

From: [Lori Brooke](#)
To: [Gibson, Lisa \(CPC\)](#); [BOS Legislation, \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Don A. Emmons](#); [Lori Brooke](#); [Geoff Wood](#); [Veronica Taisch](#); [Anne Boswell Bertrand](#); [David Bancroft](#); [Claire Mills](#); [Victoria Osman](#); [Cynthia Gissler](#); [Barbara Heffernan](#); [Karen Fraser Laughlin](#)
Subject: CHA Urges BOS to Grant Captioned Appeal of 1776 Green Street
Date: Monday, September 21, 2020 3:05:12 PM
Attachments: [Grant Captioned Appeal of 1776 Green Street.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please see attached letter:



September 21, 2020

Lisa Gibson, Environmental Review Office
SF Planning Department
Lisa.gibson@sfgov.org

Angela Cavillo, Clerk, Board of Supervisors
Bos.legislation@sfgov.org

SF Board of Supervisors
bos@sfgov.org

RE: 1776 Green Street; Appeal of the Hollow Revolution ("ThoR") of the San Francisco Planning Department's June 16, 2020 issuance of a CEQA Exemption for 1776 Green Street Project

Dear Lisa and Angela and the Board of Supervisors,

The Cow Hollow Association (CHA) urges the Board of Supervisors to grant the captioned appeal.

The CHA is a neighborhood association representing some 1,500 households in an area within blocks of 1776 Green Street. The proposed project affects nearby facilities regularly used by our members, and the issues presented by the CEQA exemption at issue here affect projects in our jurisdiction.

Among the most important reasons why we support this appeal are the following:

1. The current level of benzene on the groundwater of the project site exceeds the residential environmental significance level by over 900 times.
2. The project site is close to not only the Sherman School (about one block away), and the Allyne Park (about a half block away), and also the Golden Gate Valley Library (about a half block away).

3. Due to the high level of benzene, the project site is on the State's Cortese List of highly contaminated sites, and as such it cannot, as a matter of law, be exempted from CEQA review.
4. The Planning Department's end-run to avoid a confirmation by the Planning Commission of the application of the Cortese List preclusion of any CEQA exemption, by now issuing a purported "common sense" exemption tacitly admits that the Cortese List preclusion applies.
5. The Planning Department's last minute recourse to a purported "common sense" exemption must itself fail because the law is clear that such an exemption cannot apply so long as there is a "fair argument" that the project may have adverse environmental impacts, and here there is far more than just such a fair argument.
6. The Planning Department's attempt to argue that the exemption applies because the clean-up permit at issue here is somehow separate from the project upon which the clean-up is for runs afoul of the published and binding CEQA Guidelines, Sec. 15378(a) requiring agencies to complete CEQA review before issuing any permits at all, and thereby prohibiting "piecemealing" projects.

Cases like this, involving harmful contaminants, affecting public facilities and indicating agency end-runs of procedures designed to protect us are very concerning. We urge Board to require the City to prepare a CEQA document that analyzes the environmental impacts and proposes alternatives to mitigate them.

Respectfully Submitted,

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

Lori Brooke
President, Cow Hollow Association

cc: CHA Board

From: [Melissa Li](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: ceqagreen@gmail.com
Subject: Toxin at 1776 Green Street
Date: Sunday, September 20, 2020 2:03:37 PM
Attachments: [poling 1776.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board of Supervisors for San Francisco,

I am a concerned property owner of two units boarding on the Cow Hollow neighborhood, and have concerns for what is happening on Green Street. Please see my attached letter. I demand that you take this matter seriously, our health and welfare, and the welfare of our community must be considered.

Thank you for your time and your work on this urgent matter.

Sincerely,
Melissa Li

September 17, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123
File No. 200908, Support for Appeal of CEQA Determination of Exemption from
Environmental Review

Honorable Members of the Board of Supervisors:

We ask that you support the Appeal noted above. The environmental hazards at the street and below grade are well documented and demand an independent CEQA examination, mitigation plan and full cleanup/containment of the site.

