMPLIANCE WITH SECTION 303 (CONDITIONAL USE) CRITERIA**

Under Planning Code section 303(c), the Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

1. Desirability and Compatibility of Project

Planning Code Section **303(c)(1)** requires that facts be established which demonstrate the following:

**That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

*The proposed use is desirable because it provides a much needed service to the neighborhood for their out of town visitors and family. The Property is well suited for this use because it is a large single family home that is owner-occupied by one individual.*

*The use is compatible with the neighborhood. It has existed in its current form since 2005, and is highly valued by the neighbors for the service that it provides.*

2. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code Section **303(c)(2)** requires that facts be established which demonstrate the following:

**That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**
- (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.**
- (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.**

**(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.**

(a) The Nature of the Property is appropriate for the Project

*The Property is a large single family home that is owner-occupied. It is well suited for use by overnight guests, with an ample living room and dining area for breakfast.*

(b) Parking has been provided in accordance with Planning Code requirements.

*No parking is required. All guests are encouraged to use public transportation. For those with driving needs, there is a City-owned public parking lot located two blocks away at 3255 21<sup>st</sup> Street/90 Bartlett Street known as the Bartlett Parking garage.*

(c) The Use will not Produce Noxious Emissions

*The use consists of high quality rooms in a single family, owner-occupied home.*

(d) Appropriate Treatment has been Given to Landscaping, Open Space, Parking, Service Areas and Lighting

*The proposed use is intended to produce an attractive, safe and comfortable environment for overnight guests. The Property is well landscaped with a front garden and rear yard. Parking is not provided. Most guests do not arrive by automobile.*

*There is ample common area inside the home. Exterior open space is consistent with the neighborhood and includes front, rear, and side setbacks.*

3. Compliance with General Plan

Planning Code Section 303(c)(3) requires that facts be established that demonstrate the following:

**That such use or feature as proposed will comply with applicable provisions of this code and will not adversely affect the General Plan.**

*The Project will comply with the Planning Code and will affirmatively promote, is consistent with, and will not adversely affect the General Plan, including among others, the following objectives and policies:*

Commerce and Industry Element

**Policy 6.1 - Ensure and encourage the retention and provision of neighborhood-serving goods and services.**

*Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest and family accommodation without the need for guests traveling back and forth to downtown hotels. This service is wholly contained within an owner-occupied single family dwelling. Unused rooms are put to productive use. The limit of 5 rooms avoids any adverse effects on the neighborhood. The use is compatible in scale and type with this RH-3 (three-family) Zoning district.*

4. Compliance with Planning Code Section 303(g)(c) criteria.

**(A) The impact of the employees of the hotel or motel on the demand in the City for housing, public transit, childcare, and other social services. To the extent relevant, the Commission shall also consider the seasonal and part-time nature of employment in the hotel or motel;**

*The bed and breakfast employs only the owner-occupant, Sheila Ash, and Cindy Thomson. As such, the one employee is too few in number to create any impacts described in this Section.*

**(B) The measures that will be taken by the project sponsor to employ residents of San Francisco in order to minimize increased demand for regional transportation;**

*The only employee, Cindy Thomson, resides three blocks away at 3857 24<sup>th</sup> Street, and can walk to work.*

**(C) The market demand for a hotel or motel of the type proposed; and**

*There has been continuous neighborhood demand for the bed & breakfast since 2005.*

**(D) In the Transit Center C-3-O(SD) Commercial Special Use District, the opportunity for commercial growth in the Special Use District and whether the proposed hotel, considered with other hotels and non-commercial uses approved or proposed for major development sites in the Special Use District since its adoption would substantially reduce the capacity to accommodate dense transit-oriented job growth in the District.**

*Not Applicable. The Property is not located in the C-3-O(SD) Special Use District.*

**F. MASTER PLAN PRIORITY POLICIES**

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Section 329 Application are consistent with each of these policies as follows:

**1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.**

Neighborhood serving retail stores will be enhanced by the presence of overnight guests, who provide additional customers.

**2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

The Victorian building was built in 1891, and is designated by the Planning Department Historic Survey as "Class A-Known Historic Resource". The Victorian building will be preserved and protected by maintaining a viable use in a large single family home occupied by a single owner that requires significant and costly ongoing maintenance and repairs due to its advanced age.

