

From: [Noel R. Natividad](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Case #: 190826- Appeal of CEQA Community Plan Evaluation- 655 4th Street Project
Date: Tuesday, August 20, 2019 1:08:06 PM
Attachments: [Noel Letter to SF BoS.docx](#)

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Dear SF Board of Supervisors,

Please see my attached personal letter regarding the **Tishman-Speyer Project @ 655 4th Street (Case #: 190826)**.

Thank you so much for your time and consideration on this very important matter.

-Noel

Noel R. Natividad
601 Fourth Street, Unit #105
San Francisco, CA 94107

Noel R. Natividad
Owner, Loft 105, 601 Fourth Street
San Francisco, CA 94107

August 20, 2019

SF Board of Supervisors
bos.legislation@sfgov.org
San Francisco, CA

Re: Tishman-Speyer 655 4th Street Project (Case #: 190826)

Dear San Francisco Supervisors,

I immigrated to the United States from the Philippines in 1969 with my family (mom, dad and younger brother) when I was 4 years. I grew up in the suburbs of South San Jose, going to elementary school, high school and finally graduating from San Jose State University.

As an immigrant in this country from a poor Southeast Asian country, the possibility of owning a home in a world class city like San Francisco was truly a pipe dream. But after a lot of hard work and scrimping & saving, I was able to realize that dream when I bought Loft #105 at 601 4th Street in the winter of 1991. I am the first and only owner of Loft #105.

601 4th Street was a ground breaking development as it was the first commercially available Loft development in San Francisco. And what made it really amazing was it was a real loft (A "Historical Loft" in today's real estate terms, 601 was built in 1915 as a commercial warehouse and was used as a wine storage facility for decades before its conversion to Lofts in 1990.). As a big film fan, I remember watching movies where the main character always seemed to live in these amazing Lofts...and now I was going to live in one, too!

But despite its novelty (or maybe because of it), the cost per square foot to buy at 601 was actually cheaper than most "regular" type homes in San Francisco, and by a significant amount, too...It was the main reason I was able to afford my Loft...and just barely...

Living in the Loft in SOMA during the 1990's, I truly felt like a member of an avant-garde group of San Franciscans...the neighborhood had its spattering of amazing bars, design firms, clubs and restaurants and yet no real grocery stores to speak of...it even had a Dive Shop (Bamboo Reef) which was literally 50 yards from 601 where I actually bought my first set dive mask & fins there...but really it was mostly a quiet, uncrowded part of the City with lots of free parking and

amazing weather. And the fact that Caltrain was only a 3 minute walk away was yet another bonus for living at 601 4th Street.

I met my wife Katharina in 2000 and continued to live in the Loft thru mid-2003 when we started to look for a home to buy together while at the same time put the Loft up for rent. Since October 2003, when we had our very first renters, the Loft has rented well. So well in fact that since those first renters, the Loft has been occupied 100% for **159 consecutive months**...this streak finally being broken in August & September of 2016 when the current tenants (who signed their lease before the start of the 4th Street Rail Project) decided not to renew...those 2 months of vacancy, I believe, were directly related to the noise, pollution & chaos caused by the 4th Street Rail construction...and when we finally did find someone, the rent was 13% less...so I can only imagine the catastrophic impact on our rental revenue that the construction (for a minimum of 36 months) of a \$1.5B 40 story twin tower structure 30 feet from our building will cause...

In 2009 at the age of 45, I had a major heart attack resulting in 5 stints being placed into 3 major arteries...my cardiologist said it was a 50/50 decision that they went with just stints and not proceed to full open heart surgery...he just felt that because of my relatively young age, stints would be enough...

In 2018 after continuing health struggles (significant weight gain, stress management, high blood pressure, etc.), I decided to retire early (my last position was as COO of an environment conservation NGO in San Francisco) and concentrate on my health. With heart problems deep in my family history, I felt like I really needed to do this or face as various members of my immediate family.

The major reasons we felt I could retire early and still not severely impact our way of life was 1) the life savings we'd accumulated, 2) we had no children, 3) Katharina would continue her consulting work, 4) the frugality of how we live and finally 5) the rental income from the Loft. As it stands now, rental revenue from the Loft represents about a third of our monthly income.

It is my very distinct fear that the rental issues we experienced in 2016 (issues we continue to experience to this day as our monthly rental revenues are still below those at the start of 2016) will be dwarfed by the impact of the noise, pollution (dust & noise), traffic congestions and just overall general chaos caused by the construction of 655 4th Street. Not to mention the severe impact to our property values because of the loss of air & light.

Sincerely,
Noel R. Natividad

From: [katharina Natividad](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: 655 4th Street project
Date: Tuesday, August 20, 2019 10:50:05 AM
Attachments: [Kat Letter to SF BoS.doc](#)

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Dear Board of Supervisors

Please find attached my statement and concerns about the upcoming project for the hearing on 9/3/19.

Thank you

Sincerely,

Katharina Natividad

Hello

My name is Katharina Natividad. I was born in Germany and immigrated to the great city of San Francisco in 1998. I saw the dot-com boom even I was not working in the industry, I saw that California was the place to be. The creativity. The innovations. The spirit and openness for new ideas. Better ideas.

Wind and solar energy was popping up. The first hybrid cars of the US drove on Californian highways and there is a reason why a big electric car company has its headquarters right here in the Bay Area. We have many National Parks in California and we sort our trash and ban plastic bags and now plastic straw.