The following facts are indisputable:

- Developers, Local Capital Group, are planning to convert 1776 Green Street into five luxury residential units requiring a 2-story addition plus expanded underground parking. Until 8 years ago, this property operated, for a century, as an auto repair shop. The grandfathered permit for this auto body business in this RH-2 neighborhood expired 5 years ago. Nearby residents are pleased with the prospect of additional housing on this site. However, these plans involve considerable alterations to the current support structure and extensive underground excavation resulting in increased disturbance of existing contaminated soil and groundwater. Plans were filed with the SF Planning Department in August 2018.
- The SF DPH report, filed in August 2019, states that the current cleanup levels are adequate to protect human health **only** if the site retains its' current, historic land use, which is commercial. However, the developer's own consultants have identified toxin levels exceeding those allowable for commercial occupancy.
- 1776 Green Street is listed as an open Underground Storage Tank (UST) case with the San Francisco Department of Public Health and is in the SWRCB GeoTracker database as well as on both the City's Maher Ordinance Map and the State of California's Cortese List (Hazardous Waste and Substances Sites List) because it is an active leaking underground storage tank cleanup site. Given the past use of the property, testing has identified predictable, copious amounts of highly toxic, cancer-causing soil contamination such as fill from the 1906 earthquake debris, by products of gas and diesel, lead, mercury, among others. Most concerning is cancer causing Benzene with a level exceeding 900 times above residential safety standards. Note that these toxins may have been leaking under adjacent properties for decades especially downhill, north, into the back of Union Street residential/business sites. Currently there are pediatric and dental clinics, personal care, restaurant and bar establishments, downhill, adjacent to 1776 Green.

1776 Green Street, File No. 200908

Page 2 of 2

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- This block of Green Street is the best example of the neighborhood environment the City's administration claims to promote. Single occupied, duplex, 3 and 4 unit 1890 to 1930 era homes plus a 22 unit building successfully coexist with the Union Street and Octavia Street commercial corridors. In addition to the amenities noted above, there is a grocery on the east corner and the Octagon House American history museum adjacent to the Allyn Park.
- The developers own environmental experts proved that 1776 Green Street is heavily contaminated, as acknowledged by San Francisco Departments of Public Health, Public Works and the Planning Department, posing potential health risks to pedestrians, our many neighborhood visitors, nearby residents and businesses, the occupants of the new condos and the construction personnel working on the building. Yet, these City agencies, paid to protect public safety and the quality of our neighborhoods, have applied various methods, **three** times over the past year, to exempt this property from a thorough CEQA environmental review and public participation in the process. The SF Chronicle's Front Page articles by Cynthia Dizikes on June 7, 2020, and again on August 13, 2020 outline the tools used by these agencies to block concerned residents' requests for a CEQA examination of 1776 Green Street.
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A thorough cleanup of this toxic site to residential standards is critical to the health and safety of our community. Please, do not consider or approve measures that compromise a complete CEQA investigation by independent experts, not those hired and paid by the Developers.

Sincerely,



Melissa Li
415-254-1403
2134-2136 Franklin Street
San Francisco, CA 94109

From: [mary.russell](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: ceqagreen@gmail.com
Subject: File No. 200908, 1776 Green Street - Appeal of CEQA Determination
Date: Sunday, September 20, 2020 9:26:12 AM
Attachments: [1776 Green Street, File No. 200908.docx](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Honorable Members of the Board of Supervisors - attached please find my letter to request your support of the Appeal noted above.

Sincerely,
Mary Russell

September 17, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123
File No. 200908, Support for Appeal of CEQA Determination of Exemption from
Environmental Review

Honorable Members of the Board of Supervisors:

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- The developer's own environmental experts proved that 1776 Green Street is heavily contaminated, as acknowledged by San Francisco Departments of Public Health, Public Works and the Planning Department, posing potential health risks to pedestrians, our many neighborhood visitors, nearby residents and businesses, the occupants of the new condos and the construction personnel working on the building. Yet, these City agencies, paid to protect public safety and the quality of our neighborhoods, have applied various methods, **three** times over the past year, to exempt this property from a thorough CEQA environmental review and public participation in the process. The SF Chronicle's Front Page articles by Cynthia Dizikes on June 7, 2020, and again on August 13, 2020 outline the tools used by these agencies to block concerned residents' requests for a CEQA examination of 1776 Green Street.
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A thorough cleanup of this toxic site to residential standards is critical to the health and safety of our community. Please, do not consider or approve measures that compromise a complete CEQA investigation by independent experts, not those hired and paid by the Developers.