**3. That the City's supply of affordable housing be preserved and enhanced.**

No affordable housing is affected.

**4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

Overnight guests do not commute.

**5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.**

N/A. No commercial office development is proposed.

**6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

Earthquake safety is not affected.

**7. That landmarks and historic buildings be preserved.**

The bed and breakfast use will preserve a Class A known Historic Resource Victorian Building constructed in 1891.

**8. That our parks and open space and their access to sunlight and vistas be protected from development.**

Parks and open space are not affected.

**G. CONCLUSION**

The application satisfies the requirements of the Planning Code for a Conditional Use Authorization and should be approved.

Thank you for your consideration.

Respectfully,

Dated: May 19, 2014

REUBEN, JUNIUS & ROSE, LLP  
Attorneys for Project Sponsor

By:

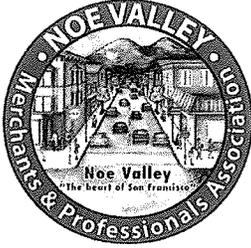


David Silverman

**LIST OF EXHIBITS**

- Exhibit A - Eighty-Six (86) Letters of Support for the  
Conditional Use Authorization
- Exhibit B - Floor Plans
- Exhibit C - Photo





NOE VALLEY  
MERCHANTS & PROFESSIONALS  
ASSOCIATION, INC  
*A Nonprofit Corporation*  
P.O. Box 460574  
San Francisco, CA 94146  
[www.noevalleymerchants.com](http://www.noevalleymerchants.com)

May 1, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: 1257 Guerrero Street – Conditional Use Application

Dear Planning Commissioners:

I live at 554 Hill Street, am a Native San Franciscan and President of the Noe Valley Merchants and Professional Association and the Noe Valley Association, A Community Benefit District. I am writing to support the application of Noe's Nest for a conditional Use Authorization for the bed and breakfast located at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

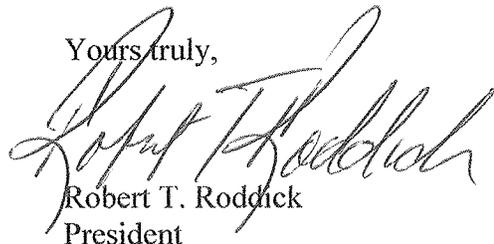
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five bedroom accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. For over 15 years now Noe Nest has hosted the semi annual Breakfast meetings where we have had as many guests, Terrence Hallinan, Mayor Gavin Newsom, Mark Leno, Bevin Dufty, Scott Wiener, and the presidents of the Police and Fire Associates.

Thank you for your assistance.

Yours truly,



Robert T. Roddick  
President

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1267 Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



Douglas C. Carleton

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at Pretty Penny <sup>1201-A Guerrero St</sup> and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

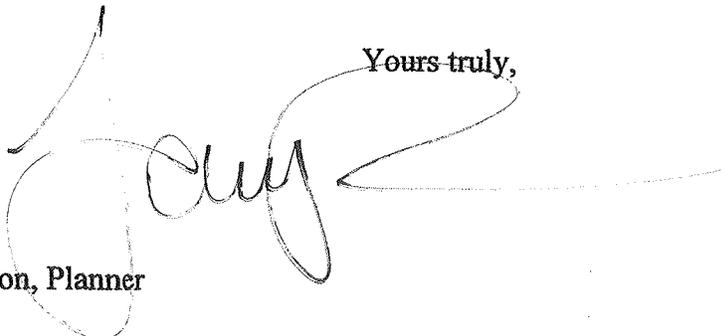
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1273 Guerrero #101 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script, appearing to read "Sabina Qader", with a long horizontal flourish extending to the right.

cc: Erika Jackson, Planner  
Sheila Ash

I C A

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1212 Guerrero Street and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

Sister *Kelly Fitzpatrick*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1272 Guerrero and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1182 GUERRERO and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1229 Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

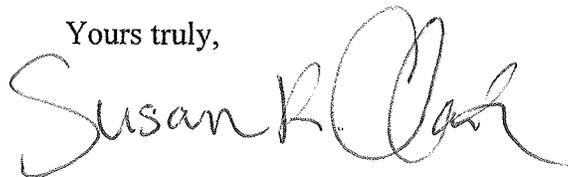
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script that reads "Susan R. Ash". The signature is written in black ink and is positioned to the right of the typed name "Susan R. Ash".

