

617 Sanchez CATEx Appeal

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600 Block Sanchez Street



STAIRS 2 STORIES DOWN TO 19th ST.

615 SANCHEZ

EXISTING 617 SANCHEZ

619 SANCHEZ

621 SANCHEZ

CEQA Issue: Categorical Exemption Inadequately Analyzes Steep Slope of This Area

Insufficient Analysis in CATEX:

- Effects of Extreme Slope
- Underlying Soil
- Effects on adjacent homes, e.g. 619 Sanchez



Panoramic Photo of 617 Sanchez Seen From 619 Sanchez

Carport – High Point of Lot
Open at Rear

615 Sanchez

Open Air Kitchen

Existing 617 Sanchez Home
12 feet lower than Carport



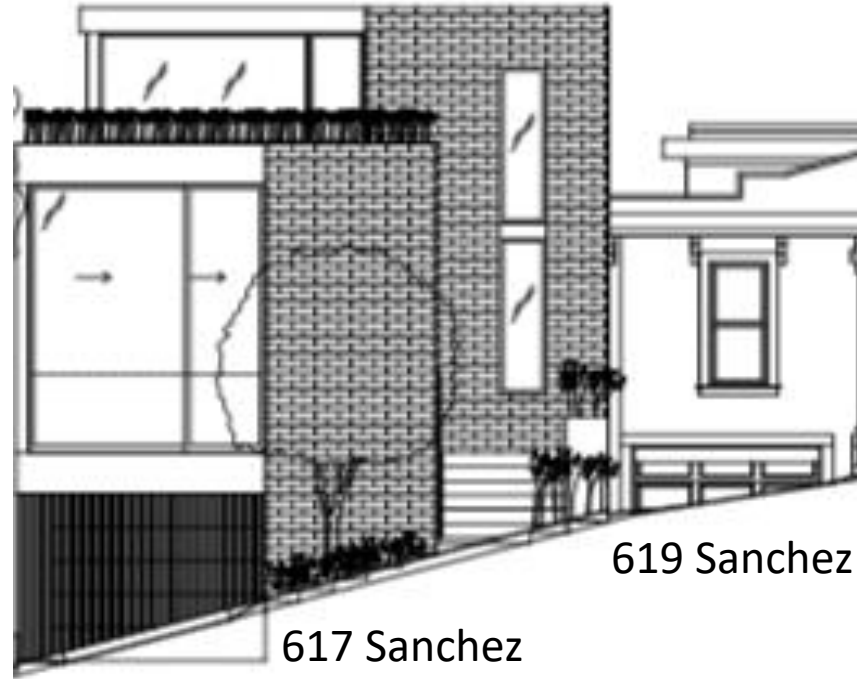
Historic LGBTQ neighborhood is being destroyed

- Proposed demolition of a historic and livable **1,000 sq. ft.** LGBTQ home at 617 Sanchez
- 1907 home hidden at the back at the lowest point of the lot has been owned by an African American and a gay hairdresser for over 70 years
- After death of John Fusco sold to current owner JW Sanchez LLC



Replaced by Large and Expensive Monster Homes

Replaced by a proposed
4-story **4,149 sq. ft.** single
family home at the highest
elevation of the lot



CEQA Issue: HRE Virtually Ignores African American Ownership of 617 Sanchez

- Historic Resource Evaluation (HRE) does not mention Racial and Social Equity, or discrimination against the Black community
- **In 1913** African American Harvey Scott and his family moved into 617 Sanchez
- **From 1917 – 1952**, 617 Sanchez was owned by the Scott family, who raised two daughters in this house
- The Scotts were the **first and only African American family** in the entire area to own a home and **lived here for 39 years**
- In 1940 a second African American moved into 282 Cumberland house also at rear of its lot, abutting 617 Sanchez (Photo)



CEQA Issue: HRE does not mention 617 Sanchez Relation to Castro LGBTQ Cultural District

The effort to form the cultural district began in 2017 when members of the community expressed to Supervisor Jeff Sheehy a desire **to ensure that the Castro's past and present as one of the most important queer neighborhoods in the world be preserved** and that a cultural district be formed to protect the future of the neighborhood's LGBTQ cultural identity.

SF Examiner 6/23/19

John Fusco 1931 - 2016

- Small business owner of **Jondora Beauty Salon** in the Castro neighborhood
- Lived on Castro/Market, worked with Harvey Milk to help **organize Castro businesses** since the 60's
- Bought 617 Sanchez in 1975 and **lived here for 43 years**
- Well-known in the gay community



The City is Losing Housing Affordable to Current Residents and Workers

- SF residents and gay community can **no longer afford** to live in their neighborhood
- Our historic neighborhood is being destroyed – small and **affordable units are replaced by mansions**
- Major construction activity for **last 7 years**
- Senior LGBTQ and longtime residents are being abused and driven out of their homes



USA Today: "San Francisco-Oakland is No. 1 most gentrified U.S. city"

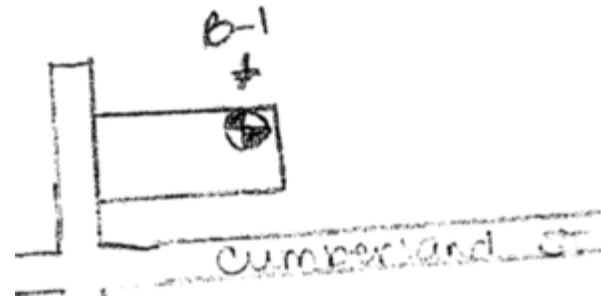
CEQA Issue: Slope Protection Act 171284

- 171284 Building Code - Slope Protection Act, Sponsor: Peskin
- Street slope: **29.9%** at 617 Sanchez
- Steep hill has already been excavated, **leveled and graded** in the 1915 – 1919 reconstruction period
- Proposed excavation of over **600 cubic yards of soil, digging 16 feet down** under the 619 Sanchez property
- Building in a *Slope Stability Area* was approved by Planning Department without any detail review



CEQA Issue: Soils Report

- **Mahe ordinance** by Dept. of Public Health requires drilling/soil exploratory form & licensing fee, toxic disposal certification, 55 gal. drum shipped to secure disposal site - missing the permit
- 617 Sanchez is one block from the golden hydrant on Church St. – **fire in 1906**
- Area has been **graded and filled** - fill from 1906 presumes lead, ash, hydrocarbons
- Plan indicates excavation 16 ft. down - may hit rock, but the soils report is for a **clay foundation**, not rock
- Not tested soil **where the new building** is supposed to be: boring in the middle of current building at a 12 ft. lower elevation, far from the proposed building



Slope at 617 Sanchez



CATEX Must be Returned to Environmental Review for Re-evaluation of These Environmental Issues:

- Ignored Slope Protection Act – over 25% slope
- Unmitigated excavation of 650 cubic ft. of potentially toxic fill
– 16 ft. down
- Downplayed African American history – Residence and Ownership
of 617 Sanchez by Harvey Scott 1913 – 1952 (39 years)
- Completely ignored Social and economic impact of LGBTQ Cultural
District – 617 Sanchez owned by John Fusco 1975 – 2018 (43 years)