Sincerely,

Mary E. Russell

From: [MHL](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: 1776 Green Street - File #200908
Date: Saturday, September 19, 2020 7:23:03 PM
Attachments: [1776 Green Street - File 200908.pdf](#)

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September 19, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123
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Environmental Review

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Sincerely,



Mary H. Lex
1715A Green Street

From: [Jim Connelly](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: ceqagreen@gmail.com
Subject: 1776 Green Street Hearing
Date: Saturday, September 19, 2020 3:58:14 PM
Attachments: [1776 Green St.docx](#)

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Support for Appeal: File #200908

Thank you,
Jim Connelly

September 20, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: 1776 Green Street, San Francisco, CA 94123
File No. 200908, Support for Appeal of CEQA Determination of Exemption from
Environmental Review

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Sincerely,

Jim Connelly,
Green Street Resident

From: [C A Mackenzie](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: ceqagreen@gmail.com
Subject: 1776 Green Street, File No. 200908
Date: Saturday, September 19, 2020 1:08:26 PM
Attachments: [poling 1776.docx](#)

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Ms. A. Cavillo:

Please see attached letter concerning the File No. noted above. Please distribute it to the Members of the Board before the scheduled hearing on 9.22.20.

Candace A Mackenzie

**C. A. Mackenzie
1713 Green Street
San Francisco, CA 94123
415.885.6094**

September 18, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123
File No. 200908, Support for Appeal of CEQA Determination of Exemption from
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Sincerely,

Candace A. Mackenzie, FIIDA
Board Member, Golden Gate Valley Neighborhood Association

From: [Meredith Dillon](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: SUPPORT of Appeal of CEQA Determination of Exemption from Environmental Review - 1776 Green Street, File # 200908
Date: Saturday, September 19, 2020 8:26:01 AM

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President Norman Yee and Members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
[San Francisco, CA 94102](#)
bos@sfgov.org

Re: [1776 Green Street, File No.](#) 200908 - SUPPORT of Appeal of CEQA
Determination of Exemption from Environmental Review

Honorable Members of the Board of Supervisors:

I'm writing to support the appeal of a CEQA exemption for the proposed project at 1776 Green Street. The developer intends to construct five luxury condos on a heavily contaminated site, which was used as an automobile repair shop for over 100 years. The site is contaminated with benzene, a known carcinogen that causes leukemia, at levels over 900 times in excess of state residential standards. CEQA review is required to ensure that this contamination is adequately cleaned-up in a manner that safeguards nearby residents, community members, construction workers, and future residents.

Furthermore, [1776 Green Street](#) is located within a one-block radius of three sensitive receptor locations: Sherman Elementary School (a public school with over 375 students), Allyne Park, and Golden Gate Valley Library, which offers highly popular programming for children and seniors. Children and the elderly have a higher risk of negative health outcomes due to exposure to toxic materials. As a result, there should be *heightened* environmental review of this project rather than an exemption.

I'm also concerned that according to a recent San Francisco Chronicle article, the City appears to have exempted many other projects on contaminated sites from CEQA review. CEQA section 21084c requires public environmental review before projects are approved on heavily contaminated sites such as [1776 Green Street](#). The City must comply with this state law to protect the health and safety of its residents both near this project and throughout San Francisco.