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1229 Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

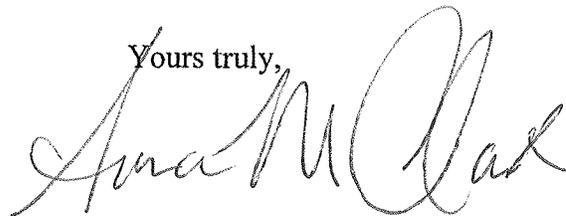
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script, appearing to read "Ana M. O'Connell".

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1161 Guerrero St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1215 Guerrero and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1192 Guerrero and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

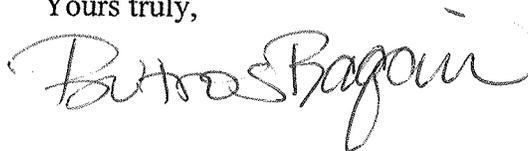
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1237 Guerrero Street and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

De Pierce

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1170 Guerrero St #108 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1034 Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



Aaron Siegel

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1148A Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

~~I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.~~

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1281 Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1281 GUERRERO ST and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

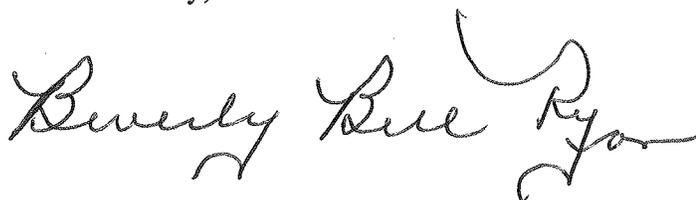
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script that reads "Beverly Blue Ryan". The signature is written in black ink and is positioned to the right of the typed name "Beverly Blue Ryan".

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1273 Guerrero #101 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

*Bill Hoover*  
415-550-0226

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1506 Church St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 351 GUERRERO ST. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Maria D'Amico*  
Former DBI Commissioner

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 13 Fair Oaks St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

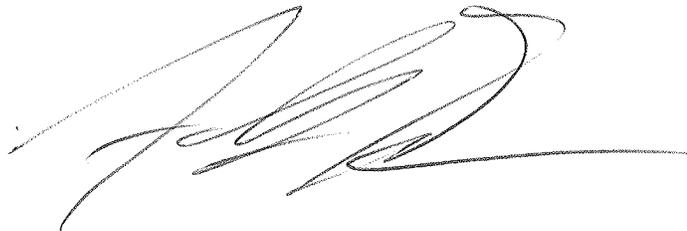
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to be 'A. Ash', written over a horizontal line.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 332 Fair Oaks St #5 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
Justino Panella

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 278 FAIR OAKS ST and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

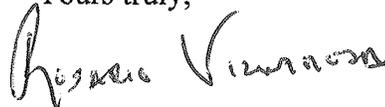
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 276A Fair Oaks St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly, *B. H. & Christina Bradley*

*276A Fair Oaks St  
San Francisco, Ca. 94110*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 275 FAIR OAKS ST. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

*Kieran Mitchell*

Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 63 Fair Oaks St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3805 24<sup>th</sup> st and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

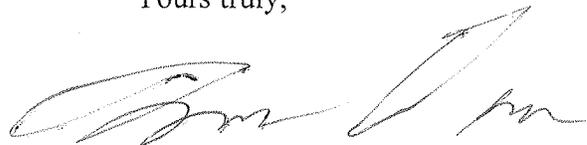
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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



Tamam Omar

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3805-24th St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Kamal Omar*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3807 Lyth, SL and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Nema Kamraj*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3637-93 W 87 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
SHIRELY GAVIN

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4068 24th st and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

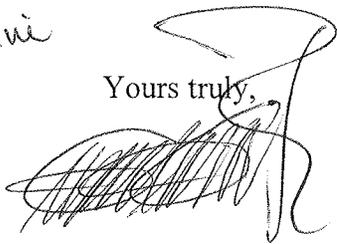
The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

