

The San Francisco Board of Supervisors,

152 people have signed a petition on Action Network telling you to Help Save the Grubstake!.

Here is the petition they signed:

Dear Supervisor Peskin and Supervisors,

We, the undersigned members of the LGBTQ+ community and allies, have been working with the Grubstake team for over six years on the meaningful rebuilding of the Grubstake Diner. The Grubstake holds great importance to our community. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the preservation of this community treasure for future generations to enjoy while also building 21 units of middle-income housing in the Polk Gulch.

The Grubstake team has worked tirelessly to address the concerns of our next-door neighbors – including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard. Additionally, even though residents of the Austin will receive sufficient light and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to their building, timed to match daylight hours to further enhance the light in the interior courtyard. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

After six-plus years, it's time to finally move forward with this modest proposal and pave the way for the Grubstake to continue to survive and thrive. We respectfully request your denial of the baseless appeal of the project's Mitigated Negative Declaration.

You can view each petition signer and the comments they left you below.

Thank you,

Jimmy Consos

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**1. Matt Wade** (ZIP code: 94117)

**2. AJ Guest** (ZIP code: 94103)

Save our culture!

**3. Alex Berardino** (ZIP code: 94102)

**4. Andrew Slade** (ZIP code: 94116)

**5. Andy Gard** (ZIP code: 94115)

The Grubstake is part of San Francisco history and culture. It's rich with character, and the City can hardly afford to lose any more of that!

**6. Anderson Lee** (ZIP code: 94114)

**7. Angela Denman** (ZIP code: 94107)

**8. Angela Denman** (ZIP code: 94107)

**9. Tao A.** (ZIP code: 94608)

Our historic buildings really need our protection now more than ever.

**10. Alaina Valenzuela** (ZIP code: 94706)

**11. Daniel Filipkowski** (ZIP code: 94105)

**12. Human Avij** (ZIP code: 94107)

**13. Adam Warrick** (ZIP code: 95037)

**14. Bernadette Fons** (ZIP code: 94114)

Grubstake Forever!!!

**15. Don Berger** (ZIP code: 94109)

I have been a customer for 35 years. I enjoy the restaurant & don't wish to see it gone. The Grubstake is one of the fine institutions of SF !

**16. Betty Sullivan** (ZIP code: 94114)

Please vote to override the appeal that is holding up the Grubstake development project. We have been working on this for more than 5 years and now, it has been held up once again by people who were fully informed before they signed up to move into the Austin condo building. Thank you!

Betty Sullivan

**17. Leanne Borghesi** (ZIP code: 94005)

**18. Brian O Connell** (ZIP code: 94587)

Whenever I got to a late night event in SF, no matter how out of the way, I always stop at Grubbstake on the way home!

**19. James Mccarty** (ZIP code: 94114)

Gone there for over 50 years. Back in the '70s, it was a wonderful late nite crossroads for all kinds of gay after the bars closed.

**20. Carrie Tacla** (ZIP code: 94109)

Please don't destroy a unique and special part of SF history!

**21. Catherine Wu** (ZIP code: 94109)

**22. Craig Gordon** (ZIP code: 97520)

Lived on

russian hill for 27 years retired and moved up to Oregon due to cost of living...

grubstake always been a must stop and still is on my visits back, don't let the rich take away another SF lichen

**23. chris hastings** (ZIP code: 94110)

**24. Charles Myers** (ZIP code: 95436)

**25. Sid Franks** (ZIP code: 94803)

Save our gay heritage

**26. Patricia Wheeler** (ZIP code: 94115)

Keep SF unique! \_\_

Grubstake is original SF ..

Save our neighborhood jewels!!!

We want our affordable fun food!

Polk Gulch needs Grubstake,,,

**27. Christopher Vasquez** (ZIP code: 94114)

Grubstake is an LGBTQ safe space and needs to be protected!

**28. Chris Sandell** (ZIP code: 94131)

**29. Charles Ford** (ZIP code: 94110)

**30. Derek Boehringer** (ZIP code: 94102)

**31. Dennis Harvey** (ZIP code: 94109)

**32. David Differding** (ZIP code: 94114)

**33. Donna Sachet** (ZIP code: 94114)

**34. Duncan Ley** (ZIP code: 94109)

We need the housing. let's go!

**35. Emily Weisensee** (ZIP code: 94110)

Stop ripping the heart & soul out of SF!

**36. Cedric Lavina** (ZIP code: 94117)

**37. hrayr khanjian** (ZIP code: 94110)

**38. Eric Stern** (ZIP code: 94114)

Please save this beloved space - one that has historical importance to San Francisco's queer community. Thank you!

**39. susan goodfellow** (ZIP code: 94109)

there is a reason that tourists come to sf and people who live want to have our historic famed institutions The Grubstake is one of them just look at it ! tell how many dinning places in SF look like it ! If you take away places like the Grubstake you hurt more people in real estate values, Tourist money and local long time residents ! LOOK at the big picture rather than some developer to put up a sliver over valued housing no one's coming here to see that !

**40. Brian Busta** (ZIP code: 94114)

**41. Joey Ereñeta** (ZIP code: 94110)

**42. gary johnson** (ZIP code: 94109)

**43. Gary Contreras** (ZIP code: 94103)

The grubstake has been around for a long time. It has been on this lot 1525 Pine Street from my understanding over 30 years.

**44. Gerry McBride** (ZIP code: 92264)

**45. Nancy Mollenauer** (ZIP code: 95492)

**46. Gypsy Love** (ZIP code: 94402)

Save Grubstake!

**47. James Harrison** (ZIP code: 94115)

**48. mark chambers** (ZIP code: 94114)

save the history. it will be shiny new for the rich queens next door.

**49. Tracy Dietz** (ZIP code: 94611)

**50. Ian Renner** (ZIP code: 94103)

More affordable housing now!

**51. Isa DeFusco** (ZIP code: 94702)

**52. Richard Lopez** (ZIP code: 94114)

**53. Isabel Whittaker Walker** (ZIP code: 94102)

**54. Jeff Rombouts** (ZIP code: 90810)

**55. Jackalope Bar** (ZIP code: 94109)

We love you!

**56. jane ganim** (ZIP code: 94109)

Please save the Grubstake!

**57. Janet Witkosky** (ZIP code: 94109)

**58. JEFFREY NIGH** (ZIP code: 94127)

**59. Jason Lam** (ZIP code: 94108)

**60. Jason Hudak** (ZIP code: 94103)

**61. Joseph Engle** (ZIP code: 95825)

Grubsteak was an important part of many of us in recovery in SF Fellowship after AA/NA meetings in the area. I got sober in SF starting in 2001.

**62. John Christophel** (ZIP code: 94122)

**63. Jimmy Consos** (ZIP code: 94109)

**64. Juan Davila** (ZIP code: 94102)

I think be great for all and bring more community for better City

**65. John Goldsmith** (ZIP code: 94114)

This is culturally significant, save our precious lgbt affirming spaces from gentrification.  
#SaveHarveyMilkPlaza

**66. James Seeman** (ZIP code: 94109)

**67. Joseph Roybal** (ZIP code: 94110)

**68. Jonathan Weisman** (ZIP code: 94131)

**69. Joni Weinstein** (ZIP code: 94109)

Please save The Grubstake and allow the new affordable units to be built. Don't let gentrifiers suck the local color out of the neighborhood. We need to preserve the small gems that make San Francisco what it is.

**70. Joseph Barajas** (ZIP code: 94109)

**71. Joshua Alvarez** (ZIP code: 94109)

**72. Justin Elliott** (ZIP code: 94114)

Yes to grubsteaks proposal!

**73. John Twomey** (ZIP code: 94109)

**74. Jesse West** (ZIP code: 94103)

THIS IS BY FAR THE BEST PROPOSAL I HAVE SEEN FOR A BUILDING IN SF!

**75. Kenneth Henderson** (ZIP code: 94115)

The Grubstake is an SF institution with a long history of supporting the LGBT community and other segments. After nearly 6 years of addressing concerns by neighbors, it is time to move on and approve the Grubstake's plans to preserve this important landmark.

**76. Michael Kovacs** (ZIP code: 94109)

screw those morons and their overpriced condos. they knew what they were getting into

**77. Ken Walczak** (ZIP code: 94122)

**78. Liz Ver** (ZIP code: 94142)

Keep this Project going! Grubsteak is a Staple to Frisco's night light. Best place to get a fire ass burger and just some good ass food after partying on Polk Street. The 3am Grub stop. Keep The City The City PERIOD!

GRUBSTEAK??

GRUBSTEAK??

GRUBSTEAK?

**79. Lauren Gibson** (ZIP code: 94117)

**80. Lesley Kraechan** (ZIP code: 94133)

**81. Madelaine Healey** (ZIP code: 95032)

**82. MaryAnne Kayiatos** (ZIP code: 94109)

**83. Robert Mansfield** (ZIP code: 94107)

**84. Mary Lahey** (ZIP code: 94109)

**85. Melissa Moss** (ZIP code: 94117)

Save a SF institution!

**86. Julianna Keller** (ZIP code: 94123)

**87. Michael Sano** (ZIP code: 94103)

**88. Mike Linshi** (ZIP code: 94102)

**89. Aura Vulcano** (ZIP code: 94118)

The Grubstake was there for people before me; it was there for me and my loved ones, hurtling out of a hospital in the wee hours of the morning; it should be there, as silly as it sounds, after us.

**90. Millie Tovar** (ZIP code: 94129)

We need more housing! And we certainly need LGBTQI+ to continue to flourish in San Francisco.

**91. Matthew Perifano** (ZIP code: 94124)

**92. Edgardo Moncada** (ZIP code: 94117)

PLEASE SAVE THE GRUBSTAKE!

**93. Gary Virginia** (ZIP code: 94114)

San Francisco continues to lose LGBTQ+ venues including safe-haven, queer-friendly, late night restaurants that also cater to nightlife industry workers & patrons, & tourists. (Sparky's Diner & It's Tops have closed.) Help save historic Grubstake Diner. Stop the endless delays of 5+ years!

**94. Ricardo Beas** (ZIP code: 92154)

**95. Natarajan Subbiah** (ZIP code: 94110)

**96. David Perry** (ZIP code: 94114)

**97. Nic Hunter** (ZIP code: 94114)

**98. An anonymous signer** (ZIP code: 95630)

**99. Onllwyn Dixon** (ZIP code: 94103)

I encourage the Board of Supervisors to reject the Austin residents' relentless tactics to delay this modest proposal and deny the meritless appeal.

**100. Laura Overmann** (ZIP code: 94010-5141)

**101. Paul Quiroga** (ZIP code: 94590)

**102. PJ Nachman** (ZIP code: 94102)

**103. Terry Penn** (ZIP code: 94114)

**104. Linda Ayres-Frederick** (ZIP code: 94117)

Let's keep the best of SF alive. The Grubstake is a landmark for locals and visitors. It's time to keep the best of our unique past preserved for future generations.

**105. Patrick Esteban** (ZIP code: 94086)

**106. Brian Shire** (ZIP code: 94103)

**107. Esta Liederman** (ZIP code: 94122)

Please save some of San Francisco's soul and provide housing for not just the rich.

**108. Philip Stover** (ZIP code: 94114)

**109. Doug McKirahan** (ZIP code: 94121)

**110. Rene Colorado** (ZIP code: 94109)

**111. Joseph Roland** (ZIP code: 94102)

**112. Roxanne Lucas** (ZIP code: 94107)

Love, love, love Grubstake; spent many late nights eating here in the early 2000's. So many significant places in SF have disappeared. It would be a tragedy if this gathering place disappeared as well.

**113. Ryan VanZuylen** (ZIP code: 94102)

This is precisely what San Franciscans and the BOS clamor for: preservation of cultural institutions that our City is known for and more affordable housing. Please consider voting against this appeal and allowing the full 8 stories of new housing and rehabilitation of this landmark diner.

**114. Saara Muscat** (ZIP code: 94109)

**115. Sally Spencer** (ZIP code: 94115)



**116. Samantha Snook** (ZIP code: 94121)

Love this gem!

**117. Sandra Derian** (ZIP code: 94109)

**118. Sangeeta Sarkar** (ZIP code: 94619)

**119. Juliette Schlesinger** (ZIP code: 94114)

**120. Deana Hemrich** (ZIP code: 94114)

**121. Scott T** (ZIP code: 95436)

**122. Setg Abrahamson** (ZIP code: 94114)

Keep grubstake alive!!!

**123. Sean Mamola** (ZIP code: 94105)

**124. Selby Schwartz** (ZIP code: 94109)

Juanita MORE! is absolutely right: no luxury condo development should get in the way of preserving and sustaining LGBTQ+ history in our neighborhood.

**125. Susan Englander** (ZIP code: 94110)

The Grubstake and the planned housing above it will be a contribution to the physical and cultural community of San Francisco. Please do not honor this appeal. High-density housing is needed in SF and so is the Grubstake!

**126. Mark Cooper** (ZIP code: 94131)

**127. Shao-Lun Chien** (ZIP code: 94102)

Design failure can not be the reason to block this project. Next door should find their architect to fix the mistake of only have light and ventilation from a light well.

**128. Sharon McKnight** (ZIP code: 90046)

**129. Sharryl Rieth** (ZIP code: 95358)

Grubsteaks is soon good and a fixture in the city! Taking it out would be a sad day in history

**130. Kevin O'Neal** (ZIP code: 94102)

**131. Douglas Hudson** (ZIP code: 94115)

**132. Stacy Thomas** (ZIP code: 94608)

I live in Oakland but used to live on Pine Street at Polk in SF. The Grubstake should be preserved and

affordable housing built. Just as more should be made available in Oakland. Its shameful that people who can afford high rents attempt to block housing for those who can not. Both SF and Oakland and all cities have a responsibility to do better for it's less affluent citizens.

**133. Stephanie Zambrano** (*ZIP code: 94112*)

**134. Steve Gallagher** (*ZIP code: 94114*)

**135. Susan Whitney** (*ZIP code: 93933*)

The best of luck goes to you ?

**136. Theresa Lee** (*ZIP code: 94118*)

**137. David Tao** (*ZIP code: 94102*)

**138. BARRY LAWRENCE** (*ZIP code: 94954*)

Out of townner who enjoys the drive to the city to eat here.

**139. Tim O'Bayley** (*ZIP code: 92262*)

The Grubstake is an icon in the City!

**140. Timothy Tieu** (*ZIP code: 94114*)

**141. Christina Collins** (*ZIP code: 94121*)

I love this place. So many after-hours post work fun. Thank you for that. I hope to visit again.

**142. Tony Huynh** (*ZIP code: 94102*)

**143. Vacharish Chanasit** (*ZIP code: 94114*)

**144. Daniel Weaver** (*ZIP code: 94109*)

**From:** [David Breitenbuecher](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, October 13, 2021 12:46:15 AM

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

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Robert G Brown](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, October 5, 2021 4:02:25 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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Robert G Brown



**From:** [Nick Santillana](#)  
**To:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, October 5, 2021 1:32:47 PM

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Thank you,

**From:** [Yvette Cuca](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support rebuilding Grubstake Diner  
**Date:** Tuesday, October 5, 2021 12:22:33 PM

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

Dear Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community and the Polk Street neighborhood where I live. I support rebuilding the new Grubstake Diner as proposed.

I hope that you see the value of this project in its proposed form and I hope that you deny the current appeal.