Thank you,

Meredith Dillon
2201 Sacramento St.
SF, CA 94115

Please excuse the typos
Sent from my iPhone

From: [Yedi Wong](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: 1776 Green Street, File No. 200908 - SUPPORT of Appeal of CEQA Determination of Exemption from Environmental Review
Date: Saturday, September 19, 2020 8:13:11 AM

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President Norman Yee and Members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos@sfgov.org

RE: 1776 Green Street, File No. 200908 - SUPPORT of Appeal of CEQA Determination of Exemption from Environmental Review

Honorable Members of the Board of Supervisors:

I'm writing to support the appeal of a CEQA exemption for the proposed project at 1776 Green Street. The developer intends to construct five luxury condos on a heavily contaminated site, which was used as an automobile repair shop for over 100 years. The site is contaminated with benzene, a known carcinogen that causes leukemia, at levels over 900 times in excess of state residential standards. CEQA review is required to ensure that this contamination is adequately cleaned-up in a manner that safeguards nearby residents, community members, construction workers, and future residents.

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Thank you,

Yedi Wong
97 Parker Ave
San Francisco, CA 94118

From: [Donna Morrison](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: ceqagreen@gmail.com
Date: Monday, September 21, 2020 2:14:57 PM

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September 17, 2020

President Norman Yee and members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisor
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

bos@sfgov.org

Re: 1776 Green Street, San Francisco, CA 94123
File No. 200908, Support for Appeal of CEQA Determination of Exemption from

Environmental Review

Honorable Members of the Board of Supervisors:

We ask that you support the Appeal noted above. The environmental hazards at the street and below grade are well documented and demand an independent CEQA examination, mitigation plan and full cleanup/containment of the site.

The following facts are indisputable:

- Developers, Local Capital Group, are planning to convert 1776 Green Street into five luxury residential units requiring a 2-story addition plus expanded underground parking. Until 8 years ago, this property operated, for a century, as an auto repair shop. The grandfathered permit for this auto body business in this RH-2 neighborhood expired 5 years ago. Nearby residents are pleased with the prospect of additional housing on this site. However, these plans involve considerable alterations to the current support structure and extensive underground excavation resulting in increased disturbance of existing contaminated soil and groundwater. Plans were filed with the SF Planning Department in August 2018.
- The SF DPH report, filed in August 2019, states that the current cleanup levels are adequate to protect human health **only** if the site retains its' current, historic land use, which is commercial. However, the developer's own consultants have identified toxin levels exceeding those allowable for commercial occupancy.
- 1776 Green Street is listed as an open Underground Storage Tank (UST) case with the San Francisco Department of Public Health and is in the SWRCB GeoTracker database as well as on both the City's Maher Ordinance Map and the State of California's Cortese List (Hazardous Waste and Substances Sites List) because it is an active leaking underground storage tank cleanup site. Given the past use of the property, testing has identified predictable, copious amounts of highly toxic, cancer-

causing soil contamination such as fill from the 1906 earthquake debris, by products of gas and diesel, lead, mercury, among others. Most concerning is cancer causing Benzene with a level exceeding 900 times above residential safety standards. Note that these toxins may have been leaking under adjacent properties for decades especially downhill, north, into the back of Union Street residential/business sites. Currently there are pediatric and dental clinics, personal care, restaurant and bar establishments, downhill, adjacent to 1776 Green.

- 1776 Green Street shares property lines with seven (7) buildings containing 69 living units and three restaurants with additional living/office space above. There are six (6) more residential units within 75 feet on the north side of Green and 19 more on the south side of Green. The heavily used Allyn Park is 75 feet to the east and the Golden Gate Valley Library, which hosts several programs a week for more than 40 infants, toddlers and their caregivers, is across the street to the west. Pedestrian traffic in front of 1776 Green is considerable due to the proximity of the Sherman Elementary School, a block to the east, the four other nearby schools and the three neighborhood churches. Add the many tourists, including walking historic tours, commuters to the Union and Van Ness bus lines and local employees, business and service customers.

• This block of Green Street is the best example of the neighborhood environment the City's administration claims to promote. Single occupied, duplex, 3 and 4 unit 1890 to 1930 era homes plus a 22 unit building successfully coexist with the Union Street and Octavia Street commercial corridors. In addition to the amenities noted above, there is a grocery on the east corner and the Octagon House American history museum adjacent to the Allyn Park.