*Silbertina Sorini*

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4175 24th St. 94114 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

Dani Sheehan-Meyer

Dani Sheehan-Meyer

5.12.14

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3740 25<sup>th</sup> St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink that reads "Ken Hansen". The signature is written in a cursive style with a long horizontal flourish at the end.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4627 25<sup>th</sup> St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

Lawrence S. Jackson

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4076 24<sup>th</sup> STREET and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

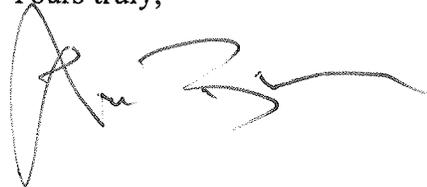
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to be 'R. B.', written over the typed text 'Yours truly,'.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3030 24th St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

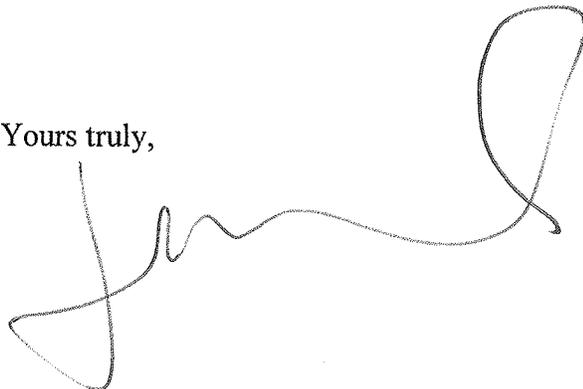
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to be "Jan", written in a cursive style.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3032 26<sup>th</sup> St. San Francisco, CA 94103 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

Nick Paras



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3632 26<sup>th</sup> Street #4, San Francisco 94116 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

Andriana Antonia  


cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3821 24th St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to be 'A. L.', written over a horizontal line.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3821 Noe St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



JAMES NEW

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4750 25TH ST, 94114 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



DON NORTON

415.309.9502

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3926 25 St SF and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Lynne Maltz*  
Lynne Maltz

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3644 22nd St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.



Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

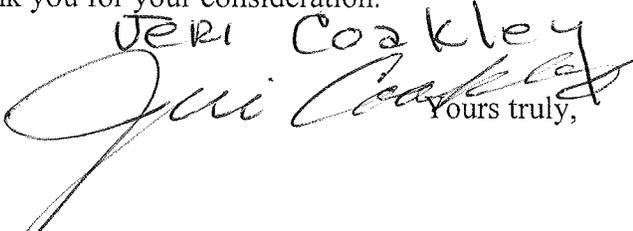
I live at 749 27th St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Jerri Coakley  
  
Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 28<sup>th</sup> Street # 28 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 874 Alvarado Street and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "Matt Pyle". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 642 Alvarado St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 307 JERSEY and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

Jack Lapula  
Jan Fong

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 140 Dolores and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
WILL YOUNG

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 221 LIBERTY and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

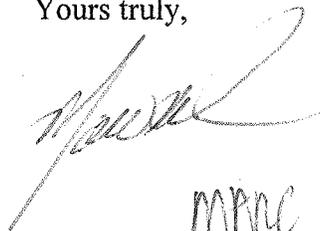
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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



MARC MICHAELSON

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 854 Noe St. S.F. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Martha Monroy*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 820 LAGUNA HONDA and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

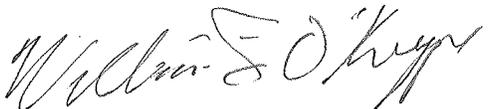
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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
WILLIAM P. O'KEEFE

cc: Erika Jackson, Planner  
Sheila Ash

NOTE: WE USE NOE'S NEST FOR OUR  
OUT OF TOWN SALES EXECUTIVES  
WHEN VISITING OUR MAIN OFFICE  
HERE IN SAN FRANCISCO.