Yvette Cuca  
[ycuca@yahoo.com](mailto:ycuca@yahoo.com)

**From:** [Christian Damerow](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, October 5, 2021 11:30:27 AM

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Dear Supervisor Peskin and Supervisors,

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Christian Damerow



[cdamerow@gmail.com](mailto:cdamerow@gmail.com)

646.325.8179 (c)

**From:** [Jason Hammack](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, October 5, 2021 10:23:16 AM

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

Supervisor Peskin and Supervisors,

Truly, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you,  
Sent from my iPhone

**From:** [Bill Lenihan](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [Waltonstaff \(BOS\)](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, October 2, 2021 3:34:57 PM

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

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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--

Bill Lenihan  
415.722.8353

**From:** [Sean Ortega](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, October 2, 2021 5:13:00 PM

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Sent from my iPhone

**From:** [Lianni Castro](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, October 2, 2021 8:56:45 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely, a concerned SF Citizen,

Lianni A Castro

**From:** [Richard Knee](#)  
**To:** [Walton, Shamann \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#); [Consos Jimmy](#)  
**Subject:** Grubstake redevelopment plan: SUPPORT  
**Date:** Sunday, October 3, 2021 1:33:42 AM  
**Importance:** High

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San Francisco Board of Supervisors  
Honorable Shamann Walton (District 10), President  
Honorable Connie Chan (District 1)  
Honorable Catherine Stefani (District 2)  
Honorable Aaron Peskin (District 3)  
Honorable Gordon Mar (District 4)  
Honorable Dean Preston (District 5)  
Honorable Matt Haney (District 6)  
Honorable Myrna Melgar (District 7)  
Honorable Rafael Mandelman (District 8)  
Honorable Hillary Ronen (District 9)  
Honorable Ahsha Safai (District 11)

Re: Grubstake Restaurant redevelopment plan: SUPPORT

Dear Supervisors,

We are longtime, loyal customers of the Grustake Restaurant, at 1525 Pine Street, because of its excellent, reasonably priced cuisine, its charming ambience and its friendly staff and management. We strongly support the Planning Commission-approved plan by the Grubstake's owners to redevelop the property in a way that will ensure its long-term business viability, preserve its historic character and enable construction of badly needed affordable housing.

Sincerely,  
Carolyn and Richard Knee  
San Francisco 94109

Cc: Clerk of the Board of Supervisors; James Consos, Grubstake co-owner



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [Linda](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Fw: 1525 PINE--Appeal of development impacts and Grubstake removal. 1525 Pine project: 1. Catastrophic impacts for HISTORIC RESOURCE, "livable" housing, neighborhood environment. 2. GOOD NEWS: Recent state laws do not "waive" local controls.  
**Date:** Sunday, October 3, 2021 7:52:43 PM

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----- Forwarded Message -----

**From:** Linda <licwa@yahoo.com>  
**To:** Aaron Peskin <aaron.peskin@sfgov.org>; Souza Sarah (BOS) <sarah.s.souza@sfgov.org>  
**Sent:** Sunday, October 3, 2021, 7:50:22 PM PDT  
**Subject:** 1525 PINE--Appeal of development impacts and Grubstake removal. 1525 Pine project: 1. Catastrophic impacts for HISTORIC RESOURCE, "livable" housing, neighborhood environment. 2. GOOD NEWS: Recent state laws do not "waive" local controls.

**Lost in dysinformation** campaigns waged by the development group are the impacts (outlined below) **for historic resources (Grubstake and proposed Polk LGBTQ Historic District); for Nob Hill dwellers, and neighborhood environment.**

**NOT LOST--** for observers from Districts 3 and 6-- were demonstrations like we witnessed before:

Pay-to-play schemes;  
Violations of IRS rules for non-profits, and California Non-profit law;  
Acts that might be viewed as bribery, extortion, attempted collusion by project sponsors dealing with persons claiming "to represent our community."

**I submit that supervisors should refer both the 1525 Pine approvals for investigating abuse of process--besides requiring the EIR. Else, what prevents more sponsors from imposing damaging projects by threats and bullying?.**

Residents accustomed to community participation are in awe to see city officials accept as spokesmen (for Nob Hill and beyond) the same individuals we saw manipulating, silencing, and otherwise oppressing our neighbors.

Now this **development group** takes it to the limit.

Not content to deceive and intimidate **neighbors--** they seemed to leave **Staff** afraid to apply regulations.

Brazenly, in the course of government proceedings-- **this group seemed to threaten our Planning Commission with litigation, in furtherance of arbitrary, unlawful demands.**

Sponsors stamped their little foot, so to speak-- and results are before you.



Supervisors are aware of a city official advising FBI contact for dealings that affected Nob Hill.

This project is not the grandest in scale. But the development group displayed grand ambitions.

**Sponsors dictating terms of approval to city officials is not what we knew, in better times.**

An FBI number I was instructed to call gave this response:

"If you think there is corruption in your city, **you need to report that to your City Council.**"

After more than two years doing that-- **will it be expeditious to report what look like law violations to the FBI contacts that supervisors will know from ongoing investigations?**  
Besides the media.

**SUBJECT: Appeal of 1525 Pine (Grubstake project)**  
**"Special Order" 3PM October 5, 2021**  
File Number 210901

If a "Mitigated Negative Declaration" is not sent back to Planning for environmental review, the appeal for an EIR-- and Conditional Use approval for this detrimental project-- could go to litigation.

See **MORE DETAILS** below for local impacts.

## **GRUBSTAKE HISTORY**

Developers mean to demolish a successful diner, operating from-- **an antique "lunch wagon" that came to Polk Gulch during the era of post-1906 rebuilding), and muraled dining room, added in the 1970s for overflow crowds from Polk Street's LGBTQ Historic District.**

Known as a gay mecca-- Grubstake was the place where all our neighbors were welcome.

**Grubstake is recognized as a "Legacy Restaurant" -- eligible for the California Register of Historic Places-- "significant contributor" for the Polk LGBTQ Historic District, now awaiting city approval.**

**Grubstake makes TWO "significant" places that were approved for demolition-- after being named "significant contributors" for justifying the**

historic district.

Removing historic resources is on track-- while our historic district waits to come before city officials whose votes will decide designations.

**THIS TUESDAY** some of the same officials are asked to order the EIR that is mandatory-- because **DEMOLISHING GRUBSTAKE** requires decisions about removing a documented historic resource.

**The Turnball report**, assessing Grubstake for the Planning Department, is **amazing documentation for this historic place.** Only reason Grubstake is not named "a significant historic resource" *per se*-- **no one initiated historic listing.**

**Businesses whose heritage can't rival Grubstake gain protection as city landmarks in other districts.**

A place unique among San Francisco restaurants could bring tourists to Nob Hill's Neighborhood Commercial District--why should Swan Oyster Depot have all the fun?

## **1525 PINE PROPOSAL**

**Current owners saw Grubstake as a "tear down."** Objectives are clear: **Extract maximum profits** by building unlivable housing-- and commercial space for the biggest restaurant in the district (about four times the size of their popular diner).

Sponsors aimed to confuse LGBTQ "community support" for Grubstake with **sacrifice of a successful pre-WWI diner to clear the way for profits from a very bad project for housing.**

This week a protest-- to promote demolishing Grubstake-- was staged at the door step of a much loved diner-- the better to confuse the media and upcoming Board of Supervisors proceeding..

**Claiming "we will save Grubstake" -- developers won approval to demolish the city's historic resource. State law (CEQA) says removing historic resources requires an EIR.**

## **IS ANY GOOD NEWS TO BE FOUND HERE?**

There is David Chiu's assessment, when concerns were raised about non-complying dwellings-- and regulations "waived" for the Grubstake project.

For a Unitarian Church forum, the **Lawyer** who chairs the Assembly Committee for Housing and Community Development made the same point I repeatedly raised to Planning Commissioners:

**State law intended to increase housing--** State Density Bonus, Accessory Dwelling Units, SB9, SB10--

**cannot negate our Planning and Building Code regulations for livable housing.**

**Unit exposure, set backs, usable open space and the like are not subject to developers' whims.**

I relayed this **advice from a lawyer** to Planning Commissioners who previously disregarded my asks--

Consult the City Attorney about waivers the sponsors now claim "as of right"--

**Stand up to bullying lawyers like Grubstake's Pelosi** (try responding "You can go ahead and sue!")

**Planning Code Section 303, Conditional Use, protects the vicinity of a project from adverse impacts.**

I suppose those recent state laws likewise did not negate "Conditional Use."

## **MORE DETAILS: THE PROJECT AND LOCAL ENVIRONMENT**

**Proposal for 1525 Pine:** 21 rental units (2 Below Market Rate) above **2-story restaurant.**

**83 ft high building** (on the lot zoned for 65-ft) **roof structures rising to 100 ft.**

Tall structure will cover the entire site: No open space. No compliance with required setbacks.

**Claims that Grubstake can't survive ADA--or outdated utilities--are transparent manipulation.**

**Greedy developers assume anyone can be fooled--this group beats all for firing misinformation at supporters, opponents, and public officials.**

Grubstake will be eligible for the same kinds of ADA exceptions as other historic restaurants.

In Polk Gulch, plumbing and electric upgrades are the norm for century-old buildings (mine is one).

**Practical Alternatives-- Improve half the Grubstake site that is undeveloped land.**

**ALTERNATIVE 1: Adding commercial space to double the Grubstake footprint expands the restaurant, leaves the old diner intact.**

The same strategy, in the 1970s, doubled restaurant space to accommodate crowds converging on Polk Street, while preserving the ancient "lunch wagon."

**ALTERNATIVE 2: Adding a TWO-STORY structure** serves the purpose for building "hugest" restaurant in Nob Hill's Neighborhood Commercial District.

**Alternatives resolve "ADA concerns" alleged by project sponsors--their dishonest arguments for destroying historic resources (where ADA provides exceptions).**

New construction will comply with ADA.

## **ADVERSE LOCAL IMPACTS WILL PRECLUDE CONDITIONAL USE FOR THE DEVELOPERS' PLAN**

**Excess height proposed-- and 10 Code waivers extracted under threat ("we will sue") guarantee adverse conditions for 1525 Pine residents and neighborhood residents--**

**including the BMR units promised for 1525 Pine.**

**including adjacent BMR and market-rate condos.** (The Austin was recently built at 1545 Pine)..

**TWO buildings where demands to waive regulations include "unit exposure," building set backs, and open space will feature dwellings looking into a light well, enclosed by tall walls.**

**Mitigation where daylight won't penetrate is an empty promise-- electric light beamed from the roof.**

**Some dwellings are designed for NO window to face the outside world.**

Dwellings not complying with exposure for natural light and air are "unhealthy conditions" *per se*.

What are **mental health impacts** of prison-like dwellings-- NO natural light, NO view to the outside?

**Adverse impacts for BMR units in TWO buildings negate promises to add affordable housing.**

We could not find comparable conditions in a New York tenement. 5-floor walk-up structures can't offer mole holes looking into a light shaft many floors below high rise roof lines.

**Already displaced, during a month of AC breakdown, was a disabled elder**

**whose BMR condo was built with non-complying windows.**

**NOW Grubstake developers have approval to encircle deficient windows in an enclosure of tall walls.**

**Adverse impacts for the project's vicinity violate Planning Code Section 303 rules for approving Conditional Use.**

**Set backs were not enforced for protecting light to housing--OR pedestrian environment.**

No usable open space-- where builders demand to cover the entire lot surface.

**No realistic mitigations--**

**Science fiction electric "solution" substituting for daylight-- offers NO enforceable plan:**

**No commitments, for life-of-the building** to include payment, maintenance, emergency repairs.

Throughout daylight hours **electric lights on the roof** are "a solution" offered for darkened windows where dwellings located in light wells face the walls of a 9-story project (roof structures rising to 100 feet) and walls of the existing 12-story condo building (130 ft. structure was unlawfully approved for Nob Hill's 65 ft height district).

**Grubstake project adds shadow, wind, traffic impacts, tall walls without setbacks over our narrow Austin Alley in Nob Hill's Neighborhood Commercial District.**

Regulations to protect narrow alleys require buildings to step back at upper levels.

**Wind impacts for pedestrians along Pine Street now are extreme-- between Polk and Van Ness.**

Austin Alley is problematic.

The block where the project is located (Pine Street) previously was **identified "a wind hazard zone,"** near the Van Ness intersection.

**Violent wind gusts** resulted from adding 130 ft Austin condominium **close to a known wind hazard--**

besides adding mid-rise structures on lots zoned for 65 ft, to the west of Van Ness Avenue.

**Condo dwellers must tie down possessions** on decks that Austin developers offered as "amenities."

How does anyone get to Austin front door in bad weather?

I was blocked (in average weather) from using the south sidewalk of Pine Street near the Austin:

a wall of wind was impenetrable; harrowing gusts threatened to knock me over during my retreat to Polk St.

**Adding tall surfaces on the next lot will worsen wind impact-- frequently at hazard level now.**

Pine is my cross street for access to Polk and Van Ness. Now typical afternoon weather requires detours-- to Sacramento Street.

Recent buildings exceeding the 65-foot height limit add wind impacts for routes previously used to avoid wind hazard around the high rise hotel along California Street and the north sidewalk of Pine Street..

**Hundreds of vulnerable people no longer are safe on our sidewalks for trips between Polk and Van Ness--our access for bus lines, shops, and medical facilities.**

**Worst impacts are for the large population of elders in the surrounding neighborhood.**

**Other "sensitive receptors" will include visitors to FIVE senior housing projects located within 2 blocks of the project, pedestrians accessing medical care, small children from the school on Pine a block from the project.**

Linda Chapman  
1316 Larkin Street SF 94109

415 516 5063

What about supporting interests of neighborhood residents-- historic preservation-- livable housing?

**From Notes regarding a Chronicle report: 1525 Pine (Grubstake project):** 1. Catastrophic impacts for HISTORIC RESOURCE, "livable" housing, neighborhood environment. 2. GOOD NEWS is the recent state laws do not negate local controls-- waivers are limited.

about the unlawful Planning Code waivers (which the Grubstake team extracted by threatening Planning Dept, and having supporters for demolishing Grubstake call in.

Grubstake is unlawfully approved - based on improper Code waivers (and then there are the threats made to city officials).

Linda

----- Forwarded Message -----

**From:** Linda <licwa@yahoo.com>

**To:** jdineen@sfchronicle.com <jdineen@sfchronicle.com>

**Sent:** Saturday, October 2, 2021, 5:48:05 PM PDT

**Subject:** Fw: 1525 Pine (Grubstake project): 1. Catastrophic impacts for HISTORIC RESOURCE, "livable" housing, neighborhood environment. 2. GOOD NEWS is the recent state laws do not negate local controls-- waivers are limited.

Anything you could do for us before Tuesday to correct the misinformation you received-- tell the real story?

What about covering interests of neighborhood residents-- historic preservation-- livable housing?

I was trying to find Chronicle reporter at the "protest" but met only the man from Bay Area Reporter, who told me how to find you. ( He was nice to me, but I rushed off looking for Chron.

Please telephone me for a story about tens of thousands the Grubstake developers were directed to pay to get 2 support letters from one "community group" claiming to be a non-profit (where leaders styling themselves "Lower Polk Neighbors" claim to represent Nob Hill residents).

Austin owners asked LPN officer if they should pay for a letter. Also what the money is used for.

LPN officers told Grubstake they must pay MORE because "you see there is lots of opposition."

Then \$40,000 more was mentioned.

Pay-to-play is normal procedure for any project wanting "community support" in my part of town.

So I wonder whether Grubstake sponsors also gave "contributions" for LGBTQ "community support" to destroy a beloved diner-- or whether they found gullible people.

We thought we live in NOB HILL-- before the supervisors started calling us "The Lower Polk Community."

Then an aide who spent a year sweeping me out of the office told me D3 "gets all the information he needs for Nob Hill-- from Lower Polk Neighbors."