• The developers own environmental experts proved that 1776 Green Street is heavily contaminated, as acknowledged by San Francisco Departments of Public Health, Public Works and the Planning Department, posing potential health risks to pedestrians, our many neighborhood visitors, nearby residents and businesses, the occupants of the new condos and the construction personnel working on the building. Yet, these City agencies, paid to protect public safety and the quality of our neighborhoods, have applied various methods, **threetimes** over the past year, to exempt this property from a thorough CEQA environmental review and public participation in the process. The SF Chronicle's Front Page articles by Cynthia Dizikes on June 7, 2020, and again on August 13, 2020 outline the tools used by these agencies to block concerned residents' requests for a CEQA examination of 1776 Green Street.

• Recent mitigation procedures of the 4 tanks under the sidewalk in front of 1776 Green Street resulted in little or no improvement in soil contamination levels and minor improvement of groundwater contamination. Both tested far above safe Environmental Significant Levels (ESLs) for residential **and** commercial occupancy. To date, there is no evidence of exploration or a released report concerning suspected contamination of the soil and masonry/concrete structure inside the building where the repair work occurred for 100 years and, in the large storage/parking area under the building, as required in the DPH, Environmental Health document, dated August 8, 2019

A thorough cleanup of this toxic site to residential standards is critical to the health and safety of our community. Please, do not consider or approve measures that compromise a complete CEQA investigation by independent experts, not those hired and paid by the Developers.

Sincerely,

Terry and Donna Morrison
2523 Gough Street
San Francisco, CA. 94123



September 21, 2020

Lisa Gibson, Environmental Review Office
SF Planning Department
Lisa.gibson@sfgov.org

Angela Cavillo, Clerk, Board of Supervisors
Bos.legislation@sfgov.org

SF Board of Supervisors
bos@sfgov.org

RE: 1776 Green Street; Appeal of the Hollow Revolution ("ThoR") of the San Francisco Planning Department's June 16, 2020 issuance of a CEQA Exemption for 1776 Green Street Project

Dear Lisa and Angela and the Board of Supervisors,

The Cow Hollow Association (CHA) urges the Board of Supervisors to grant the captioned appeal.

The CHA is a neighborhood association representing some 1,500 households in an area within blocks of 1776 Green Street. The proposed project affects nearby facilities regularly used by our members, and the issues presented by the CEQA exemption at issue here affect projects in our jurisdiction.

Among the most important reasons why we support this appeal are the following:

1. The current level of benzene on the groundwater of the project site exceeds the residential environmental significance level by over 900 times.
2. The project site is close to not only the Sherman School (about one block away), and the Allyne Park (about a half block away), and also the Golden Gate Valley Library (about a half block away).

3. Due to the high level of benzene, the project site is on the State's Cortese List of highly contaminated sites, and as such it cannot, as a matter of law, be exempted from CEQA review.
4. The Planning Department's end-run to avoid a confirmation by the Planning Commission of the application of the Cortese List preclusion of any CEQA exemption, by now issuing a purported "common sense" exemption tacitly admits that the Cortese List preclusion applies.
5. The Planning Department's last minute recourse to a purported "common sense" exemption must itself fail because the law is clear that such an exemption cannot apply so long as there is a "fair argument" that the project may have adverse environmental impacts, and here there is far more than just such a fair argument.
6. The Planning Department's attempt to argue that the exemption applies because the clean-up permit at issue here is somehow separate from the project upon which the clean-up is for runs afoul of the published and binding CEQA Guidelines, Sec. 15378(a) requiring agencies to complete CEQA review before issuing any permits at all, and thereby prohibiting "piecemealing" projects.

Cases like this, involving harmful contaminants, affecting public facilities and indicating agency end-runs of procedures designed to protect us are very concerning. We urge Board to require the City to prepare a CEQA document that analyzes the environmental impacts and proposes alternatives to mitigate them.

Respectfully Submitted,

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

Lori Brooke
President, Cow Hollow Association

cc: CHA Board