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1277<sup>#A</sup> Precita Ave. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



David Kent

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 185 Canterbury and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

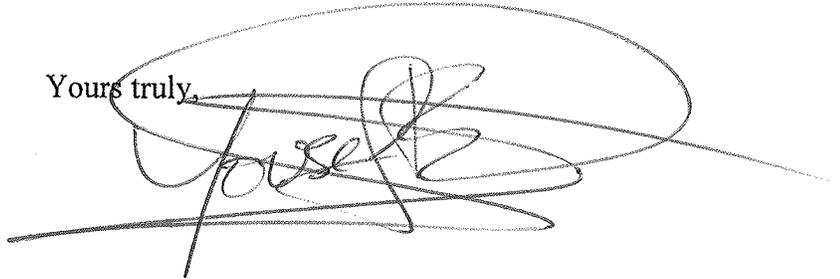
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The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "Erika Jackson", is written over a large, hand-drawn oval. The signature is somewhat stylized and overlaps the oval.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 60 Wilian 3RD ST and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Jack abu Nie*  
*JACK abu Nie*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 765 8th AVE, S.F. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 73 HAZELWOOD AVE and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Anne Regan*  
ANNE REGAN

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 633 GRANDVIEW #2, SF and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 2 Kingston St. SPCA<sup>94110</sup> and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1409 10<sup>th</sup> Ave S.F. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1055 BROADWAY ST. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



DALIA VAISAITE

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1790 Jackson #702 SF and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

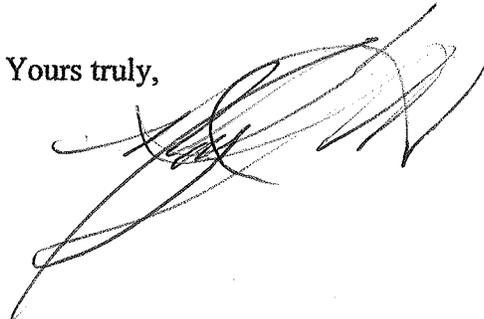
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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to be 'Erika Jackson', written over a large, light-colored scribble or stamp.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3535 El Portal Dr. B303 S.F. CA and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

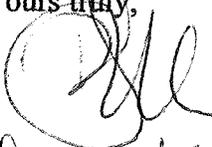
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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
A member of the Junior League  
of the San Francisco. Sheila has  
been a great supporter of  
ours.

cc: Erika Jackson, Planner  
Sheila Ash

Chabad

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3771 CESAR CHAVEZ and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

 Rabbi Potash

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 2455 San Jose Apt-1 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "David J. Ash". The signature is fluid and cursive, with a large initial "D" and "A".

cc: Erika Jackson, Planner  
Sheila Ash



THE RICHMOND/ERMET  
AIDS FOUNDATION

Raising Funds for AIDS service organizations through  
the production of quality entertainment events.

**Board of  
Directors**

May 8, 2014

Ken Henderson,  
*Executive Director*

Joe Seiler,  
*Board Chair*

Noel Santos, *CFO*

Thomas Bonk

Robin Carr

Patrik Gallineaux

Rosalinda Kalani

Beth Schnitzer

Raghu Shivaram

Chris Strawbridge

Gary Thackeray

To whom it may concern;

This letter is to acknowledge that Sheila Ash has been a long-time volunteer for The Richmond/Ermet AIDS Foundation volunteering in various capacities including driving performers for our major fundraising events, welcoming guests at those events, and assisting with mailings and administrative tasks as needed. Volunteerism is at the heart and soul of our organization and Sheila's services has been invaluable to us.

Sincerely,

**Founders:**

Barbara Richmond  
and Peggy Ermet

Ken Henderson  
Executive Director

**Advisory Board:**

Anna Alioto

Adrienne Arieff

Glenn Bauer

Brian Boitano

Loren Brown

Brian Byrne

Chris Carnes

J.J. Catanzarita

Carol Christie

Harry Denton

Mario Diaz

Norm Dito

Jill Eikenberry

Andrew Freeman

Margaret Hearst

John Hessler

Mark Jarrell

John Leitner

Senator Mark Leno

Marilyn Levinson

Stan Ososky

Patrick Smith

Randy Taradash

Michael Tucker

Tom Viola

Jan Wahl

Thom Ward

Jim Wiggett

Charles Zukow

*Our 20th Anniversary Year*

May 11, 2014

David Groves  
Walnut Creek, CA 94596

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street  
Conditional Use Application

Dear Planning Commissioners,

I'm formerly of San Francisco (16 years) and now reside in Walnut Creek, I'm writing to you in support of Noes Nest's application for Conditional Use authorization. This Bed and Breakfast located at 1257 Guerrero Street provides a much needed service for out of town visitors conducting business, visiting friends and family in the surrounding neighborhood.