We former leaders of three separate Nob Hill organizations were incredulous-- because LPN had not been heard from in maybe FIVE years. They operated in unadvertised meetings-- but used an email list.

LPN is the go-to operation to get funding from City Hall-- and funding from every project sponsor in lower Nob Hill.

They won't disclose their directors' identity (or very much else), but they participate in what looks like bribery and extortion-- publicly, in zoom meetings for which there were quite a few reliable witnesses.

Latest coup was \$540,000 demand for supporting 1200 Van Ness project to violate Planning Code--Van Ness Plan.

LPN officers claim to represent a Nob Hill sector south of California, and a sector North of Market.

Linda Chapman

516 5063



**From:** [malychi.casper@gmail.com](mailto:malychi.casper@gmail.com)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, October 3, 2021 8:05:51 PM

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

MaLychi Casper  
San Francisco, CA

Sent from my iPhone

**From:** [Amanda Gammill](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, October 4, 2021 8:17:24 AM

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

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Tania Zhurbenko](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, October 4, 2021 8:42:27 PM

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

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [zrants](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Cc:** [ChanStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Dean Preston](#); [Haney, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)  
**Subject:** Fwd: Request support for the 1525 PINE Appellant  
**Date:** Tuesday, October 5, 2021 4:44:38 AM

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9/5/ 2021

Board of Supervisors:

*RE: Request support for the 1525 PINE Appellant at the Board of Supervisors Meeting October 6, 2021*

OCTOBER 5 BOS 3PM agenda: 1525 PINE—Appeal of development impacts and Grubstake removal.

The project sets a number of bad precedents:

It does not meet proper living standards for future residents and will negatively impact the neighbors and the neighborhood by exceeding zoning height limits, waving setbacks and open space requirements, and allowing a backdoor only access policy onto a narrow alley. The project as proposed should be rejected and sent back to the Planning Department.

The developer intends to build 19 market rate and 2 BMR units above a 2-story restaurant. Since when do two BRM units get so many exceptions?

The proposed project exceeds zoning heights. It is 83 ft on the lot zoned for 65-ft with roof structures rising to 100 ft.

Adverse effects on residents of 1525 Pine Street:

Health and safety standards are waved to eliminate open space, natural light and setbacks. Some of the dwellings will have no natural light or views of the outside world, but look out onto a dark wall that sunlight will not penetrate. There is some idea of using artificial light to simulate sunlight.

Open space and setbacks are waved. There will be no open space or setbacks, leading to a loss of sunlight and air circulation between the new building and the adjacent condo. Some dwellings have windows to facing the outside world. Natural light and good air circulation are considered necessary for health and safety reasons. Do our city leaders intend to wave health and safety standards in San Francisco?

Access to Pine Street is cut off for residents, who would have to access their homes through Austin Alley. Only the Grubstake would have access to Pine Street. Does San Francisco intend to endorse a back door policy for some of its citizens in all of our neighborhoods? This feels like a very discriminatory practice.

Grubstake is recognized as a "Legacy Restaurant" eligible for the California Register of Historic Places, and as a "significant contributor" in the Polk LGBTQ Historic District, now awaiting city approval.

Adverse effects on residents in adjacent Building:

Adverse impacts for the project's vicinity violate Planning Code Section 303 rules for approving Conditional Use. This project without setbacks will negatively impact the health, safety and quality of life for its adjacent neighbors and probably lower their property values. This practice of giving precedent to new builders at the expense and detriment to existing owners is not going to be very popular with property owners.

Setbacks are required for number of reasons that are ignored by this project but would be identified in an EIR. The project adds shadow, wind, and traffic impacts in an area already experiencing negative impacts. The block where the project is located (Pine Street) previously was identified "a wind hazard zone," near the Van Ness intersection.

Please stop the spread of unmitigated bad projects such as this one by sending it back to Planning for revision or an EIR.

Mari Eliza  
concerned citizen

**From:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Cc:** [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Marstaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [RonenStaff \(BOS\)](#); [Waltonstaff \(BOS\)](#)  
**Subject:** TIMELY RE Oct. 5 Board Meeting Agenda Items 35-38 [Hearing - Appeal of Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project] GRUBSTAKE DINER  
**Date:** Friday, October 1, 2021 6:23:08 PM  
**Attachments:** [Grubstake Diner Petition to SF Planning Commission July 2021.pdf](#)  
[Support Letters 7.pdf](#)  
[Support Letters 6.pdf](#)  
[Support Letters 5.pdf](#)  
[Support Letters 4.pdf](#)  
[Support Letters 3.pdf](#)  
[Support Letters 2.pdf](#)  
[Support Letters 1.pdf](#)  
[help-save-the-grubstake\\_signatures\\_202110011155.pdf](#)

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

**DATE:** October 1, 2021

**TO:** San Francisco Board of Supervisors

**RE:**

October 5, 2021, Board of Supervisors Meeting ITEMS 35,36, 37, 38 at 3pm  
[Hearing - Appeal of Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project]

**FROM:** Gary Virginia, LGBTQ+ Community Leader, on behalf of those encouraging the Board to DENY this meritless appeal and allow the Proposed 1525 Pine Street Project to move forward.

**Dear Supervisors:**

For over six years, **Grubstake Diner** owners have worked with representatives of the LGBTQ+ community, historic preservationists, and the Lower Polk community to support the rebuilding of the dilapidating Grubstake Diner while also providing 21 units of much-needed, middle-income housing in the Polk Gulch. The project reached an important milestone when it was **approved by the San Francisco Planning Commission with resounding community support on July 22, 2021.**

It has become clear that a very small number of residents at the adjacent building, **The Austin** 12-story high-rise built in 2017 with 100 condominiums, will not be satisfied until the 1525 Pine Street project is thwarted.

The LGBTQ+ community is especially concerned that the meritless, long delay could likely end in the permanent closure of the Grubstake Diner, a celebrated and historic, safe have for the LGBTQ+ community and late-night industry. We held a **rally in front of the Grubstake Diner on September 27th** that was well attended that garnered broad media coverage from KQED radio, KTVU-TV, KPIX-TV, the *SF Chronicle*, *SF Bay Times*, *SF Gate*, *Bay Area Reporter*, and other significant print and electronic media.

Today I am forwarding the following documents as we urge you to **VOTE NO** on this groundless appeal by a very small number of residents of The Austin:

**Petition with 101 signatures to the Board of Supervisor SUPPORTING the 1525 Pine Street Project (attached);**

**Petition with 67 signatures to the SF Planning Commission sent prior to July 22, 2021, hearing SUPPORTING the 1525 Pine Street Project (attached);**

**220 letters specific to the Board of Supervisors & SF Planning Commission in SUPPORT of the 1525 Pine Street Project (7 pdf files attached.)**

Please make the attached two petitions and 220 letters of support part of the PERMANENT RECORD.

Thank you for your valuable time in hearing our concerns. Feel free to reach out to me if you have any questions or are not able to access the petitions and letters.

Sincerely,

**Gary Virginia**

**(415) 867-5004; [MrSFL96@aol.com](mailto:MrSFL96@aol.com).**

*\*For reference only:*

Past President, SF Pride

Past President, PRC (Positive Resource Center)

Former Member, LGBT Advisory Board, SF Human Rights Commission

Former Member, HIV/AIDS Planning Council

Advisory Boards, *SF Bay Times* and PRC

Founder, Krewe de Kinque charitable social club

**ENC: Petition to SF Planning Commission, Petition to SF Board of Supervisors, 220 Letters in support of 1525 Pine Street Project (7 pdfs).**

**PHOTO: September 27, 2021, Rally to Save the Grubstake Diner. L-R: LGBTQ Community Leaders Donna Sachet, Gary Virginia, Juanita MORE!, and Grubstake Co-owner Jimmy Consos.**



**San Francisco Planning Commission,**

67 people have signed a petition on Action Network telling you to **Show Your Support for the Grubstake.**

Here is the petition they signed:

*Dear Commissioners,*

*We, the undersigned members of the LGBTQ+ community, have been working with the Grubstake team on the thoughtful and meaningful rebuilding of the Grubstake Diner. The Grubstake holds great importance to our community, and we have partnered with them to create a way to rebuild the business for the world to enjoy in the years to come while also supporting their efforts to bring new housing to the neighborhood.*

*After waiting years for our moment to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. The residents were told when they bought their condos at the much larger Austin just a few years ago that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units – to try to undo that work now only serves to postpone the redevelopment of this community asset.*

*The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the true value of this project in its proposed form. Please move this project forward as soon as possible.*

You can view each petition signer and the comments they left you below.

Thank you,

**Jimmy Consos, The Grubstake SF**

1. Andrew Rose (ZIP code: 94102) This establishment is a iconic business in the gay community.
2. Alan Choy (ZIP code: 94117)
3. Aleko Verrios (ZIP code: 95864)
4. William Lipsky (ZIP code: 94112-1804)
5. Brent Pogue (ZIP code: 94123) I support the Grubstake rebuilding.
6. Benedict J Harrisson (ZIP code: 94109)
7. Don Berger (ZIP code: 94109)
8. Betty Sullivan (ZIP code: 94114) We have carefully monitored the proposed Grubstake project, and remain convinced that it is in the best interest of the LGBT community members who patronize the restaurant and support its role as an important historic location significant in the lives of many LGBT people for decades. We encourage that the project is approved and allowed to move ahead.  
Betty L. Sullivan
9. Cal Callahan (ZIP code: 94609) I was a regular at the Grubstake during the days I lived near there and spent many a late evening out. I have nothing but fond memories.
10. Blake Dillon (ZIP code: 94114) Thank you!
11. Carlos Medal (ZIP code: 94014)
12. Colin McDonnell (ZIP code: 97133)
13. Daniel Azarkman (ZIP code: 94109)
14. Deana Hemrich (ZIP code: 94114)
15. Rev. Diana Wheeler (ZIP code: 94109) Please help save this important place in our community!
16. David Differding (ZIP code: 94114)
17. Donna Sachet (ZIP code: 94114) Let's wrap up this long process by approving these plans!
18. Dustin Durham (ZIP code: 94609)
19. Erin Lavery (ZIP code: 94131) I totally support grubstake! I want to see them get that project done and can't wait to be back eating their wings once again
20. Edward Ruppenstein (ZIP code: 94132)
21. Shirley Stewart (ZIP code: 94114) Please support Grubstake diner's renovation.
22. Gil Padia (ZIP code: 94123)
23. Franklin Geib (ZIP code: 94102)
24. Steven Grygelko (ZIP code: 92234)
25. Ian Livie (ZIP code: 94115)
26. Mike Ackerman (ZIP code: 94109)
27. Jackie Hancock (ZIP code: 94102)
28. Jason Seneca (ZIP code: 94102)



29. Jeff Acuna (ZIP code: 94110)
30. Jeffery Tripp (ZIP code: 94607)
31. John Lazar (ZIP code: 33334) I support Grubstake's business plan to a new building.
32. Jill Ritchie (ZIP code: 94109)
33. James Strano (ZIP code: 94102) I support this man and his efforts to grow and prosper his business and support the LGBTQ community, as well as, the Polk Street area.
34. James Oerther (ZIP code: 94124)
35. Joe Wicht (ZIP code: 94103)
36. Juanita MORE! (ZIP code: 94109) I've been a 30-year patron of the Grubstake!
37. Joan Juster (ZIP code: 94115)
38. Justin Hughes (ZIP code: 94109) Grubstake is a gem in the community and beloved by locals - protect this amazing diner at all costs please
39. Kenneth Henderson (ZIP code: 94115) The Grubstake has been a vital part of the community for a great many years and needs our support. Too many businesses have gone under during the course of the pandemic and this should not be one of them.
40. Liam Mayclem (ZIP code: 94114) Happy to add my support to an important culinary destination !!
41. Marcus Wilson (ZIP code: 94103)
42. Mark Abramson (ZIP code: 94114) Grubstake is an institution!
43. Mark Tognoli (ZIP code: 94403)
44. Michael Hampton (ZIP code: 94103) I stand behind preserving SF neighborhood eateries while developing much needed housing. The Grubstake was one of the first fun places to eat when I arrived in SF in 1979. It should be given legacy status and support from the City and city planners!
45. michael chidambaram (ZIP code: 94114)
46. Gerald Montoya (ZIP code: 90064) I can't imagine San Francisco without the Grubstake.
47. Terry Moxie Penn (ZIP code: 94114) This establishment is an institution. It has been one of very few late night safe places for everyone in the Tenderloin and beyond. It's crucial for communities to have safe spaces for their more marginalized citizens, Grubstake is one of these.
48. Gary Virginia (ZIP code: 94114) It's been more than three years since Jimmy Consos reached out to me and other LGBTQ+ community leaders to invite input on his plans to make needed upgrades to the historic Grubstake restaurant and build badly-needed new housing, while preserving the LGBTQ+ nature of his business. Without exception we all supported his plans. He's been an honest small business owner complying with all city regulations, and dutifully made sure any prospective owners at the adjacent Austin condo property saw the full plans for his property project including height expansion. They knew this before purchasing and now their moneyed influence continues to thwart the project causing time and money for Mr. Consos. We need the new housing "yesterday!" We also want a safe restaurant (construction & queer haven) to enjoy at all hours, especially late night when there are few options for nightlife industry employees/patrons and shift workers, as well as tourists from different time zones. Stop pandering to Austin resident obstructionists and approve the project ASAP. Thank you.
49. Emily Maynor (ZIP code: 94606)
50. Todd Kepus (ZIP code: 97211)
51. PJ Nachman (ZIP code: 94102)
52. Race Bannon (ZIP code: 94114)
53. Rick Ennis (ZIP code: 94114)
54. Michael "Roma" Williams (ZIP code: 94109)
55. Lyle Beckman (ZIP code: 94116)
56. Donald Tse (ZIP code: 94131)
57. Marcus Mahto (ZIP code: 94102)
58. Steven Carmel (ZIP code: 94102)
59. Dennis McMillan (ZIP code: 94114) I have loved this queer-friendly place for decades!
60. Diane Flowers (ZIP code: 95620)
61. Teresa Nittolo (ZIP code: 94109)
62. Mark Paladini (ZIP code: 94131)
63. Troy Coalman (ZIP code: 98104)
64. Hank Trout (he/him/his) (ZIP code: 94131-2742)
65. William Hack (ZIP code: 94115)
66. Will Kouvaris (ZIP code: 95124)
67. Christopher Wu (ZIP code: 94105) Make this a SF LEGACY business!

\*More signatures have been added since this list was printed and submitted.

The San Francisco Board of Supervisors,

109 people have signed a petition on Action Network telling you to Help Save the Grubstake!.

Here is the petition they signed:

Dear Supervisor Peskin and Supervisors,

We, the undersigned members of the LGBTQ+ community and allies, have been working with the Grubstake team for over six years on the meaningful rebuilding of the Grubstake Diner. The Grubstake holds great importance to our community. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the preservation of this community treasure for future generations to enjoy while also building 21 units of middle-income housing in the Polk Gulch.

The Grubstake team has worked tirelessly to address the concerns of our next-door neighbors – including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard. Additionally, even though residents of the Austin will receive sufficient light and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to their building, timed to match daylight hours to further enhance the light in the interior courtyard. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

After six-plus years, it's time to finally move forward with this modest proposal and pave the way for the Grubstake to continue to survive and thrive. We respectfully request your denial of the baseless appeal of the project's Mitigated Negative Declaration.

You can view each petition signer and the comments they left you below.

Thank you,

Jimmy Consos

---

1. **AJ Guest** (ZIP code: 94103)

Save our culture!

**2. Alex Berardino** (*ZIP code: 94102*)

**3. Andy Gard** (*ZIP code: 94115*)

The Grubstake is part of San Francisco history and culture. It's rich with character, and the City can hardly afford to lose any more of that!

