
From: Board of Supervisors (BOS)
Subject: File: 141059, 141060, 141061 and 141062 FW: proposed garage excavation at 115 Telegraph Hill Way
Attachments: DL 115 Telegraph BofS.pdf; ATT00001.htm; Granite Truck calculations 10.10.14.pdf; ATT00002.htm

From: Dan Lorimer [<mailto:lorimer@r-1.net>]
Sent: Friday, November 14, 2014 3:53 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: proposed garage excavation at 115 Telegraph Hill Way

Dear President Chiu and Members of the Board of Supervisors:

Please read my attached letter outlining concerns with the proposed garage excavation at 115 Telegraph Hill Way.

Thank you for your consideration,

Dan Lorimer
1315 Montgomery St.
San Francisco, CA 94133

1315 Montgomery St.
San Francisco, CA 94133
November 14, 2014

David Chiu, President
and members of the San Francisco Board of Supervisors
c/o Ms. Angela Calvillo, Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Proposed Project for 115 Telegraph Hill Boulevard
Planning Department Case No. 2013.1375CE
CEQA and Conditional Use Authorization Appeals

Dear President Chiu and Members of the Board of Supervisors:

I am writing to urge the Board to require an environmental impact report (EIR) for the proposed project at 115 Telegraph Hill Boulevard because of the project's significant construction impacts, geotechnical impacts and its impacts upon public view and aesthetics.

There are many letters opposing this project in your package. Stan Teng's letter does a particularly good job of addressing the architectural issues. In aggregate, other letters in opposition thoroughly cover major issues having to do with neighborhood compatibility, inappropriate massing, disruption of traffic on Telegraph Hill Boulevard, hazards to pedestrians and blocking views from the Filbert Steps and Pioneer Park. For this reason, I will restrict my comments to the deeply excavated parking garage proposed for this project and to the developer's interaction with our neighborhood association.

There is no precedent that I know of for such a garage in this area. I agree with, but will not reiterate, Mr. Teng's arguments as to why a special parking exemption should not be granted to this project. Excavation from sidewalk level is almost 33' as shown on the Unit 1 Cross-section on sheet A3.4 of the 5-19-14 plans. At this point, we have nothing that explains how this massive excavation is to be accomplished without compromising the structural integrity of Telegraph Hill Blvd. and the Filbert Steps. Though such an excavation is technically possible with the shoring methods used for the construction of basements in large commercial buildings, it is not obvious how the necessary equipment would be employed in this location. Clearly, however, a colossal amount of excavated material would need to be taken out via Telegraph Hill Blvd., which is often backed up under normal conditions. Access to Coit Tower and the park would necessarily be disrupted in a major way for many months by the logistics of shoring the hill and removing an enormous quantity of excavated material in an area where there is no way

to park and load dump trucks without blocking the road. All of the above-listed mechanical and logistical problems can be eliminated by requiring that parking for the project be at grade. A redesign with this stipulation would dramatically reduce the project's impact upon the neighborhood and the surrounding infrastructure.

Per notes on the approved plans, the proponent has agreed to comply with the following hours of operation, routing and weight limitations:

25. ALL TRUCKS WAITING TO UNLOAD MATERIAL SHALL BE STAGED AT A LOCATION OFFSITE TO AVOID QUEUING OF CONSTRUCTION TRUCKS ON TELEGRAPH HILL BOULEVARD. DELIVERIES SHALL BE MADE BETWEEN THE HOURS OF 7:30 AM AND 5:30 PM ON WEEKDAYS, EXCLUSIVE OF LEGAL HOLIDAYS.

26. CONSTRUCTION VEHICLES SHALL USE THE STAGING AREA PROVIDED ON SITE AS A MEANS TO TURN AROUND, AVOIDING USE OF THE COIT TOWER PARKING LOT BY CONSTRUCTION EQUIPMENT AND TRUCKS.