When you check the demographics of the Noe Valley area there are very few accommodations to house visitors. Noes Nest fills this void so visitors do not have to travel to and from Union Square or the Wharf areas.

I had the pleasure of staying at this B & B recently. My career was in hospitality management and I have managed many properties in the past 25 years so I'm just a bit critical when I stay at a new property. I can truly say I was pleasantly surprised. One observation to note is that the people that stayed at this property were retirees and professionals who do not want to stay at larger corporate properties. This was noted after speaking to many of the guests. The majority were visiting friends and family within walking distance of the B & B. To note the rooms at Noes Nest are clean and well appointed. The staff offers a high level of customer service. The building and grounds are well maintained and is a show place both inside and out. Noes Nest definitely adds value to this neighborhood.

I ask that you listen and understand the need for this business to exist at 1257 Guerrero Street.

Thank you for your consideration.

David J. Groves

A handwritten signature in black ink, appearing to read 'David J. Groves', written in a cursive style.

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I <sup>OWN</sup> live at Russo Music and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Live at also  
Vicksburg Street  
94114

cc: Erika Jackson, Planner  
Sheila Ash

Yours truly,  
Nicole Russo  
4072 24th St  
Noe Valley

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at <sup>walk with</sup> The Noe Valley Association and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
SYLVIA VENTULIS

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1451 HYDE ST. SAN FRANCISCO, CA and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
MICHAEL PENN

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

*am an attorney practicing at*  
I ~~live~~ at 4097 24<sup>th</sup> Street and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have ~~used~~ <sup>been at</sup> the bed and breakfast multiple times for ~~visits by my friends and relatives~~ <sup>meetings and events</sup> and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*D. Weaver*  
641-0700

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4190 24<sup>th</sup> St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 4171 23<sup>rd</sup> Street and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
Debra Niemann

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 926 ELIZABETH ST and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

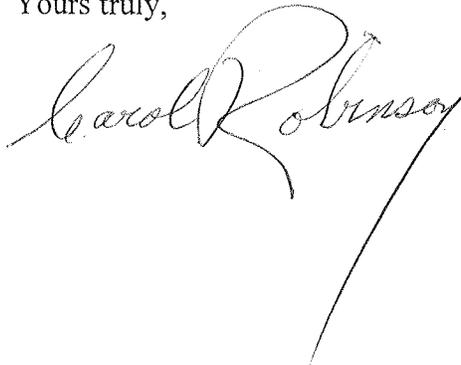
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at <sup>work</sup> 630 Valencia and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

 Louise Lombardo

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 29 Belcher St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3762 22nd St. S.F. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



Henry Karnilowicz

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 681 Alvarado and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script, appearing to read "Carl Jenne". The signature is written in dark ink and is positioned to the right of the "Yours truly," text.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 314 Diamond and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

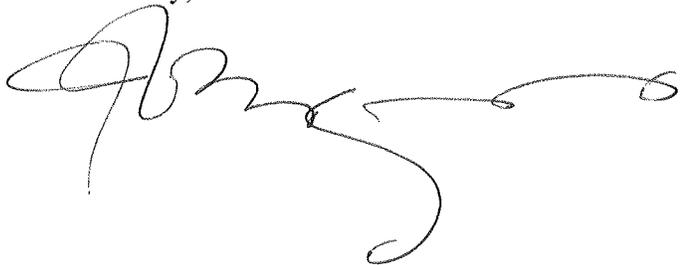
Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to be 'Erika Jackson', written in a cursive style.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 662 CLARK St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,  
*Ron Seene*

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

*B. H. Hoover 415 550-0226*  
I live at 1506 Church St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 3950 20<sup>th</sup> STREET and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

  
DONALD WOOLHOUSE  
415-971-7766

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1285 Guerrero and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

  
Yours truly,

cc: Erika Jackson, Planner  
Sheila Ash

5/15/2014

To Whom it May Concern,

This letter is confirming that Sheila Ash has been a volunteer at the Leukemia & Lymphoma Society for the past 18 years. She has supported our Man & Woman of the Year campaign in many capacities from being a nominations committee member to nominating and supporting many candidates over the year.