We take care of California. We take care of our environment. We take care of our people. But during the last weeks I am starting to doubt this perfect picture.

For 655 4th Street the city approved a 40-story high building with 960 units, a 38-room boutique hotel and 18 retail spaces with a projected construction time of 3 years. Right in our property line, just 30 feet away from the building in which my husband and I have our rental unit.

We understand that San Francisco needs housing but our small rental business suffered already for the last 4 years because of the construction of the 4th Street light rail construction noise and dust.

My husband suffered a heart attack a few years ago and had to quit his job out of health reasons. This rental unit is keeping us afloat and makes it possible for us to live in San Francisco.

The original plans of the new building next to ours had only 900 units. No hotel. No retail space. The current 400 page plan of the building were published the evening before the hearing at city hall.

As a future neighbor of this building, how were we supposed to react in such a short time? Put in our concerns about noise pollution, dust and dirt? Hundreds of big cement trucks are scheduled to go in and out. Right kitty corner to the Caltrain station. I can't even imagine the traffic jams that will be created and all the emissions from cars stuck in traffic.

I don't see anyone who would be willing to rent a loft in the first converted building of the city that is now in the middle of a construction site without a major rent deduction. This will then result in my husband needing to find a job again.

We are a mixed raced couple of two immigrants who are trying to make a living. We picked this place because we thought we won't have to face discrimination and we would be protected from big developers who will destroy our environment and our living space. We are just a small David against Goliath.

We have the feeling that this approval was rushed through with many exceptions for the developer without looking at the impacts on neighbors like us. We believe a better solution can be found to make this more bearable for us and still give the city the needed housing.

From: [Michael Guthrie](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [David Lim](#)
Subject: The Creamery Project, 4th and Townsend, San Francisco - Neighbor concerns
Date: Tuesday, August 20, 2019 9:52:04 AM
Attachments: [image001.png](#)
[SF, B O S Letter #2.docx](#)

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Hello San Francisco Board of Supervisors:

Please see our attached Letter regarding neighbors' concerns with the proposed Creamery Project.

Thank you for your consideration.

Very truly,
Michael Guthrie, AIA
Napa Valley, San Francisco

MG+CO

MICHAEL GUTHRIE + CO. ARCHITECTS

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Michael and Carol Guthrie
Owner Resident/ Business Owner, Suite 110
601 Fourth Street
San Francisco, CA 94107

August 18, 2019

SF Board of Supervisors
City Hall
San Francisco, CA

Re: **Case #: 190826- Appeal of CEQA Community Plan Evaluation- 655 4th Street**

Dear San Francisco Supervisors:

Since 1990, we have been condominium Owners in the first Live/Work Loft building permitted in San Francisco. After 15 years of corporate Architecture employment, I set out to establish my own small design practice in SF and found the 601 Fourth Street Lofts to be desirable, mainly because they were somewhat affordable. The South of Market (SOMA) neighborhood was in its infancy and reminded me of my former NYC neighborhood of TRIBECA, it was gritty, funky, and offbeat, just right for a small, new creative Architectural design company in SF.

The building was originally constructed in 1916 and is known as the Heublein Building. In the late 1980s the Developer Rick Halliday hired David Baker Architects to transform the structure into 88 Lofts, with parking. It is a stout, 4 Story, unreinforced concrete structure that has easily survived the most serious Bay Area earthquakes without damage. Our space has 16 foot tall ceilings and rough, board formed, exposed concrete and massive rough concrete columns. Our particular Loft is 1260 usable square feet with a large 14 by 16 foot glass storefront facing due East with exposure to blue or grey skies, and sunlight. It is a very pleasant place to live and to work. It is quiet and secluded, set back from 4th Street by about 60 feet and connected to a well landscaped outdoor setting by a private porch and private, direct to street level, Front door. We often sit outside for lunches and coffee breaks.

We originally occupied the Loft as a business with a sleeping area upstairs. I could not afford a separate apartment in those days and lived where I worked as a sole proprietor. Eventually employees, marriage and children required a separate, residential living address and the Loft has operated strictly as a business location since 2001. We have witnessed extraordinary growth and improvements in the neighborhood where I once was compelled to accompany employees to their evening transportation in a previously unsafe neighborhood.

Most of us were pioneers in SOMA and we encouraged and frequented local small restaurants, cafes, bars, furniture and graphic designers, photographers and clothing designers. There was a feeling of belonging to a neighborhood of creative entrepreneurs who could not afford the Financial District. We are prepared for future growth and expansion in SF and we request some consideration for our efforts to help transform a formerly undesirable area into the neighborhood now most preferred by young tech professionals.

As new growth occurs we would like to somehow imagine a future in our wonderful Loft home of the past 30 years. However, the expectation of 36 months of demolition, pounding, drilling, excavation, hundreds of concrete trucks and diesel, backup beepers, etc is beyond intimidating. The removal of our sky view and replacement with a 265 foot shiny glass tower is inevitable but difficult to stomach and accept. We believe there are much needed mitigation measures that should be required to protect the existing businesses and dwellings that will be greatly impacted by this massive new construction located only 30 feet away from our Front Door. We kindly request your consideration in assisting us to obtain proper mitigation.

Very Truly,
Michael and Carol Guthrie