**4. Anderson Lee** (*ZIP code: 94114*)

**5. Angela Denman** (*ZIP code: 94107*)

**6. Angela Denman** (*ZIP code: 94107*)

**7. Tao A.** (*ZIP code: 94608*)

Our historic buildings really need our protection now more than ever.

**8. Alaina Valenzuela** (*ZIP code: 94706*)

**9. Human Avij** (*ZIP code: 94107*)

**10. Adam Warrick** (*ZIP code: 95037*)

**11. Don Berger** (*ZIP code: 94109*)

I have been a customer for 35 years. I enjoy the restaurant & don't wish to see it gone. The Grubstake is one of the fine institutions of SF !

**12. Betty Sullivan** (*ZIP code: 94114*)

Please vote to override the appeal that is holding up the Grubstake development project. We have been working on this for more than 5 years and now, it has been held up once again by people who were fully informed before they signed up to move into the Austin condo building. Thank you!

Betty Sullivan

**13. Leanne Borghesi** (*ZIP code: 94005*)

**14. Brian O Connell** (*ZIP code: 94587*)

Whenever I got to a late night event in SF, no matter how out of the way, I always stop at Grubbstake on the way home!

**15. James Mccarty** (*ZIP code: 94114*)

Gone there for over 50 years. Back in the '70s, it was a wonderful late nite crossroads for all kinds of gay after the bars closed.

**16. Carrie Tacla** (*ZIP code: 94109*)

Please don't destroy a unique and special part of SF history!

**17. Catherine Wu** (ZIP code: 94109)

**18. Charles Myers** (ZIP code: 95436)

**19. Sid Franks** (ZIP code: 94803)

Save our gay heritage

**20. Patricia Wheeler** (ZIP code: 94115)

Keep SF unique! \_\_

Grubstake is original SF ..

Save our neighborhood jewels!!!

We want our affordable fun food!

Polk Gulch needs Grubstake,,,

**21. Christopher Vasquez** (ZIP code: 94114)

Grubstake is an LGBTQ safe space and needs to be protected!

**22. Derek Boehringer** (ZIP code: 94102)

**23. Dennis Harvey** (ZIP code: 94109)

**24. David Differding** (ZIP code: 94114)

**25. Donna Sachet** (ZIP code: 94114)

**26. Duncan Ley** (ZIP code: 94109)

We need the housing. let's go!

**27. Emily Weisensee** (ZIP code: 94110)

Stop ripping the heart & soul out of SF!

**28. Eric Stern** (ZIP code: 94114)

Please save this beloved space - one that has historical importance to San Francisco's queer community. Thank you!

**29. susan goodfellow** (ZIP code: 94109)

there is a reason that tourists come to sf and people who live want to have our historic famed institutions The Grubstake is one of them just look at it ! tell how many dinning places in SF look like it ! If you take away places like the Grubstake you hurt more people in real estate values, Tourist money and local long time residents ! LOOK at the big picture rather than some developer to put up a sliver over valued housing no one's coming here to see that !

**30. Brian Busta** (ZIP code: 94114)

**31. gary johnson** (ZIP code: 94109)

**32. Gary Contreras** (ZIP code: 94103)

The grubstake has been around for a long time. It has been on this lot 1525 Pine Street from my understanding over 30 years.

**33. Gerry McBride** (ZIP code: 92264)

**34. Nancy Mollenauer** (ZIP code: 95492)

**35. Gypsy Love** (ZIP code: 94402)

Save Grubstake!

**36. Ian Renner** (ZIP code: 94103)

More affordable housing now!

**37. Richard Lopez** (ZIP code: 94114)

**38. Jeff Rombouts** (ZIP code: 90810)

**39. Jackalope Bar** (ZIP code: 94109)

We love you!

**40. Janet Witkosky** (ZIP code: 94109)

**41. JEFFREY NIGH** (ZIP code: 94127)

**42. Jason Lam** (ZIP code: 94108)

**43. Joseph Engle** (ZIP code: 95825)

Grubstake was an important part of many of us in recovery in SF Fellowship after AA/NA meetings in the area. I got sober in SF starting in 2001.

**44. John Christophel** (ZIP code: 94122)

**45. Jimmy Consos** (ZIP code: 94109)

**46. Juan Davila** (ZIP code: 94102)

I think be great for all and bring more community for better City

**47. John Goldsmith** (ZIP code: 94114)

This is culturally significant, save our precious lgbt affirming spaces from gentrification.  
#SaveHarveyMilkPlaza

**48. James Seeman** (*ZIP code: 94109*)

**49. Joseph Roybal** (*ZIP code: 94110*)

**50. Joni Weinstein** (*ZIP code: 94109*)

Please save The Grubstake and allow the new affordable units to be built. Don't let gentrifiers suck the local color out of the neighborhood. We need to preserve the small gems that make San Francisco what it is.

**51. John Twomey** (*ZIP code: 94109*)

**52. Kenneth Henderson** (*ZIP code: 94115*)

The Grubstake is an SF institution with a long history of supporting the LGBT community and other segments. After nearly 6 years of addressing concerns by neighbors, it is time to move on and approve the Grubstake's plans to preserve this important landmark.

**53. Michael Kovacs** (*ZIP code: 94109*)

screw those morons and their overpriced condos. they knew what they were getting into

**54. Ken Walczak** (*ZIP code: 94122*)

**55. Liz Ver** (*ZIP code: 94142*)

Keep this Project going! Grubsteak is a Staple to Frisco's night light. Best place to get a fire ass burger and just some good ass food after partying on Polk Street. The 3am Grub stop. Keep The City The City PERIOD!

GRUBSTEAK??

GRUBSTEAK??

GRUBSTEAK?

**56. Lauren Gibson** (*ZIP code: 94117*)

**57. Lesley Kraechan** (*ZIP code: 94133*)

**58. Madelaine Healey** (*ZIP code: 95032*)

**59. Robert Mansfield** (*ZIP code: 94107*)

**60. Mary Lahey** (*ZIP code: 94109*)

**61. Melissa Moss** (*ZIP code: 94117*)

Save a SF institution!

**62. Julianna Keller** (*ZIP code: 94123*)

**63. Mike Linshi** (*ZIP code: 94102*)

**64. Millie Tovar** (*ZIP code: 94129*)

We need more housing! And we certainly need LGBTQI+ to continue to flourish in San Francisco.

**65. Edgardo Moncada** (*ZIP code: 94117*)

PLEASE SAVE THE GRUBSTAKE!

**66. Gary Virginia** (*ZIP code: 94114*)

San Francisco continues to lose LGBTQ+ venues including safe-haven, queer-friendly, late night restaurants that also cater to nightlife industry workers & patrons, & tourists. (Sparky's Diner & It's Tops have closed.) Help save historic Grubstake Diner. Stop the endless delays of 5+ years!

**67. Natarajan Subbiah** (*ZIP code: 94110*)

**68. David Perry** (*ZIP code: 94114*)

**69. An anonymous signer** (*ZIP code: 95630*)

**70. Laura Overmann** (*ZIP code: 94010-5141*)

**71. Paul Quiroga** (*ZIP code: 94590*)

**72. PJ Nachman** (*ZIP code: 94102*)

**73. Terry Penn** (*ZIP code: 94114*)

**74. Linda Ayres-Frederick** (*ZIP code: 94117*)

Let's keep the best of SF alive. The Grubstake is a landmark for locals and visitors. It's time to keep the best of our unique past preserved for future generations.

**75. Esta Liederman** (*ZIP code: 94122*)

Please save some of San Francisco's soul and provide housing for not just the rich.

**76. Doug McKirahan** (*ZIP code: 94121*)

**77. Rene Colorado** (*ZIP code: 94109*)

**78. Joseph Roland** (*ZIP code: 94102*)

**79. Roxanne Lucas** (*ZIP code: 94107*)

Love, love, love Grubstake; spent many late nights eating here in the early 2000's. So many significant places in SF have disappeared. It would be a tragedy if this gathering place disappeared as well.

**80. Ryan VanZuylen** (*ZIP code: 94102*)

This is precisely what San Franciscans and the BOS clamor for: preservation of cultural institutions that our City is known for and more affordable housing. Please consider voting against this appeal and allowing the full 8 stories of new housing and rehabilitation of this landmark diner.

**81. Samantha Snook** (ZIP code: 94121)

Love this gem!

**82. Juliette Schlesinger** (ZIP code: 94114)

**83. Deana Hemrich** (ZIP code: 94114)

**84. Setg Abrahamson** (ZIP code: 94114)

Keep grubstake alive!!!

**85. Sean Mamola** (ZIP code: 94105)

**86. Susan Englander** (ZIP code: 94110)

The Grubstake and the planned housing above it will be a contribution to the physical and cultural community of San Francisco. Please do not honor this appeal. High-density housing is needed in SF and so is the Grubstake!

**87. Mark Cooper** (ZIP code: 94131)

**88. Shao-Lun Chien** (ZIP code: 94102)

Design failure can not be the reason to block this project. Next door should find their architect to fix the mistake of only have light and ventilation from a light well.

**89. Sharon McKnight** (ZIP code: 90046)

**90. Sharryl Rieth** (ZIP code: 95358)

Grubsteaks is soon good and a fixture in the city! Taking it out would be a sad day in history

**91. Douglas Hudson** (ZIP code: 94115)

**92. Stacy Thomas** (ZIP code: 94608)

I live in Oakland but used to live on Pine Street at Polk in SF. The Grubstake should be preserved and affordable housing built. Just as more should be made available in Oakland. Its shameful that people who can afford high rents attempt to block housing for those who can not. Both SF and Oakland and all cities have a responsibility to do better for it's less affluent citizens.

**93. Stephanie Zambrano** (ZIP code: 94112)

**94. Steve Gallagher** (ZIP code: 94114)

**95. David Tao** (ZIP code: 94102)



**96. BARRY LAWRENCE** (*ZIP code: 94954*)

Out of townner who enjoys the drive to the city to eat here.

**97. Tim O'Bayley** (*ZIP code: 92262*)

The Grubstake is an icon in the City!

**98. Timothy Tieu** (*ZIP code: 94114*)

**99. Christina Collins** (*ZIP code: 94121*)

I love this place. So many after-hours post work fun. Thank you for that. I hope to visit again.

**100. Tony Huynh** (*ZIP code: 94102*)

**101. Vacharish Chanasit** (*ZIP code: 94114*)

**From:** [Tevon Strand-Brown](mailto:Tevon.Strand-Brown)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner (from an Austin condo resident)  
**Date:** Monday, September 27, 2021 9:19:18 AM

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Dear Supervisor Peskin and Supervisors,

I am a resident of the Austin condo adjacent to the Grubstake location. I want to write to express my firm support of their proposal to redevelop the restaurant as well as add much needed housing to our city.

We were informed when we bought our units that this development would take place, and additionally the Austin building is *designed* to take the Grubstake development into account. Its time to let them move forward.

My family lives in three of the units of the Austin, and I speak for all of us that we support Grubstake's development. Thank you for your consideration.

Tevon Strand-Brown

**From:** [James Nickolopoulos](mailto:James.Nickolopoulos)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 29, 2021 9:23:15 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** NICK ...  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 29, 2021 9:21:47 AM

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Dear Supervisor Peskin and Supervisors,

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Choppy Oshiro](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 28, 2021 5:20:21 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Best regards,  
Cherilyn Oshiro  
SF resident since 1982, and also a customer since then

**From:** bc  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)  
**Cc:** [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 28, 2021 5:11:31 PM

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Dear Supervisors,

In March, 1913, Mayor James Rolfe broke ground on San Francisco's New City Hall. Three years later, in April, 1916, the building was completely finished down to its last detail and open for business in all departments. No wonder President William Howard Taft dubbed us, "The City that knows how."

Now, after six years and counting, the people who work in that building still have not approved construction of a new Grubstake at 1525 Pine Street that includes 21 apartments our community desperately needs. It's time they approved it.

This property is not the home of an endangered species of frogs. It's not a sacred religious site. Birds don't winter on it on their way from the Yukon to Yucatan. Neither George Washington nor Pio Pico slept there. It's a commercial parcel in an area zoned for multi-story buildings. We need that building and the public and residential space it will provide.

If we can build a new City Hall in three years, while simultaneously constructing a new streetcar line on Van Ness Avenue, ahead of time and under budget; completing the Stockton Street Tunnel (a major engineering feat); building Exposition Auditorium; and erecting the entire Panama Pacific International Exposition, with out modern tools and technologies, certainly we can at least approve a new building in twice that amount of time.

Our community needs these apartments. As one of America's great philosophers, Larry the Cable Guy said, "Git-r-done."

Thank you.

Regards,

Bill Lipsky  
Author, *Gay and Lesbian San Francisco*

**From:** [idddefusco@gmail.com](mailto:idddefusco@gmail.com)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 28, 2021 3:22:10 PM

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SAVE GRUBSTAKE DINER!! This city has lost one cultural landmark and institution after another!! Save our city! Save our history! Save Grubstake Diner!

Listen!!! Peoples hearts keep breaking over and over again. First the Red Vick closed, then All You Need Diner, and on and on! New York, and other cities all around America get to have diners and fun cool old spots... SF is losing all of It's charm and history! Every time one of these places closes part of San Francisco dies. You don't have to make it worse by taking away the last old diner in San Francisco. Do the right thing and preserve this restaurant!

PLEASE!

-Isa

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Deborah Gehlen](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 6:54:26 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Save the Grubstake! It is a national treasure and should be a protected landmark!

Yours truly,

Deborah Gehlen



**From:** [Thea Harvey-Brown](mailto:Thea.Harvey-Brown)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 5:21:35 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Ian Ho-Wong](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 1:40:53 PM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely,

Ian Ho-Wong  
Grubstake aficionado

**From:** [Mara Martin](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [RonenStaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [marstaff@sfgov.org](#); [melqarstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [sfgrubstake@gmail.com](#); [waltonstaff@sfgov.org](#)  
**Subject:** I Support Rebuilding Grubstake Diner!  
**Date:** Monday, September 27, 2021 2:40:45 PM

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Dear Supervisor Peskin and the entire BoS,

The Grubstake Diner holds great importance to the LGBTQ+ community, and as a queer resident of District 3 I am pleased to express my full support for the rebuilding of this community treasure. I am also in full support of the mission to create more middle income housing in the neighborhood.

I hope you will support the District 3 community in helping maintain our LGBTQ+ space and preserving the history for the community. The time has come for this proposal to move forward so we can benefit the entire neighborhood for years to come.

Thank you for you time and consideration!

Mara Martin

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**Mara Martin**

\*Pronouns: She/Her

Mobile +1 970-430-8425

\*Safe self-expression and self-identification is one of my professional and personal values. One way to practice these values is to share your gender pronouns. My name is Mara and I use she/her pronouns. What pronouns do you use? Learn more about why pronouns matter at [mypronouns.org](#).