Thank you,

Michelle Flatley  
Senior Director- Special Events  
Leukemia & Lymphoma Society

**From:** Norman Hersch <costless@att.net>  
**To:** noesnest <noesnest@aol.com>  
**Subject:** Sheila Ash  
**Date:** Thu, May 15, 2014 3:50 pm

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As a 4th. generation guy born and raised in San Francisco I would like to thank Sheila for inviting me into her life of philanthropy. I have attended many meetings at Noe's Nest that benefited; The Cancer Society, Equal Rights issues, Neighborhood issues, and other political, and medical issues. I am totally hooked on the enviroment around Noe's Nest. I am guaranteed an interesting conversation or introduction to amazing people from around our city and around the world.

Sheila is MY unofficial, welcoming committee for anyone coming to San Francisco for family, vacation or business reasons. Without a doubt a guest in Noe's Nest is going to meet the movers and shakers of our city, or sit in on a reading of poetry, or even a music recital. it is exactly Noe's Nest that makes San Francisco a unique destination to remember.

Our city would not be the same without the personalities like Sheila, and the building surrounding her. Sheila is San Francisco.

Sincerely,

Norman Hersch

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1194 Guerrero St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "ERIKA JACKSON", enclosed within a large, hand-drawn oval.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1194 Guerrero St and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,



Christine A. Bolt

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 277 27th Street and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

The relatively small five room accommodation avoids any adverse impact on the neighborhood. The only employee, Cindy Thomson, resides in walking distance, only three blocks away, and is well known as a helpful and positive presence in the neighborhood.

I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

*Daniel Erickson*  
415 425 7170

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1292 Guerrero St San Francisco and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in cursive script, appearing to read "Janna Alban". The signature is written in black ink and is positioned below the typed name "Yours truly,".

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1292 Guerrero St. and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink that reads "Daryl Nolen". The signature is written in a cursive style with a large, sweeping initial "D".

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 1266 Guerrero St. 94110 and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read 'Erika Jackson', with a long horizontal flourish extending to the right.

cc: Erika Jackson, Planner  
Sheila Ash

April 11, 2014

San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 1257 Guerrero Street - Conditional Use Application

Dear Planning Commissioners:

I live at 353 GUERRERO ST and I am writing to support the application of Noe's Nest for a Conditional Use authorization for the bed and breakfast located at 1257 Guerrero Street. Noe's Nest provides a much needed service to the neighborhood for visits from out of town relatives and friends. A bed and breakfast has existed at 1257 Guerrero for at least nine years and is highly valued by the neighbors for the services it provides.

Noe Valley is relatively isolated from both hotels and motels. The bed and breakfast fills an important need for the neighborhood by providing overnight guest accommodation without the need for guests traveling back and forth to the downtown hotels.

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I have used the bed and breakfast multiple times for visits by my friends and relatives and highly value this service. I fully support the Conditional Use and urge your approval.

Thank you for your consideration.

