

# REAL ESTATE DIVISION SAN FRANCISCO



Department of Real Estate Website

**City & County of San Francisco**  
London N. Brccd, Mayor



**Office of the City Administrator**  
Carmen Chu, City Administrator  
Andrico Q. Penick, Director of Real Estate

September 19, 2023

To Whom It May Concern:

I am writing to express my support of Non Plus Ultra and its future endeavors.

In general, Non Plus Ultra's (NPU) commitment to transforming underutilized spaces into vibrant cultural and artistic hubs aligns with the City and County of San Francisco's (City) vision for the future. Specifically, NPU's tenancy at The Old San Francisco Mint located at 88 5<sup>th</sup> Street, one of the City's oldest (built in 1874) and beautiful buildings, currently under the jurisdiction of the Real Estate Division, has had a significant positive impact on the building and surrounding neighborhood.

NPU's innovative approach to repurposing historic landmarks breathes new life into underutilized buildings and not only revitalizes neighborhoods, it also creates unique opportunities for creative expression and community engagement. By providing spaces for artists, entrepreneurs, and community groups to thrive, Non Plus Ultra has fostered a sense of inclusivity and belonging that is invaluable in maintaining the diverse fabric of San Francisco.

Please consider this letter an endorsement of Non Plus Ultra's initiatives. I look forward to seeing the continued growth and success of the organization and am excited about the positive contributions they will continue to make in the City and County of San Francisco and beyond.

Should you require further information or wish to discuss, please do not hesitate to contact me.

Sincerely,

Claudia J. Gorham  
Deputy Managing Director  
Real Estate Division

# SAN FRANCISCO ENTERTAINMENT COMMISSION



[Entertainment Commission Website](#)



## Entertainment Commission *City and County of San Francisco*



September 1, 2023

To Whom It May Concern,

I am writing this letter in my capacity as the Executive Director of the San Francisco Entertainment Commission to extend my recognition and commendation to Non Plus Ultra. It is with pleasure that I acknowledge the significant contribution the Non Plus Ultra's numerous venues have made to the entertainment landscape of San Francisco.

Non Plus Ultra is committed to providing high-quality and responsible entertainment experiences. The company's dedication to hosting diverse and engaging events enhances the cultural fabric of our City. I applaud the company's efforts in fostering an atmosphere that caters to a wide range of audiences and artistic expression and enhances the cultural experience for San Franciscans and visitors alike.

All of Non Plus Ultra's current entertainment permits are in good standing with the Entertainment Commission. Should you have any further questions, please feel free to contact me directly.

Sincerely,

Maggie Weiland  
Executive Director  
San Francisco Entertainment Commission  
[Maggie.weiland@sfgov.org](mailto:Maggie.weiland@sfgov.org)



ENTERTAINMENT COMMISSION

49 South Van Ness Avenue, Suite 1482, San Francisco, CA 94103

# SAN FRANCISCO RECREATION and PARK DEPARTMENT



Recreation and Park Department Website



London N. Breed, Mayor

Mark Buell, Commission President  
Philip A. Ginsburg, General Manager

September 14, 2023

To Whom It May Concern:

I am writing this letter to express my support for Non Plus Ultra.


NPU manages The Palace of Fine Arts for my department. The Palace is one of the most iconic buildings in the City of San Francisco. It holds a very special place in the hearts of our residents and out of town visitors alike.

We have been very pleased at the way Non Plus Ultra has been able to reimagine the Palace's potential as a dynamic community and event space, while maintaining a steadfast dedication to preserving the historical significance of the landmark building.

Through their thoughtful programming, Non Plus Ultra has successfully transformed The Palace of Fine Arts into a hub of creativity, inspiration, and community. The diverse range of events, exhibitions, cultural experiences and recreational activities they've brought has been a breath of new life for this San Francisco landmark.

Beyond their work at The Palace of Fine Arts, NPU is also doing good work in Golden Gate Park. Their ability to create a space that fosters connection, creativity, and a sense of belonging aligns with the mission of the San Francisco Parks and Recreation Department.

For any additional questions please don't hesitate to reach out to me at [Phil.Ginsburg@sfgov.org](mailto:Phil.Ginsburg@sfgov.org).

Sincerely,  
  
Phil Ginsburg  
General Manager

# SAN FRANCISCO POLICE DEPARTMENT



CITY AND COUNTY OF SAN FRANCISCO  
POLICE DEPARTMENT

**Bayview Police Station**  
201 Williams Avenue  
San Francisco, CA 94124



Nicole Ramirez  
Police Officer  
San Francisco Police Department / Bayview Station  
201 Williams Avenue, San Francisco CA 94124  
August 29, 2023

To Whom It May Concern,

My name is Nicole Ramirez, and I am the Bayview Station Permit Officer with the San Francisco Police Department. I am writing this letter to recommend NPU for their professionalism in the field of event operations and management.

NPU understands the intricacies of managing large-scale events and event venues. The organization's attention to detail, proactive approach to problem-solving, and commitment to ensuring all necessary safety protocols are in place truly sets them apart.

They always communicate effectively and always execute requirements set forth by our department. They anticipate and address potential challenges.

In addition to their operational acumen, NPU is an organization with integrity and a strong sense of community. They are dedicated to upholding the highest standards of quality and safety is evident in every event they produce and every venue they operate. They always prioritize safety and the well-being of their guests. They are active in the communities where they operate.