**From:** [Bernadine Calaguas](mailto:Bernadine.Calaguas)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [maistaff@sfgov.org](mailto:maistaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 2:44:25 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Best,  
Bernadine Posadas  
(650) 892-7188

**From:** Brad Kayal  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Supporting Grubstake Diner / More Housing in SF  
**Date:** Monday, September 27, 2021 4:55:28 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to me (a late-night staple for potato skins and their Portuguese soup) and also the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you,  
Brandun Kayal  
1790 Broadway, SF 94109

**From:** [Tessa Jorgensen](mailto:Tessa.Jorgensen)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Absha.Safai@sfgov.org](mailto:Absha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 12:46:35 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

--

Tessa Jorgensen

Unforeseen Events and Marketing  
P: 916.532.8377

E: [tessajorg@gmail.com](mailto:tessajorg@gmail.com)

**From:** [Lynnie.mca](mailto:Lynnie.mca)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RononStaff@sfgov.org](mailto:RononStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 12:45:31 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Lynn McArdle  
225 Lincoln Way  
SF, CA 94122



**From:** [Jessica Perla](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 12:45:14 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Jessica Perla  
Real Estate Broker

[https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Jessicaperla.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpnVfiiMM&r=oeZu0-8JPIX4PzB3UOFNJBtyaC\\_lpp0X3zOsGp9k37c&m=TGEX\\_SA8xbgFknTbSpdHmVIf6dWC98pbRO-bNtKeE1s&s=CsWNM0fQ0ci6ijddmddjkQT5XERYwJdPZZj6TorZIIU&e=https://urldefense.proofpoint.com/v2/url?u=http-3A\\_\\_Nexusschools.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpnVfiiMM&r=oeZu0-8JPIX4PzB3UOFNJBtyaC\\_lpp0X3zOsGp9k37c&m=TGEX\\_SA8xbgFknTbSpdHmVIf6dWC98pbRO-bNtKeE1s&s=roForu9fke5bcRu-BadultFtMmOnHqdIO6vJoyvIdqY&e=](https://urldefense.proofpoint.com/v2/url?u=http-3A__Jessicaperla.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=oeZu0-8JPIX4PzB3UOFNJBtyaC_lpp0X3zOsGp9k37c&m=TGEX_SA8xbgFknTbSpdHmVIf6dWC98pbRO-bNtKeE1s&s=CsWNM0fQ0ci6ijddmddjkQT5XERYwJdPZZj6TorZIIU&e=https://urldefense.proofpoint.com/v2/url?u=http-3A__Nexusschools.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpnVfiiMM&r=oeZu0-8JPIX4PzB3UOFNJBtyaC_lpp0X3zOsGp9k37c&m=TGEX_SA8xbgFknTbSpdHmVIf6dWC98pbRO-bNtKeE1s&s=roForu9fke5bcRu-BadultFtMmOnHqdIO6vJoyvIdqY&e=)

**From:** [Tanya Zimbardo](mailto:Tanya.Zimbardo)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 11:16:35 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Rebecca Michael](mailto:Rebecca.Michael)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 27, 2021 8:36:08 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Holly Haraguchi](mailto:Holly.Haraguchi)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melqarstaff@sfgov.org](mailto:melqarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Please Support Grubstake Diner  
**Date:** Sunday, September 26, 2021 9:46:16 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I want to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and I hope that you see the value of this project in its proposed form and deny this appeal.

Thank you,  
Holly

**From:** [Hebert Lucio](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melqarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 8:59:46 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Olivia Hass](mailto:Olivia.Hass)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 8:26:43 PM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Chad Heimann](mailto:Chad.Heimann)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 8:22:40 PM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Jaelyn Epter](mailto:Jaelyn.Epter)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 8:15:24 PM

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Dear Supervisor Peskin and Supervisors,

I'm writing because the Grubstake Diner holds great importance to the queer community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Warmly,

Jaelyn Epter



**From:** [WALTER GAYTAN](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melqarstaff@sfgov.org](mailto:melqarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 7:52:29 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Madeline Snyder](mailto:Madeline.Snyder)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 25, 2021 10:07:02 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** Ann Wolf  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 6:28:54 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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Sent from my iPhone

**From:** [Liz J Miller](mailto:Liz.J.Miller)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 6:52:53 PM

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Dear Supervisor Peskin and Supervisors, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six years to redevelop the site with 21 units of middle income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely,  
Elizabeth J. Miller  
San Francisco Voter

Sent from my iPhone

**From:** [Noelani Piters](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** !! Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 26, 2021 7:22:34 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely,  
Noelani Piters

**From:** [Mark Langan](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 25, 2021 3:52:04 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Mark Langan  
SF District 9 homeowner

Sent from my iPhone

**From:** [Daisy Gideon](mailto:Daisy.Gideon)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 25, 2021 11:37:45 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Marilynn Bean](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 25, 2021 10:05:12 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Marilynn Bean  
1626 Northpoint St  
San Francisco Ca 94123

Sent from my iPhone



**From:** [Liz Torres](mailto:Liz.Torres)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltostaff@sfgov.org](mailto:waltostaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 25, 2021 12:54:52 AM

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SiDear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely  
Liz Torres San Francisco Voter  
Sent from my iPhone

**From:** [Andy Gutierrez](mailto:Andy.Gutierrez)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 24, 2021 4:33:03 PM

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Dear Supervisor Peskin and Supervisors,

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Sincerely,  
Andy Gutierrez

**From:** [Roberto Arce](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Cc:** [Roberto Arce](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 24, 2021 6:01:18 PM

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Dear Supervisor Peskin and Supervisors,

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPad

**From:** [Judith Baker](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 24, 2021 6:41:29 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

Judith Baker  
415-518-4052  
[judith\\_baker@att.net](mailto:judith_baker@att.net)

**From:** [Allyson Baker](mailto:Allyson.Baker@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 24, 2021 8:07:52 PM

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Dear Supervisor Peskin and Supervisors,

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**From:** [Vivek Krishnan](mailto:Vivek.Krishnan@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 24, 2021 12:19:59 AM

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Dear Supervisor Peskin and Supervisors,

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from [Mail](#) for Windows

**From:** [Brett Jones](mailto:Brett.Jones@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 8:40:46 PM

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Dear Supervisor Peskin and Supervisors, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** Lisa  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melqarstaff@sfgov.org](mailto:melqarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [watsonstaff@sfgov.org](mailto:watsonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 8:12:23 PM

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**From:** [malindakai@gmail.com](mailto:malindakai@gmail.com)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfggrubstake@gmail.com](mailto:sfggrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 6:36:22 PM

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Dear Supervisor Peskin and Supervisors,

I have written the Board in the past with concerns about building new housing and am a member of the NOPAWN community organization that opposed the project at 1846 Grove Street. Thank you very much for placing limits on that Conditional Use permit such that it was no longer financially lucrative for the developers to build on that landlocked lot where there is only one small egress which would make it extremely dangerous for residents to escape an emergency. I remind you of this because I want you to see I am not in any way anti-housing or NIMBY and that I recognize there is a dire need for housing in the City. I support building new housing because our City desperately needs it but I cannot support new housing that would be unsafe. This project is well-researched, well-planned, and the project sponsors have done everything they can to accommodate the neighbors.

As a proud member of the LGBTQ+ community, I also know our historically significant gathering places are languishing and, even worse, being taken over for new developments. This is quickly becoming a city that is no longer welcoming to members of my community. The City has the opportunity to save a historic safe space for my community and build the housing we desperately need. 21 units of middle-income housing is a great start.

This City is a place I love because of its welcoming spirit and acceptance of so many types of people. The opponents of this project appear to be fighting this project to protect their own interests without thinking of the collective good this building could achieve.

I urge you to support this project to help achieve the public good you were elected to do.

Thank you very much!

-Malinda Tuazon

**From:** [Sharon Edelson](mailto:Sharon.Edelson)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonanStaff@sfgov.org](mailto:RonanStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 4:41:40 PM

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Get [Outlook for iOS](#)

**From:** Cesar Abella  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 4:59:46 PM

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Best,

Cesar Abella  
Sent from my iPhone

**From:** [Shoshanah Dobry](mailto:Shoshanah.Dobry)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 5:16:22 PM

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**From:** [Rebecca Hardberger](mailto:Rebecca.Hardberger)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 6:08:12 PM

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Rebecca

Sent from my iPhone

**From:** [Shoshanah Dobry](mailto:Shoshanah.Dobry@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melparstaff@sfgov.org](mailto:melparstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
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**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 4:59:46 PM

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Sent from my iPhone

**From:** Sharon Edelson  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melqarstaff@sfgov.org](mailto:melqarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 4:41:40 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Get Outlook for iOS



**From:** [Douglas Russell](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melaarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [board.of.supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 11:05:18 AM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** Oran Scott  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support NOT TO Rebuild Grubstake Diner-EDITED  
**Date:** Thursday, September 23, 2021 11:31:25 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support OF NOT REBUILDING THIS community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income (WHAT DOES MIDDLE INCOME ACTUALLY MEAN? NO ONE CURRENTLY IN THIS NEIGHBORHOOD WILL BE ABLE TO AFFORD THESE UNITS)

housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

FROM THE ABOVE LETTER-IT SEEMS FOR GOOD REASONS AND THAT ITS IN THEIR OWN BEST INTERESTS, THE AUSTIN IS THE ONLY THING STANDING IN THE WAY OF THIS HISTORICAL SAN FRANCISCO LANDMARK BEING MUTILATED & BASICALLY TORN DOWN. THE GRUBSTEAK BUILDING SHOULD BE REGISTERED AS A HISTORICAL LANDMARK & THE GRUBSTEAK SHOULD HAVE LEGACY BUSINESS STATUS IN SF. THESE THINGS WILL NOT HAPPEN, BECAUSE THE GREEDY LANDOWNERS WANT TO BUILD THEIR CONDOS. THESE ARE DEVELOPERS THAT ARE TEARING THE HEART & SOUL OUT OF SF, MAKING IT A TALL GENERIC CITY OF GREY BOXES.

SUPERVISOR PESKIN & SUPERVISORS

I STRONGLY URGE YOU TO NOT LET THIS PROPERTY BE DEVELOPED AS PLANNED, LET SF RETAIN SOME OF ITS HEART.

SINCERELY,  
ORAN R SCOTT  
SF SMALL BUSINESS OWNER & 20 YEAR RESIDENT.

**From:** Cathy Asmus  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [Ronen.Staff@sfgov.org](mailto:Ronen.Staff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 1:44:38 PM

---

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Resident Cathy Asmus

**From:** [Kristin Mayer](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safal@sfgov.org](mailto:Ahsha.Safal@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 2:43:47 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Janet Witkosky](mailto:Janet.Witkosky)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 10:48:01 AM

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Best Regards,

Ms. Janet Witkosky

**From:** hsumax  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 10:37:20 AM

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Dear Supervisor Peskin and Supervisors,

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Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Humberto Vasquez](mailto:Humberto.Vasquez)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 10:13:02 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPad

**From:** [Will Castañeda](mailto:Will.Castaneda)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonanStaff@sfgov.org](mailto:RonanStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 9:43:52 AM

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Dear Supervisor Peskin and Supervisors,

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**From:** [Angela Layton](mailto:Angela.Layton@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 8:18:22 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you for listening!  
Angela Layton

Sent from my iPhone

**From:** [Ken Walczak](mailto:Ken.Walczak)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 3:21:10 AM

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Dear Supervisor Peskin and Supervisors,

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Ruth Nott](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 12:51:55 AM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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- Ruth

Ruth Nott

415-793-5330

Preferred Gender Pronouns: she/her/hers

"We can choose to be affected by the world or we can choose to affect the world." Heidi Wills, author

**From:** Anthony  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, September 23, 2021 1:39:30 AM

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Dear Supervisor Peskin and Supervisors,

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-Anthony

**From:** [Terri Fellers](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 11:51:41 PM

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Terri Fellers  
1890 Clay ST

**From:** Stacey Haysler  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); SF Grubstake  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 8:59:57 PM

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Dear Supervisor Peskin and Supervisors,

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Regards,  
Stacey Haysler

**From:** [Gina Latter](mailto:Gina.Latter)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 5:43:17 PM

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Sent from my iPhone



**From:** [Kenneth r Jackman](mailto:Kenneth_r_Jackman)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 5:37:55 PM

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Ken Jackman  
SF Resident 16 years

Sent from my iPhone

**From:** Lutf Mohsin  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 3:56:51 PM

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Sent from my iPhone

**From:** [Brad Armienti](mailto:Brad.Armienti)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 4:30:34 PM

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Dear Supervisor Peskin and Supervisors, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [jamil.mohamed](mailto:jamil.mohamed)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 3:54:35 PM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Marissa Barker](mailto:Marissa.Barker@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 3:35:51 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you,

Marissa Barker

**From:** [Liam Hennessy](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner( FROM A NATIVE SAN FRANCISCAN )  
**Date:** Wednesday, September 22, 2021 3:10:00 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

AS A NATIVE San Franciscan WHO always went to the Grubstake on Sunday mornings for over 30 years I believe that the project needs to be approved.

Sincerely,  
Liam Hennessy  
169 Pfeiffer St  
San Francisco  
CA 94131  
[dolbay@hotmail.com](mailto:dolbay@hotmail.com)

**From:** [Lidia G Davis](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 3:29:57 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thanks,

Lidia G Davis

**From:** [Jason Owens](mailto:Jason.Owens@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 1:24:43 PM

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.



**From:** carolyn  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 1:33:36 PM

---

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carolyn conwell

**From:** [chezza](#)  
**To:** [aaron.peskin](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melqarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner - it was made very clear as the Austin went up that this deal was made  
**Date:** Wednesday, September 22, 2021 9:19:19 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its neighbors concerns. As the Austin was being built deals were made and well-reported that The Grubstake was going to stay & then be rebuilt to continue to stay. The hard-fought-for agreement was very public knowledge. In recent years new residents have moved in to SF neighborhood situations of existing, neighboring restaurants, clubs, live music, bars, etc, and then made many efforts to close those existing, often very long-existing businesses. As if they were 'shocked, shocked to find there was nightlife happening in their location' as it had fir years and decades.

As covid closures have shown us these existing historical and cultural businesses are fragile but vital to San Francisco's life and identity. They are the flavor, the spice for San Franciscans and why tourists come. Businesses need to support themselves. But this kind of existential and disingenuous attack should not be born just by the businesses as they continue to be falsely attacked by folks who have no valid claim that they 'did not know' what was agreed upon and literally in plain sight.

Please support The Grubstake.

Sincerely,

C. Martin

**From:** [Robert.VanCamp](mailto:Robert.VanCamp)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfg grubstake@gmail.com](mailto:sfg grubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 10:38:04 AM

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Sent from my iPad

**From:** Andres Chavez  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 8:07:14 AM

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Dear Supervisor Peskin and Supervisors, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Larry Finn](mailto:Larry.Finn)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 7:20:04 AM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Larry Finn  
120 29th St.  
San Francisco, CA 94110

Sent from my iPhone

**From:** [Barbara Conwell](mailto:Barbara.Conwell)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 10:57:25 PM

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Dear Supervisor Peskin and Supervisors:

The Grubstake Diner holds great importance to the LGBTQ+ community and also to me as a straight/hetero person, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely,  
Barbara Conwell  
SF Homeowner and Grubstake lover

**From:** [Linda Carneiro](mailto:Linda.Carneiro)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonanStaff@sfgov.org](mailto:RonanStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 22, 2021 5:50:05 AM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [David Mauroff](mailto:David.Mauroff@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 10:44:29 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you,  
David Mauroff



**From:** [Samuell.K.me](mailto:Samuell.K.me)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 10:13:48 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Samuel L. Krauth  
701.318.9362  
[samuelpkrauth@gmail.com](mailto:samuelpkrauth@gmail.com)

**From:** [Michael Gonos](#)  
**To:** [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 3:24:30 PM

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Dear Supervisor Stefani,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Michael Gonos  
Resident of District Two  
San Francisco, CA

**From:** [Giovanna Soto](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 3:20:50 PM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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Sent from my iPhone

**From:** [Cindy Franks](mailto:Cindy.Franks@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 12:38:48 PM

---

Dear Supervisor Peskin and Supervisors:

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

- Sid Frank's  
Sent from my iPhone

**From:** [David Colbert](mailto:David.Colbert)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 1:51:52 PM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely yours,  
David S Colbert

**From:** [Henry Ostendorf](mailto:Henry.Ostendorf)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 12:35:54 PM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [liz Rigali](mailto:liz.Rigali)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 12:07:38 PM

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**From:** [Eric Bishop](#)  
**To:** [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org); [catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [ronenstaff@sfgov.org](mailto:ronenstaff@sfgov.org); [ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 10:28:12 AM

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**From:** [Donna Amador](mailto:Donna.Amador)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 10:44:47 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Steve Gallagher](mailto:Steve.Gallagher)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 10:03:25 AM

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Steve Gallagher

**From:** [Sandy Joachim](mailto:Sandy.Joachim)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 9:05:55 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Jerry W. Brown](mailto:Jerry.W.Brown)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltstaff@sfgov.org](mailto:waltstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 8:45:15 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Jerry Brown (he, his, him)  
1201 California Street #604  
San Francisco Ca. 94109  
Front Porch  
415-527-6537 (cell)  
Email [jbrown@frontporch.net](mailto:jbrown@frontporch.net)

Covia and Front Porch have come together as one organization!  
Learn more at <https://covia.org/affiliation/>

**From:** [Rolo Talorda](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 8:59:17 AM

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Dear Supervisor Peskin and Supervisors,

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**From:** [Alexxi Adams](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 8:27:32 AM

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Please save grubstake!!!