27. ALL APPLICABLE WEIGHT LIMITS ON ACCESS ROADS TO AND FROM THE SITE SHALL BE OBSERVED AND ADHERED TO.

The severity of the impact of the excavation is underscored by the attached letter from Granite Excavation and Demolition. Compliance with the 6,000-pound weight limit requires use of trucks carrying less than 1.2 tons per load. With an estimated 4,328 tons to be removed, this would result in 3,700 loads. If we assume a very-efficient 15 minutes to load each truck, with no gaps or delays, 10 hours/day, that allows for 40 truckloads/day. At that rate, 92.5 days would be required. With a 5 days/week operation as agreed, this would result in 18.5 weeks of continuous disruption. Yet 18.5 weeks might be regarded as a best-case scenario: Telegraph Hill Boulevard is often backed up with tourist traffic without the additional issues created by construction vehicles so the 15-minute average loading time may be far from realistic. Expand average loading time to 21 minutes, and the disruption would continue from 7:30 AM to 5:30 PM for a solid six months, and this only accounts for the excavation phase!

Mr. Ricks presented his project to the Telegraph Hill Dwellers' planning and zoning committee on three separate occasions. In the original presentation, we heard of the developer's intention to preserve view corridors for pedestrians, maintain the character of the existing streetscape, not excessively crowd the steps, and so forth. In the presentation, it was expressly noted that the project was not at the maximum height allowed, and that this was being done both to preserve views and avoid the perception of a solid wall facing the Filbert Steps. We offered suggestions for improving the project, to which the developer appeared, from his own comments, to be receptive. Successive iterations, surprisingly, got worse rather than better. Provisions for views and public access were eliminated entirely. In the final proposal to our committee, the buildings were expanded all the way to the height limit, including stair penthouses projecting through the limit that were later eliminated by the Planning Commission.

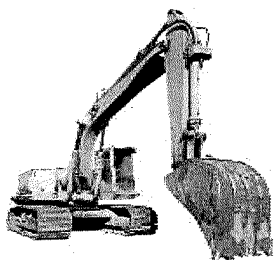
Clearly, the developer had no intention of compromising the profitability of his project by attending to the concerns of nearby residents or its negative impacts upon the neighborhood. Those of us who spent a considerable amount of time with Mr. Ricks discussing these matters are left wondering why he gave us lip service leading us to believe that he wanted to be a good neighbor, when in the end he completely disregarded every recommendation that he received. If he had no intention of working with us to make a better project, why did he waste our time?

I urge you to require environmental review of this project's significant impacts.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lorimer", with a stylized, cursive script.

Dan Lorimer



GRANITE

Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

10th October 2014

Vedica Puri, President
Telegraph Hill Dwellers
600 Montgomery St., 31st Floor
San Francisco, CA 94111

Re: 115 Telegraph Hill Blvd load counts

Dear Ms. Puri,

I am pleased to present my analysis of truck trips for 115 Telegraph Hill Blvd. I based my analysis on the improvements sought in the planning permit as outlined in the architectural sheets A0.0 to A3.10 dated August 12th 2013.

Methodology

The number of trips required for the removal of the dirt spoils was calculated as follows. The existing contours of the site from the site survey were traced and built into a 3D BIM model. The proposed contours of the site were modeled and the resulting volume calculated. The volume was then converted to weight by a factor of 1.7 tons of soil per cubic yard.

The estimated volume of concrete that will be used on the project was established from the plans and is shown in the calculations of plate 2.

Results

Given the weight restriction on Telegraph Hill Blvd of 6,000 lbs gross vehicle weight the estimated number of trips for the excavation of the dirt and the installation of concrete are given below:

Excavation removal	7400	trips
Concrete import	2656	trips
Total	10,056	trips

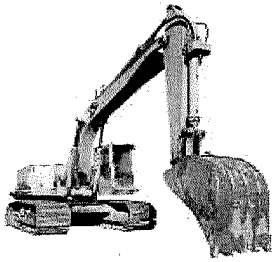
Please do not hesitate to contact me with questions