I recommend NPU with full confidence for any event or venue management role. Their expertise, professionalism, and passion make them an asset to any city where they operate.

If you require further information or have any questions, please do not hesitate to contact me at [bayviewstation.permitofficer@sfgov.org](mailto:bayviewstation.permitofficer@sfgov.org) or 1-415-671-2313.

Sincerely,

A handwritten signature in blue ink that reads "N Ramirez".

Officer Nicole Ramirez #4215  
San Francisco Police Department

# SAN FRANCISCO FIRE DEPARTMENT

September 15, 2023

TO: Whom It May Concern,

RE: Letter of Reference for Non Plus Ultra

The purpose of this letter is to commend Jordan Langer, Pete Glikshtern, and Non Plus Ultra (NPU) for their professionalism in event, venue, and nightclub management. Having worked regularly with Mr. Langer and Mr. Glikshtern on many events in my capacity as the San Francisco Fire Marshal over the past decade, I can personally attest to NPU's skills in creating and producing safe, original, and quality events that reliably met or exceeded San Francisco Bureau of Fire Prevention's rigorous public safety standards.

NPU's principals have demonstrated a consistent working knowledge of effective crowd management and their staff continues to maintain a genuine understanding of fire safety protocols. Their team's proactive approach to safety, combined with their continual willingness to implement our recommendations and directives, highlights their dedication to ensuring attendees are both entertained and safe.

Finally, NPU's unique ability to balance quality and diverse entertainment options with necessary safety measures showcases their expertise as a skilled venue operator who is always willing to work with the Authority Having Jurisdiction (AHJ). Whether the event is a 250 guest dinner or a 40,000 person music festival, their dedication to upholding San Francisco's highest public safety standards excels at all levels.

In closing, I personally and graciously endorse Non Plus Ultra as an exceptional and conscientious venue operator. Please feel free to contact me at 415-793-6702 if you have questions or concerns.

Sincerely,



Ken Cofflin  
Fire Marshal of the San Francisco Fire Department



[Fire Department Website](#)

# PERSONAL REFERENCES

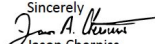
Jason Cherniss  
jasoncherniss@gmail.com

I am writing this on behalf of my dear friend Peter Glikshtern. I joined the San Francisco Police Department in 1991, and I served as a patrolman, inspector (detective), sergeant, lieutenant, captain and acting commander. I have participated and led commands associated with administrative purviews, investigations, patrol, and special operations. I retired in July 2023, and I have been rehired by the San Francisco Police Department reporting directly to the Assistant Chief of Operations while performing the function of special projects for that office. I am writing this in my personal capacity, and not on behalf of the organization for which I am employed.

I met Peter in 1992, just after completion of the San Francisco Police Academy through our involvement in judo. He was an elite athlete that competed at an international level. Even as a young man 30 years ago, Peter always took time teaching and introducing beginners to the martial art, sport, and community he loved. Our friendship grew beyond our connection with judo, and now we are extremely close.

While Peter works in entertainment, he has been someone that has always recognized the impact of positive activation for communities. His venues not only have brought economic vibrancy to depressed neighborhoods, but his leadership teams actively participate in connecting the community to their work. In my various leadership roles, Peter and his partner, Jordan Langer would regularly provide food, venues, currency for the various non-profits associated with the public safety work for which I was engaged. Peter served as a member of the Mission Station Community Advisory Board; which is a non-paid position designed to support the public safety efforts of the senior law enforcement official in a district. Despite it being taxing work that presents political liability for the members, Peter remained on this board for many years.

Peter and Jordan are beyond skilled at their craft, and included in their compass is positive community impact. I write this letter of recommendation with confidence and enthusiasm. Please feel free to contact me if I can be of any assistance as it relates to Peter Glikshtern or Jordan Langer.

Sincerely,  
  
Jason Cherniss

Ann Mannix  
Deputy Chief of Police (Ret)  
San Francisco Police Department  
Aemannix20@gmail.com

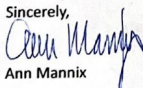
To Whom It May Concern,

I am writing this letter in support of Peter Glikshtern and his partner Jordan Langer. I first met Peter when I was the officer in charge of police issued permits, and at the time we issued the permit for a place of entertainment. Peter was very eager to open a venue in San Francisco and came to my office totally unprepared. I advised him on the proper steps to gain compliance and he issued the permit. He left my office and to be quite honest I thought I would never see him again as it was not an easy endeavor. To my surprise, he did return and had everything in order and was eventually issued the permit, which at that time was not easy to achieve as there were many requirements to be fulfilled prior to issuance. The largest most difficult one was/is gaining acceptance from the neighborhood in which one operates.

He and I started off on somewhat of an 'adversarial foot' but as the years progressed and Peter became more successful, opening more entertainment venues I found him to be very conscience and considerate to his impact on the neighborhood. He is very attentive to any neighborhood complaints that he receives. His entertainment venues have brought economic vitality to areas that had little or none. Peter and Jordan go beyond just operating venues, they care about the community of San Francisco. They have a great working relationship with law enforcement. They are involved in non-profit organizations that serve others in San Francisco.

I cannot say enough positive things about these two, I have seen them 'grow' into very professional and responsible business owners. They bring years of familiarity with operating large and small entertainment venues in a very diverse and demanding city. I can say with confidence that allowing them to operate a venue in your area would be a positive experience.

If you have any questions or concerns please do not hesitate to reach out to me.

Sincerely,  
  
Ann Mannix