Sent from my iPhone

**From:** [Jason Heffel](mailto:Jason.Heffel)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 8:30:25 AM

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Dear Supervisor Peskin and Supervisors, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Sharon Ireland](mailto:Sharon.Ireland@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melqarstaff@sfgov.org](mailto:melqarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 7:58:27 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone



**From:** [Eddie Jen](mailto:Eddie.Jen@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [Ronen.Staff@sfgov.org](mailto:Ronen.Staff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 7:07:01 AM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Eddie Jen  
5 Corbett ave  
San Francisco ca  
94114

**From:** [Kinya Dawson](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [RonenStaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [marstaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [sfgrubstake@gmail.com](#); [waltonstaff@sfgov.org](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 12:40:37 AM

---

Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Lawrence Helman](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melqarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 4:52:14 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPad

**From:** [Kimya Dawson](mailto:Kimya.Dawson)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 21, 2021 12:40:37 AM

---

Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [William Hack](mailto:William.Hack)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 9:48:01 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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William Hack  
1728 Laguna street

**From:** Martha  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 10:01:36 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Martha Brooder  
( many good times there)!  
Sent from my iPhone

**From:** marowak105  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 8:18:37 PM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance not only to the LGBTQ+ community, but the entire Upper Polk community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my Galaxy

**From:** Roger Adkins  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 4:44:30 PM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Please Save Grubstake, they have great food there and we don't need to see another long time business, that is loved by many, go kerplunk! Please save it, Thanks!

Sincerely,



Roger Adkins

**From:** [marowak105](mailto:marowak105)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 8:18:37 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance not only to the LGBTQ+ community, but the entire Upper Polk community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my Galaxy

**From:** [Julian Carey](mailto:Julian.Carey)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 4:35:39 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Bruce R Parnas](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 4:04:53 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Kenneth Cross](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [hanevstaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 2:18:24 PM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you for hearing my concerns.  
Ken Cross  
Pine Street neighbor of Grubstake

**From:** [marcella\\_sanchez](mailto:marcella_sanchez)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 2:06:44 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Grubstake is a piece of San Francisco's history. Please don't let it crumble like so many other historic SF restaurants and safe havens.

Sincerely,

Marcella Sanchez

Sent from my iPhone

**From:** [Jim Kroupa](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 12:35:39 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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Sincerely,  
Jim Kroupa

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**From:** [lisa\\_moschetti](mailto:lisa_moschetti)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [meloarstaff@sfgov.org](mailto:meloarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 12:28:38 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone



**From:** [John Shifler](mailto:John.Shifler)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 11:52:56 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Debbie Persselin](mailto:Debbie.Persselin)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 11:50:34 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Candace Jordan](mailto:Candace.Jordan)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 11:42:09 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Lewis Brown Jr](mailto:Lewis.Brown.Jr)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 9:32:47 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you,  
Lewlu Brown  
Tenderloin resident

Sent from my iPhone

**From:** [Rob Rothrock](mailto:Rob.Rothrock)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltstaff@sfgov.org](mailto:waltstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 6:13:28 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [ddozier@gmail.com](mailto:ddozier@gmail.com)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melaarstaff@sfgov.org](mailto:melaarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 6:46:02 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Anna Lederman](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 7:07:22 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you very much for your time,  
-Anna Lederman

Sent from my iPhone

**From:** [Marco Place](#)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 10:14:21 PM

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Dear Supervisors,

I am writing in support of The Grubstake Diner. The Grubstake has held great importance to the LGBTQ+ community over the decades. Now, after waiting over six-years to redevelop the site with 21-units of middle-income housing over their business, the project continues to face opposition from adjacent residents.

The Grubstake team has worked to address its neighbors' concerns, including having a light analysis prepared. The analysis found that the project meets CEQA requirements and the units would receive light via the interior courtyard which, with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, the project sponsor has voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Residents of the Austin condominium have tried to file appeals to various aspects of the project while their intent is to block any additional height adjacent to their building. Please note that all Austin owners signed pre-sale disclosures stating their knowledge that the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has addressed every issue brought forth by the Austin residents. I urge you to support the efforts of this historical establishment - The Grubstake.

Respectfully,  
Marco Place



**From:** Robyn  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, September 20, 2021 2:39:40 AM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sincerely,  
Robyn Marsh  
San Francisco, CA

**From:** [Justine Stanis](mailto:Justine.Stanis)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 4:07:55 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [David Maddox](mailto:David.Maddox@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 1:45:16 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.



David Maddox  
Creative Services  
2092 University Circle  
Memphis, Tennessee 38112  
9901.489.8548  
dminmem@yahoo.com

**From:** Gilbert A Villareal  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 11:59:33 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Warm regards,  
Gilbert A. Villareal  
150 Highland Ave  
San Francisco, CA 94110  
415-572-3966

Sent from my iPhone  
*Please forgive any typos.*

**From:** [Maaike Jacobson](mailto:Maaike.Jacobson)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Sunday, September 19, 2021 9:17:51 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** Brent Pogue  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support the Rebuilding of the Grubstake Diner  
**Date:** Saturday, September 18, 2021 1:43:45 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

I have expressed my support in numerous hearings with the planning commission; and just recently, on the day they voted approval of the project! I am a former PG&E engineer and know full well of the time and effort that went into the planning and construction particulars of this project.

After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Best Regards,  
Brent D Pogue  
Linked In Profile:  
<http://www.linkedin.com/in/brentpogue>  
415.309.2309



**From:** [Jeff Suntech Gmail](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 18, 2021 2:11:15 PM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

Sent from my iPhone

**From:** [Adam Warrick](mailto:Adam.Warrick)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 18, 2021 5:40:24 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

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**Adam Warrick**  
Realtor®

408.712.0719  
[www.AdamWarrick.com](http://www.AdamWarrick.com)

Sent from iPhone

**From:** Jennivine Lee  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [walkonstaff@sfgov.org](mailto:walkonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 18, 2021 11:51:53 AM

---

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--

***Be Well,***

Jennivine Lee

**Certified Ideal Protein Coach/**

**CEO iWellness Plan**

**Direct-415-562-5881**

**Click here for more info.:**

***[Introduction to Fundamentals of Ideal Protein](#)***

## **Clinic Locations:**

***San Mateo Clinic***

***951 Mariners Island Blvd., Suite 300***

***San Mateo, CA 94404***

***\*REMOTE/VIRTUAL via [JOIN.ME](#) or Google Hangouts (Weekly)***

**From:** [Robert Young](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 18, 2021 11:29:52 AM

---

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Robert Young

**From:** [Laura Mahoney](mailto:Laura.Mahoney)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, September 18, 2021 12:12:07 AM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Kelly Hernandez](mailto:Kelly.Hernandez)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safal@sfgov.org](mailto:Ahsha.Safal@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 11:57:02 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Sarena Foster](mailto:Sarena.Foster)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [meloarstaff@sfgov.org](mailto:meloarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 7:51:55 PM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Erick Francisco](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 8:59:19 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Erick Francisco



**From:** [James Rurnohr](mailto:James.Rurnohr)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waitonstaff@sfgov.org](mailto:waitonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 11:27:34 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

\*Sent from a mobile phone – please excuse the brevity and typos.

**From:** Christopher Wichlan  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waitonstaff@sfgov.org](mailto:waitonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 11:41:24 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet.

Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

The Grubstake is a SF institution. Having worked in the hotel industry many years in SF it is one of the requested places to dine for our international guests. Please assist to settle this

dispute and compromise for both parties.

Kind Regards,

Chris Wichlan

**From:** Lou Cook  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melparstaff@sfgov.org](mailto:melparstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonanStaff@sfgov.org](mailto:RonanStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 6:31:53 PM

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Dear Supervisor Peskin and all Supervisors,

I would like to express my support for the rebuilding of the **Grubstake Diner**, a San Francisco community treasure. So much of historic San Francisco has already been destroyed and disappeared forever. There is no good reason to continue on this pathway!

For over six years, the redevelopment of this site has faced opposition from adjacent residents. Please note that all owners at the Austin were **required to sign pre-sale disclosures stating the Grubstake site would be developed**, and that light, air and views on the eastern side of the building, where a lightwell exists, would be impacted.

The Grubstake team has worked tirelessly to address our neighbor's concerns. This includes: a light analysis that found the project meets CEQA requirements. All these units will continue to receive light from the interior courtyard, in addition to a matching lightwell on the project greater than 25 by 25 feet. These residents will receive sufficient sunlight: we have proven that the project does not pose a health or safety hazard. Nonetheless, the project sponsor has voluntarily and in good faith added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Residents of the neighboring Austin condominium building have filed appeals to numerous aspects of this project, in every way possible trying to block any additional height adjacent to their building. Some of these owners continue their years-long **abuse of the City's land use entitlement process**, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." Does the City not need more housing?

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to **generate increased housing in urban neighborhoods**. The SDBP provides flexibility in planning and financing new home development. This will help ensure the viability of this important LGBTQ+ preservation project.

**The Grubstake team has made every attempt possible to address**

**all the issues brought forth. We urge you see the value of this project in the proposed form.**

**Please deny this frivolous appeal.**

Sincerely,  
Louise D. Cook, San Francisco Resident

**From:** [devinposey@aol.com](mailto:devinposey@aol.com)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sforubstake@gmail.com](mailto:sforubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 7:15:56 PM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Chip Gower](mailto:Chip.Gower)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melqarstaff@sfgov.org](mailto:melqarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltstaff@sfgov.org](mailto:waltstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 6:58:07 PM

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— Harry Gower  
1355 48th Ave, Apt 4  
San Francisco

Sent from my phone----

**From:** Brigida Vaccaro  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 8:53:55 PM

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Thank you for your kind attention  
Brigida



**From:** [Ernie Gilbert](mailto:Ernie.Gilbert)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 5:54:44 PM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

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"Let's stop trying to impress others with the things that we own, and start trying to inspire them by the lives that we live." Joshua Becker

[www.erniegilbert.com](http://www.erniegilbert.com)

**From:** [Robert G Brown](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melqarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 5:23:01 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

So FUCK these entitled assholes at the Austin and let's get on to building affordable housing with keeping our iconic LGBTQ+ spaces preserved for our community.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Robert G Brown

**From:** [William OConnor](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Catherine.Stefani@sfgov.org](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha.Safai@sfgov.org](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 5:49:45 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission,  
Sent from [Mail](#) for Windows

**From:** [Brianne Ligon](mailto:Brianne.Ligon)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 5:19:52 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Brianne

**From:** [Aaron VanDevender](#)  
**To:** [Aaron Peskin](#); [Catherine Stefani](#); [marstaff@sfgov.org](#); [prestonstaff@sfgov.org](#); [chanstaff@sfgov.org](#); [haneystaff@sfgov.org](#); [melgarstaff@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [RonenStaff@sfgov.org](#); [Ahsha Safai](#); [waltonstaff@sfgov.org](#); [Board.of.Supervisors@sfgov.org](#); [SF Grubstake](#)  
**Subject:** Please Support Rebuilding Grubstake Diner and More Housing!  
**Date:** Friday, September 17, 2021 4:28:13 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Yours, Truly  
-Aaron VanDevender

**From:** Vivien  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:52:16 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Vivien Lec, BSN, RN-BC

**From:** [craig\\_jones](mailto:craig_jones)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:57:56 PM

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Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

--

Craig A. Jones

**From:** Lauren Graffort  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 5:13:29 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.



**From:** [Jo Anne Appel](mailto:JoAnne.Appel@sfgov.org)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:17:22 PM

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Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [Margaret Lawrence](mailto:Margaret.Lawrence)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:12:29 PM

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Dear Supervisor Peskin and Supervisors,

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Sent from [Mail](#) for Windows

**From:** [Danielle Lopez](mailto:Danielle.Lopez)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:11:36 PM

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Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Kind regards,  
Danielle Lopez

**From:** Ryan Stout  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:10:29 PM

---

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

**From:** [Brett Marlin](mailto:Brett.Marlin)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [hanevstaff@sfgov.org](mailto:hanevstaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Cc:** [Kate Colantuono](mailto:Kate.Colantuono)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:09:44 PM

---

Dear Supervisor Peskin and Supervisors,<BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

--  
Brett Marlin  
(415) 851-4679

**From:** [Brett Marlin](mailto:Brett.Marlin)  
**To:** [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [Catherine.Stefani@sfgov.org](mailto:Catherine.Stefani@sfgov.org); [marstaff@sfgov.org](mailto:marstaff@sfgov.org); [prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org); [chanstaff@sfgov.org](mailto:chanstaff@sfgov.org); [haneystaff@sfgov.org](mailto:haneystaff@sfgov.org); [melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [RonenStaff@sfgov.org](mailto:RonenStaff@sfgov.org); [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org); [waltonstaff@sfgov.org](mailto:waltonstaff@sfgov.org); [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Cc:** [Kate Colantuono](mailto:Kate.Colantuono)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Friday, September 17, 2021 4:09:44 PM

---

Dear Supervisor Peskin and Supervisors, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. <BR><BR>The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. <BR><BR>Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." <BR><BR>The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.<BR><BR>The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project. <BR><BR>The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

--  
Brett Marlin  
(415) 851-4679

**From:** [Jon Liggett](mailto:Jon.Liggett)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, July 22, 2021 10:30:10 AM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** Corey Fusco  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Saturday, July 24, 2021 3:32:54 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

As an Executive Chair for the Castro LGBTQ Advisory Board, I find it not only important, but absolutely necessary to keep San Francisco's Queer institutions apart of the fabric of our community and to not have them fade out but integrated into an ever evolving City. Thank you for your consideration.

Best,

Corey Fusco  
Castro LGBTQ Advisory Board Treasurer  
[corey.fusco@castrolgbtq.org](mailto:corey.fusco@castrolgbtq.org)



**From:** [Lucas Montgomery-Davis](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#);  
[Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, July 22, 2021 7:03:21 AM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [alan\\_choy](mailto:alan_choy)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, July 22, 2021 8:09:48 AM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [Mark Abramson](mailto:Mark.Abramson@sfgov.org)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, July 22, 2021 4:48:29 AM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [J.Emmett Patterson](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Thursday, July 22, 2021 2:03:58 AM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Emmett Patterson

**From:** [Jason Castleberry](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#);  
[Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 11:57:23 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [Darwin Bell](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 11:46:20 PM

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Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thank you,

Darwin Bell

Sent from my iPhone

**From:** [Eric Press](mailto:Eric.Press)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [ionas.ionin@sfgov.org](mailto:ionas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 11:11:32 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [William Hack](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 11:44:42 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPad  
William Hack  
P Wibowo  
1728 Laguna street  
94115



**From:** [Norman Golchehreh](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#);  
[Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 10:31:01 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [David Nemoyten](mailto:David.Nemoyten@sfgov.org)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 10:16:35 PM

---

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [Joey Freñeta](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#); [frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#); [Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 8:27:49 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Joey Freñeta  
(510) 205-4777

**From:** [Jonathan Scott](mailto:Jonathan.Scott@sfgov.org)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 8:00:55 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [robertmorrison942](mailto:robertmorrison942)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [ionas.ionin@sfgov.org](mailto:ionas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 7:43:36 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [David Albert](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 7:24:28 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing..