Yours truly,

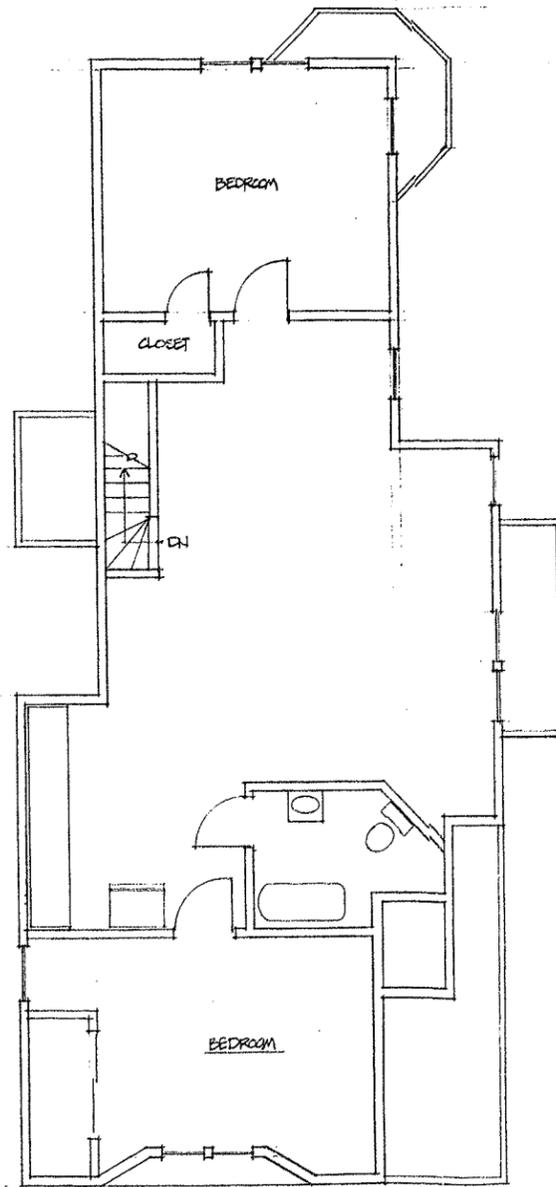


DAVID W SCOTT

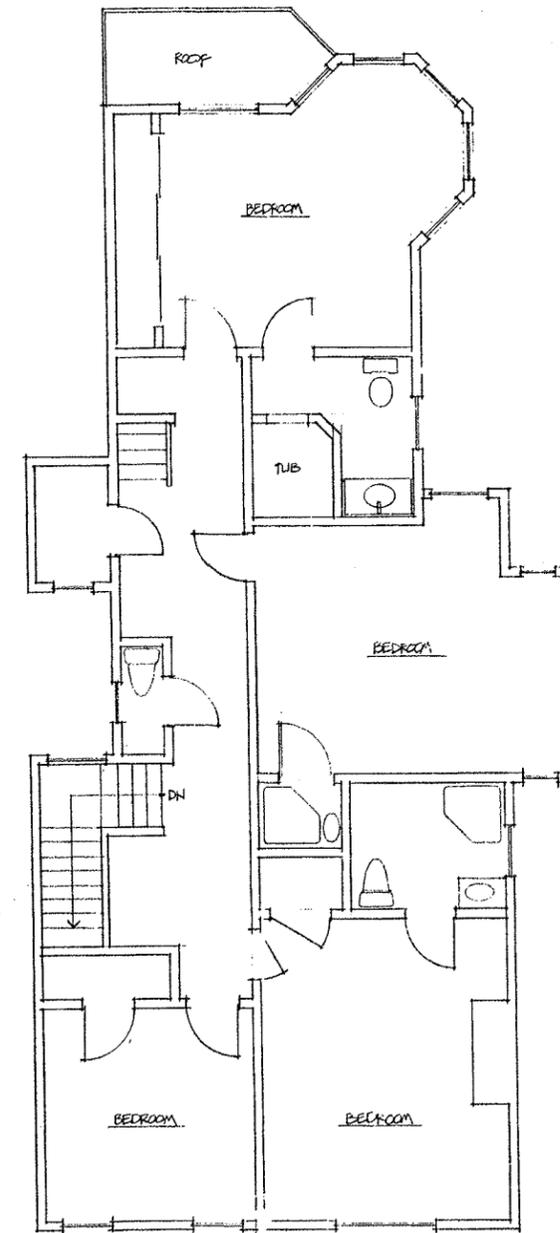
cc: Erika Jackson, Planner  
Sheila Ash







○ THIRD FLOOR - EXISTING  
Single family + 4 housekeeping units



○ SECOND FLOOR - EXISTING  
Single family + 4 housekeeping units

APPROVED  
Dept. of Building Insp.

JUN 27 2006

*Angela*  
ACTING DIRECTOR  
OF BUILDING INSPECTION



WALTER  
ARCHITECT  
1497 Bay Street  
San Francisco, CA  
94110  
Tel. 415 326 3277  
Fax. 415 326 3277

1257 GUERRERO STREET  
BATHROOM ADDITIONS  
SAN FRANCISCO, CA 94110  
BLOCK 6513 LOT 15

Date	28 MAR 05
Scale	1/4" = 1'-0"
Drawn	
Check	
Sheet	10
Of	Sheets

2006-06-27-5134

2006-06-27-5134





A Noe's Nest Bed &...