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sincerely,

David Albert

Grubstake patron since 1980

**From:** [Laurel Jansen](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 7:03:44 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

- laurel

**From:** [tommie\\_murphy](mailto:tommie_murphy)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 6:00:54 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Cheers!

Tommie Murphy  
Intrinsic Events and Design  
415-734-7381



**From:** [Tyler Underwood](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:07:06 PM

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Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Lloads of Love

MOREboy Tyler

**From:** [Jim Love](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:20:12 PM

---

Dear Commissioners,

We don't want to lose anymore historical and legacy businesses in this wonderfully cultural city.

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thank you,  
Jim Fleming  
31 year San Francisco resident

**From:** Kurtiss Tews  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:23:24 PM

---

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sincerely,

Kurtiss J. Tews

**From:** [Florecia Martinez](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:37:17 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Florecia Martinez

Sent from my iPhone

**From:** [Dinysio walloe](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:44:36 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

I recently went there remembering going there with friend Cockette Angel of Light 'Hibiscus' aka George ♥ Harris on our way in and out of North Beach to do shows. A true beloved historic sacred place LuvtoU

Dinysio Scotz Walloe thanxoxo

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

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**From:** [Ray Tilton](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:48:57 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

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**From:** [Dinysio walloe](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [rachael.tanner@sfgov.org](#); [jonas.ionini@sfgov.org](#);  
[aaron.peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:44:36 PM

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**From:** [Florecia Martinez](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:37:17 PM

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Florencia Martinez

Sent from my iPhone



**From:** Kurtiss Tews  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:23:24 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sincerely,

Kurtiss J. Tews

**From:** [Jim Love](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:20:12 PM

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Dear Commissioners,

We don't want to lose anymore historical and legacy businesses in this wonderfully cultural city.

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Thank you,  
Jim Fleming  
31 year San Francisco resident

**From:** [Tyler Underwood](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 5:07:06 PM

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Loads of Love

MOREboy Tyler

**From:** [Rolo Talorda](mailto:Rolo_Talorda)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:36:37 PM

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**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:40:48 PM

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Best regards,  
Cesar Cadabes

**From:** [Scott Louis](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:48:20 PM

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**From:** [Tadd Tobias](#)  
**To:** [Aaron.Peskin@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [deland.chan@sfgov.org](#); [frank.fung@sfgov.org](#); [joel.koppel@sfgov.org](#); [jonas.ionin@sfgov.org](#); [kathrin.moore@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sforubstake@gmail.com](#); [sue.diamond@sfgov.org](#); [theresa.imperial@sfgov.org](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:49:47 PM

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Tadd Tobias NP-C  
Email: [taddtobias@gmail.com](mailto:taddtobias@gmail.com)  
Web: [www.linkedin.com/in/taddtobias](http://www.linkedin.com/in/taddtobias)

**From:** [Jason Armenta](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#); [frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#); [Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:52:58 PM

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**From:** Cabure Bonugli  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:59:13 PM

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**From:** [Scott Louis](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#);  
[Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:48:20 PM

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**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:40:48 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Best regards,  
Cesar Cadabes

**From:** [Rolo Talorda](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#);  
[Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:36:37 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [Greg Pennington](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#);  
[frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#);  
[Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** The Grubstake  
**Date:** Tuesday, July 20, 2021 8:07:58 PM

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Dear Commissioners,

I moved to San Francisco in 1977 and have lived in the Polk area for more than 40 years. I ate at the grubstake my very first week here and have frequented it ever since. It is a uniquely valuable San Francisco asset. San Francisco needs more housing and the owners of the Grubstake need to be able to create a financially viable way to preserve the Grubstake. This classic diner must be preserved. Please support the Grubstake project.

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [Candi Whitman](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 1:27:44 AM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [Elaine Carney](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 10:02:35 AM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from [Mail](#) for Windows 10

I first went to the Grubstake in 1976 when I was 18. Coming from the East Coast where one heard everyday the words "faggot" and "queer" being hurled as obscenities. The Grubstake to me was Oz, everyone was gay or simply woke! OMG community? That concept was first learned and embraced at the Grubstake. In these days of franchises and chains, help preserve community and non-tech jobs!

Angel B Carney  
[bodhibsteele@yahoo.com](mailto:bodhibsteele@yahoo.com)

**From:** [Lois Langevin-King, LMT CD](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:26:37 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Lois Langevin-King



**From:** [Paul Miller](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:27:15 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [trog515@gmail.com](mailto:trog515@gmail.com)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, July 21, 2021 4:32:05 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [Khalliah Alston](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 6:21:04 PM

---

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thanks!

Sent from my Illudium Q-36 Space Modulator

**From:** [Stacey Haysler](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org);  
[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Save the Grubstake  
**Date:** Tuesday, July 20, 2021 4:57:03 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

The Grubstake project needs to start without further delay—real housing can't wait.

Regards,  
Stacey Haysler

**From:** [Dockery Zomant](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 9:07:07 AM

---

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [gus riker](mailto:gus.riker)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, July 20, 2021 4:57:36 AM

---

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [CJ Jones](#)  
**To:** [joel.koppel@sfgov.org](#); [kathrin.moore@sfgov.org](#); [deland.chan@sfgov.org](#); [sue.diamond@sfgov.org](#); [frank.fung@sfgov.org](#); [theresa.imperial@sfgov.org](#); [Rachael.Tanner@sfgov.org](#); [jonas.ionin@sfgov.org](#); [Aaron.Peskin@sfgov.org](#); [mandelmanstaff@sfgov.org](#); [sfgrubstake@gmail.com](#)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 11:32:19 PM

---

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Joyce <[magiccity@cox.net](mailto:magiccity@cox.net)>

**Date:** Mon, Jul 19, 2021, 8:34 AM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone



**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Patrick Thompson <[ptatws@twc.com](mailto:ptatws@twc.com)>  
**Date:** Mon, Jul 19, 2021, 1:11 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** Daniel Oden  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 4:46:01 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** [tomaquinas](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 7:02:59 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [stevdroide@gmail.com](mailto:stevdroide@gmail.com)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 8:42:39 PM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Best,  
Stiven

**From:** [MARIAN YAP](#)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 10:41:25 PM

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Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Marian Yap  
Sent from my iPhone

**From:** SF Grubstake  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** **Cindy Chang** <[ccchang@earthlink.net](mailto:ccchang@earthlink.net)>  
**Date:** Mon, Jul 19, 2021, 7:27 AM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Cordially,

Dr Cynthia Chang, OMD  
67 Granada Avenue  
San Francisco, Ca

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** **Cindy Chang** <[ccchang@earthlink.net](mailto:ccchang@earthlink.net)>  
**Date:** Mon, Jul 19, 2021, 7:27 AM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Cordially,

Dr Cynthia Chang, OMD  
67 Granada Avenue  
San Francisco, Ca

**From:** [SF Grubstake](#)  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** Stan Wong <[stanwg@aol.com](mailto:stanwg@aol.com)>  
**Date:** Mon, Jul 19, 2021, 2:13 AM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
<[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

I have been eating at the Grubstake since 1975. Their hamburgers along with their specialty soups are delicious were comfort food to a young guy man who had just come out. Whenever I am in the area I look forward to eating there.

This is a vital part of not only the LGBT community but to all.

I support rebuilding this important piece of San Francisco. What other restaurant in a train car with such a history exists in San Francisco.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Please vote for rebuilding the Grubstake.

Thanks,

Stan Wong  
120 Delmar St  
San Francisco, CA 94117



**From:** [SF Grubstake](#)  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Eileen Murphy <[eileen.murphy@me.com](mailto:eileen.murphy@me.com)>

**Date:** Mon, Jul 19, 2021, 2:33 AM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** SF Grubstake  
**To:** [mrsl96@aol.com](mailto:mrsl96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** Crystal Subhi Caleb Dean <[quadhomesearch@gmail.com](mailto:quadhomesearch@gmail.com)>

**Date:** Mon, Jul 19, 2021, 2:43 AM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** SF Grubstake  
**To:** [mrsff96@aol.com](mailto:mrsff96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Keith B Ward <[sftraveler@ymail.com](mailto:sftraveler@ymail.com)>

**Date:** Mon, Jul 19, 2021, 3:25 AM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Keith B Ward

**From:** SF Grubstake  
**To:** [mrsfj96@aol.com](mailto:mrsfj96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** Nancy Wecker <[nwecker@earthlink.net](mailto:nwecker@earthlink.net)>  
**Date:** Mon, Jul 19, 2021, 12:19 AM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd. Additionally, please consider how many lgbTq individuals can no longer afford the rents or purchase prices in SF and having fewer and fewer community venues only sends a message that SF is only for a richer and well-connected group. Please remember the heart in SF. Also, do everything you can to develop housing that is really affordable to people already here and who work here in rather low paying essential jobs so that we middle class people can enjoy our life here. I realize it's a balancing job you have with competing interests, advocate for the best interest of our unique city and don't bend to those with the most money having the most influence.

Thank you,  
Nancy Wecker

**From:** [Jim Oerther](mailto:Jim.Oerther@sfgov.org)  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org); [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org);  
[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org); [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org); [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org);  
[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org); [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Monday, July 19, 2021 12:32:48 AM

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Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

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Jim Oerther  
4343 3rd Street #301  
San Francisco, CA 94124

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** James McCarty <[jmccarty@me.com](mailto:jmccarty@me.com)>

**Date:** Mon, Jul 19, 2021, 7:16 AM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** SF Grubstake  
**To:** [nrsf196@aol.com](mailto:nrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** Wendy Bear <[bbnut1@icloud.com](mailto:bbnut1@icloud.com)>  
**Date:** Mon, Jul 19, 2021, 7:08 AM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Respectfully,  
W. Bear

Sent from my iPad

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** C L Burns <[cbgiants25@gmail.com](mailto:cbgiants25@gmail.com)>

**Date:** Mon, Jul 19, 2021, 6:25 AM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. It was one of the first places I hung out when I moved here in 1976.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Thank you for your time and attention. Regards, cindy l burns



**From:** SF Grubstake  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** James Hurwitz <[jimhurwitz@yahoo.com](mailto:jimhurwitz@yahoo.com)>  
**Date:** Fri, Jul 16, 2021, 10:41 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Please support this venerable San Francisco small business.

-----  
Jim Hurwitz

Cell: [415-948-4336](tel:415-948-4336)

[jimhurwitz@yahoo.com](mailto:jimhurwitz@yahoo.com)

**Stay Positive, Test Negative, Get Vaccinated!**

**This message sent via mobile device (please excuse typos).**

**From:** SF Grubstake  
**To:** [nrsf196@aol.com](mailto:nrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Erica Burkeen <[ericaburkeen@comcast.net](mailto:ericaburkeen@comcast.net)>

**Date:** Fri, Jul 16, 2021, 10:20 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thank you  
Erica

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** George Comminos <[gcomminos@gmail.com](mailto:gcomminos@gmail.com)>

**Date:** Fri, Jul 16, 2021, 10:02 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Christopher Noceti <[chrisnoceti@gmail.com](mailto:chrisnoceti@gmail.com)>

**Date:** Fri, Jul 16, 2021, 8:47 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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<FROM CHRIS>

I would also like to add that I am a resident of The Austin and do not oppose the plan as long as it brings low to moderate income housing to those in need.

Sincerely,

Chris Noceti

**From:** SF Grubstake  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** **vagelis lambiris** <[elambiris@hotmail.com](mailto:elambiris@hotmail.com)>  
**Date:** Fri, Jul 16, 2021, 8:27 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my Verizon, Samsung Galaxy smartphone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** **vagelis lambiris** <[elambiris@hotmail.com](mailto:elambiris@hotmail.com)>  
**Date:** Fri, Jul 16, 2021, 8:27 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sent from my Verizon, Samsung Galaxy smartphone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** **Ian Schnaidt** <[ian\\_schnaidt@hotmail.com](mailto:ian_schnaidt@hotmail.com)>  
**Date:** Fri, Jul 16, 2021, 8:20 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sent from my iPhone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Betty Sullivan <[bettrysnie@aol.com](mailto:bettrysnie@aol.com)>

**Date:** Fri, Jul 16, 2021, 8:01 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)> <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.



**From:** SF Grubstake  
**To:** mrsf196@aol.com  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Jo Anne Appel <JAppel@mindspring.com>

**Date:** Fri, Jul 16, 2021, 2:52 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** John M. <[jwmanning95@hotmail.com](mailto:jwmanning95@hotmail.com)>

**Date:** Fri, Jul 16, 2021, 3:06 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

John Manning

**From:** [SF Grubstake](#)  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** **Luigi Silverman** <[luigi.silverman@gmail.com](mailto:luigi.silverman@gmail.com)>

**Date:** Fri, Jul 16, 2021, 3:09 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

**From:** SF Grubstake  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

From: **sl76246** <[sl76246@aol.com](mailto:sl76246@aol.com)>

Date: Fri, Jul 16, 2021, 3:16 PM

Subject: Support Rebuilding Grubstake Diner

To: <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Thank you for your time.  
Susan Lima

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Please Support Rebuilding Grubstake Diner!!

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----- Forwarded message -----

**From:** Denise Halbe <[cabngirl@pacbell.net](mailto:cabngirl@pacbell.net)>  
**Date:** Fri, Jul 16, 2021, 3:24 PM  
**Subject:** Please Support Rebuilding Grubstake Diner!!  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake has always been one of my favorite eating establishments in SF. I have so many fond memories of late nights there, and big brunches, wonderful wait staff and cooks going back to the 80s. It is heartbreaking to me to see so much of what made the city the place I was born and grew up in, the quirky personalities and vibrant colorful businesses that have represented the beauty of San Francisco's character being lost to gentrification and other impacts. The Grubstake is the epitome of what makes SF SF.

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

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Very sincerely yours,  
Denise Halbe

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Javier Herrera <[japesqueda@gmail.com](mailto:japesqueda@gmail.com)>  
**Date:** Fri, Jul 16, 2021, 4:29 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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From Javi's phone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Troy Dye <[rtroy.dye@gmail.com](mailto:rtroy.dye@gmail.com)>

**Date:** Fri, Jul 16, 2021, 6:07 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sent from my iPhone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Colin McDonnell <[colinmcdonnell@yahoo.com](mailto:colinmcdonnell@yahoo.com)>

**Date:** Fri, Jul 16, 2021, 6:03 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sent from my iPhone



**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Jeff Suslow <[sfguy61@yahoo.com](mailto:sfguy61@yahoo.com)>

**Date:** Fri, Jul 16, 2021, 4:49 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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**From:** SF Grubstake  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Aleko Verrios <[alekoverrios@me.com](mailto:alekoverrios@me.com)>  
**Date:** Fri, Jul 16, 2021, 4:45 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sincerely,  
Aleko  
(916)955-7827

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

From: **Andrew Mayer** <[amayer1400@hotmail.com](mailto:amayer1400@hotmail.com)>

Date: Fri, Jul 16, 2021, 4:34 PM

Subject: Support Rebuilding Grubstake Diner

To: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Get [Outlook for iOS](#)

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

From: **Peter C26** <[zembeks@hotmail.com](mailto:zembeks@hotmail.com)>

Date: Fri, Jul 16, 2021, 7:52 PM

Subject: Support Rebuilding Grubstake Diner

To: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com) <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sent from my iPhone

**From:** [SF Grubstake](#)  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

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----- Forwarded message -----

**From:** Jen <[jrogers\\_26@yahoo.com](mailto:jrogers_26@yahoo.com)>

**Date:** Fri, Jul 16, 2021, 7:48 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

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Sent from my iPhone

**From:** SF Grubstake  
**To:** [mrsf196@aol.com](mailto:mrsf196@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Enzo Lombard <[enzolombard@gmail.com](mailto:enzolombard@gmail.com)>  
**Date:** Fri, Jul 16, 2021, 7:31 PM  
**Subject:** Support Rebuilding Grubstake Diner  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners,

My partner and I have been regular patrons of the Grubstake for 30 years. The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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**From:** SF Grubstake  
**To:** [mrsf96@aol.com](mailto:mrsf96@aol.com)  
**Subject:** Fwd: Support Rebuilding Grubstake Diner

---

----- Forwarded message -----

**From:** Christopher Chandler <[c.chandler80@gmail.com](mailto:c.chandler80@gmail.com)>

**Date:** Fri, Jul 16, 2021, 7:16 PM

**Subject:** Support Rebuilding Grubstake Diner

**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>, <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, <[sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)>

Dear Commissioners, <BR><BR>The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.<BR><BR>After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. <BR><BR>The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

**From:** [Rafa Sonnenfeld](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** 1545 Pine Street - No. 2015-009955ENV  
**Date:** Friday, October 1, 2021 1:48:36 PM  
**Attachments:** [1525 Pine St - YIMBY Law HAA Letter.pdf](#)

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

Good Afternoon Supervisors,

My organization is submitting the attached letter in regards to the CEQA appeal hearing for 1545 Pine Street, which we understand is scheduled for 10/5. The letter explains why the Housing Accountability Act compels the City to approve the project, or to conduct an EIR for the environmental impacts of a denial action. The prudent decision at this juncture is to deny the Appeal.

Thank you,

--

**Rafa Sonnenfeld**

Paralegal he/him







---

10/1/2021

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place - City Hall, Room 244  
San Francisco, CA 94102

Board.of.Supervisors@sfgov.org  
Via Email

Re: 1545 Pine Street  
No. 2015-009955ENV, 2015-009955APL-02

Dear San Francisco Board of Supervisors,

YIMBY Law submits this letter to inform you that the Board of Supervisors has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The proposed Project consists of demolishing the existing one-story restaurant and constructing an eight story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building and will include reuse or replication of many of Grubstake's existing features. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed.

The project was entitled by the Planning Commission at their July 22, 2021 meeting. When approving the project, the Planning Commission found "that the Project is, on balance, consistent with the Objectives and Policies of the General Plan."

On January 27, 2021, the planning department published a preliminary mitigated negative declaration (PMND) with an initial study, analyzing the potential environmental impacts of the project. On February 16, 2021, David Cincotta (Appellant) filed a letter appealing the PMND. On May 6, 2021, the Planning Commission held a public hearing on the merits of the appeal and adopted Motion No. 20909 affirming the decision to adopt a mitigated negative declaration. The final mitigated negative declaration (FMND) was published on May 6, 2021. David Cincotta filed an appeal of the FMND on August 20, 2021.

With the approved Density Bonus incentives and waivers, the above captioned Project is zoning compliant and general plan compliant, therefore, your local agency must approve the application, as the Planning Commission has already done once, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

The planning department staff "recommends that the board uphold the commission's adoption of the FMND and deny the appeal. Appellant has not provided substantial evidence

supporting a fair argument that the proposed project would have significant impacts on the environment with implementation of feasible mitigation measures identified in the FMND that would warrant preparation of an environmental impact report.” We concur.

### **CEQA Analysis Must Balance Housing with Environmental Concerns**

In addition to your obligation to approve this project based on it meeting the requirements of the HAA, the Board also has an obligation to make every effort to make decisions related to EIRs in support of increasing housing.

The state’s approach to CEQA is one of balance; the state’s interest is in both protecting the environment and “providing a decent home and satisfying living environment for every Californian.” *Public Resource Code § 21000(g); 21001(d)*

It is important to note that CEQA does not give the City any new powers independent of the powers granted by other laws, and CEQA is specifically subject to limitations provided in other laws. § 21004; § 15040(a). *County of San Diego v. Grossmont-Cuyamaca Community College District, 141 Cal.App.4th 86, 102 (2006)* found that “an agency’s authority to impose mitigation measures must be based on legal authority *other than CEQA*.” In fact, the exercise of a city’s powers under a law like the HAA must be within the scope of the city’s authority provided by that law and needs to be consistent with the limitations set by that law. See § 15040(d) and (e).

### **The HAA Requires Projects to Comply With CEQA, However the HAA is Mainly Concerned with the Environmental Consequences of Project Disapprovals**

Certainly, housing developments that are approved by lead agencies are required to comply with CEQA, but it’s important to note that in its references to CEQA, the HAA is silent about the environmental consequences of *approving* housing developments. CEQA’s statutory and regulatory mandate applies only to project approvals. However, the HAA is principally concerned with the environmental consequences of a lack of housing, and of disapproval of a particular housing project. Examples of supporting language in the HAA include,

“The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.” § 65589.5(a)(1)(A)

“Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.” § 65589.5(a)(1)(D)

“California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.” § 65589.5(a)(2)(A)

“An additional consequence of the state’s cumulative housing shortage is a

significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences." § 65589.5(a)(2)(I)

**"It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d)." § 65589.5(b)**

The legislature recognizes that the statewide housing shortage, and local agencies' disapprovals of housing projects have a substantial negative impact on the environment. While CEQA is focused on the environmental effects of project approvals, **the HAA policy framework clearly requires any local agency that denies approval of a housing project, or makes a housing project infeasible, to thoroughly analyze the environmental consequences of said denial or disapproval, even if the agency has valid HAA findings for disapproving a project. Denial of the Project would be a CEQA violation under HAA, and thus the denial itself is an action that needs its own initial study.**

#### **The Conditions for a Project to be Lawfully Disapproved are Established by the HAA**

The HAA determines the conditions under which a project that includes very low-, low-, or moderate-income households, can be lawfully disapproved in § 65589.5(d); (also reference *North Pacifica, LLC v. City of Pacifica, supra, 234 F.Supp.2d at 1059-60*). There are five prescribed circumstances under which a project can be disapproved; and then any findings must be written, and based on a preponderance of evidence.

The City cannot disapprove a housing development project or place conditions upon approval if doing so would make the project infeasible unless it finds, based upon a record of a preponderance of evidence, that the proposed project, "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households..." § 65589(d)(2). The HAA also clarifies that "a 'specific, adverse impact' means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." Therefore, in order to lawfully disapprove the Project, the City would need to have a written document that existed on the date the application was deemed complete that contains objective, identified public health or safety standards, policies, or conditions.

If the City is able to prove by a preponderance of the evidence that it does have written, objective, identified public health or safety standard, policy, or conditions, then the City would need to prove, by a preponderance of the evidence, that the Project would have a "significant, quantifiable, direct, and unavoidable" impact in order to lawfully disapprove the Project. **If the City cannot prove, based on a preponderance of evidence, that the Project would impact all four qualities: significant, quantifiable, direct, and unavoidable; using a document that itself is qualified under the meaning of the HAA, then it cannot legally deny approval of the Project.**

*Hoffman Street, LLC v. City of West Hollywood*, 179 Cal.App.4th 754, 771-72 (2009) held that the city did not make the findings necessary to adopt an ordinance for failing to identify “a specific, adverse impact upon the public health or safety” and to identify any “written public health or safety standards, policies, or conditions.”

### **CEQA Does Not Allow the City to Disapprove this Project**

CEQA requires a specific process for cities to follow when planning an activity that could fall within its scope. § 15002(k):

- 1) Determination of whether or not an activity is a “project,” that “may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” § 21065.
- 2) If the activity is determined to be a project, the City needs to determine if the project is exempt from the CEQA review, via either a statutory or categorical exemption process (§ 21080, §21084(a), § 15260-15285, § 15300-15333). If the project is not exempt, the City then must evaluate if the project imposes a significant environmental impact. If there’s no such impact, then the City “must ‘adopt a negative declaration to that effect.’ ” § 21080(c); § 15070.
- 3) If the City determines a project “may have a significant effect on the environment,” it must go through the EIR process before approving the project. § 21100(a); §21151(a); §21080(d); §21082.2(d).

It’s important to note that CEQA does not require disapproval of a project that the City finds having a significant environmental impact, nor is the City required to select the alternative “most protective of the environmental status quo” option. *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco*, 102 Cal.App.4th 656, 695 (2002) found if “economic, social, or other conditions” make alternatives and mitigation “infeasible,” a project is allowed to be approved regardless of its significant environmental impacts as long as the City approves a “statement of overriding considerations” that determines that the project’s benefits exceed the potential environmental impact. § 21002, §21002.1(c), § 5093. When the city determines whether or not a mitigation measure is feasible, it “involves a balancing of various ‘economic, environmental, social, and technological factors.’ ” § 21061.1. *The CEQA Guidelines* define “feasible” as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” § 15364.

The HAA determines the basis for the city to possibly deny a housing project under § 65589.5(d) and § 65589.5(j); neither subsection references CEQA or the environment. §65589.5(e), requires CEQA compliance, but that does not “relieve the local agency from making one or more of the findings required pursuant to Section 21081” if there is a proposed project with significant environmental effects. The HAA is what sets the only conditions where the City is permitted to disapprove a project or condition a project to make it infeasible (see *North Pacifica, LLC v. City of Pacifica*, supra, 234 F.Supp.2d at 1059-60).

The city has no feasible way to fail to approve the Project even if it is eventually found to have significant and unavoidable environmental effects under CEQA (see *Sequoyah Hills Homeowners Association v. City of Oakland*, 23 Cal.App.4th 704 (1993)). In the Sequoyah Hills case, NIMBYs sued over Oakland's EIR certification and the approval of a 45-unit housing development project that was covered by the HAA. The City of Oakland found that the HAA prevented it from requiring the developer to reduce the project's density, which was the remedy requested by the NIMBYs. The Oakland City Council decided that it would be legally infeasible to decrease the project's density under the HAA.

The NIMBYs lost their suit, appealed, and the Court of Appeal affirmed the trial court's denial of the NIMBY's attempt to affect the project, agreeing with Oakland and the developer that the HAA "is not a legislative will-o'-the-wisp. On the contrary, the legislature found that "The lack of affordable housing is a critical problem which threatens the economic, environmental, and social quality of life in California." The Court held: "the only way appellant can avoid the impact of section 65589.5, subdivision (j)(1), is by establishing that the project, at the approved density, will have a "specific, adverse impact upon the public health or safety." This they cannot do. There is no evidence to support such a conclusion, and the city specifically found that no such impact would result from the project. We conclude that the city did not abuse its discretion when it found that any decreased density alternative would be legally infeasible and approved the mitigated alternative."

## Conclusion

It is clear that the City and County of San Francisco is required to approve the Project at 1525 Pine Street, which you will effectively do by denying to hear the CEQA Appeal. The City has not identified any health and safety impacts that cannot be mitigated with approval of this project, and even if it does identify significant environmental impacts in the future, the city will be obligated to evaluate the environmental consequences of *not* approving the Project if the Council fails to issue a statement of overriding considerations or approve another mitigated alternative that allows the development to proceed. It's also abundantly clear how the Project's benefits to the community exceed any environmental impacts of this infill development, which have not yet even been established.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [Somera, Alisa \(BOS\)](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Subject:** FW: 5 Letters Regarding File No. 210901  
**Date:** Monday, October 4, 2021 12:04:46 PM  
**Attachments:** [5 Letters regarding File No. 210901.pdf](#)

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*Alisa Somera*

Legislative Deputy Director  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
415.554.7711 direct | 415.554.5163 fax  
[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**Disclosures:** *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**From:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Sent:** Thursday, September 30, 2021 9:06 AM  
**To:** BOS-Supervisors <bos-supervisors@sfgov.org>  
**Cc:** Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; Laxamana, Junko (BOS) <junko.laxamana@sfgov.org>  
**Subject:** 5 Letters Regarding File No. 210901

Hello,

Please see attached 45 Letters regarding File No. 210901.

**File No. 210901** – Hearing of persons interested in or objecting to the approval of a Final Mitigated Negative Declaration under the California Environmental Quality Act for the 1525 Pine Street Project, identified in Planning Case No. 2015-009955ENV, and affirmed on appeal by the Planning Commission and issued on May 6, 2021. (District 3) (Appellant: David P. Cincotta of Law Offices of David P. Cincotta, on behalf of Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street) (Filed August 20, 2021).

Regards,

**Arthur Khoo**

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-5184 | (415) 554-5163

[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

Complete a Board of Supervisors Customer Service Satisfaction Form by clicking <http://www.sfbos.org/index.aspx?page=104>

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**From:** [NICK...](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 29, 2021 9:22:10 AM

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

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

**From:** [James Nickolopoulos](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 29, 2021 9:22:51 AM

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**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Wednesday, September 29, 2021 9:23:33 AM

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Sent from my iPhone

**From:** [iddefusco@gmail.com](mailto:iddefusco@gmail.com)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 28, 2021 3:22:34 PM

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SAVE GRUBSTAKE DINER!! This city has lost one cultural landmark and institution after another!! Save our city! Save our history! Save Grubstake Diner!

Listen!!! Peoples hearts keep breaking over and over again. First the Red Vick closed, then All You Need Diner, and on and on! New York, and other cities all around America get to have diners and fun cool old spots... SF is losing all of It's charm and history! Every time one of these places closes part of San Francisco dies. You don't have to make it worse by taking away the last old diner in San Francisco. Do the right thing and preserve this restaurant!

PLEASE!

-Isa

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**From:** [bc](#)  
**To:** [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)  
**Cc:** [sfgrubstake@gmail.com](mailto:sfgrubstake@gmail.com)  
**Subject:** Support Rebuilding Grubstake Diner  
**Date:** Tuesday, September 28, 2021 5:11:46 PM

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Dear Supervisors,

In March, 1913, Mayor James Rolfe broke ground on San Francisco's New City Hall. Three years later, in April, 1916, the building was completely finished down to its last detail and open for business in all departments. No wonder President William Howard Taft dubbed us, "The City that knows how."

Now, after six years and counting, the people who work in that building still have not approved construction of a new Grubstake at 1525 Pine Street that includes 21 apartments our community desperately needs. It's time they approved it.

This property is not the home of an endangered species of frogs. It's not a sacred religious site. Birds don't winter on it on their way from the Yukon to Yucatan. Neither George Washington nor Pio Pico slept there. It's a commercial parcel in an area zoned for multi-story buildings. We need that building and the public and residential space it will provide.

If we can build a new City Hall in three years, while simultaneously constructing a new streetcar line on Van Ness Avenue, ahead of time and under budget; completing the Stockton Street Tunnel (a major engineering feat); building Exposition Auditorium; and erecting the entire Panama Pacific International Exposition, with out modern tools and technologies, certainly we can at least approve a new building in twice that amount of time.

Our community needs these apartments. As one of America's great philosophers, Larry the Cable Guy said, "Git-r-done."

Thank you.

Regards,

Bill Lipsky  
Author, *Gay and Lesbian San Francisco*