Sincerely,

Erwin O Toole PE



Encls: Plate 1 Existing and proposed topographical model
Plate 2 Tabulated calculations
Plate 3 6,000 lb GVW vehicle

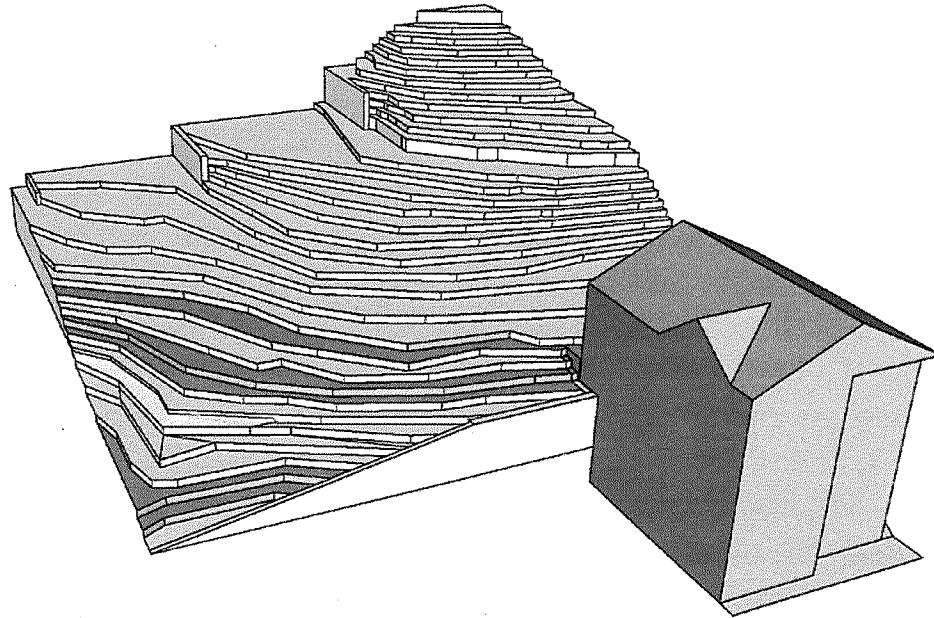


GRANITE

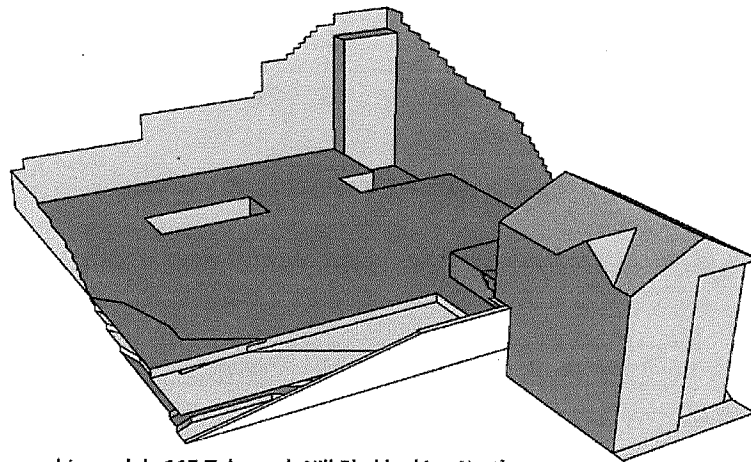
Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

PLATE 1 Existing and proposed topographical model



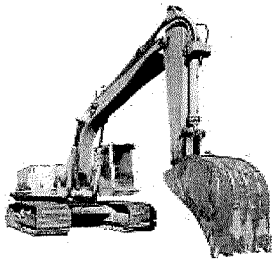
Existing topographic model - 115 Telegraph Hill Blvd looking North



Proposed topographic model - 115 Telegraph Hill Blvd looking North

Bottom of elevation is 222.5'. Deeper at pits.

Volume of Soil generated (banked yards) = 2,546 CY x 1.7 tons/ CY (rock) = 4,328 tons



GRANITE

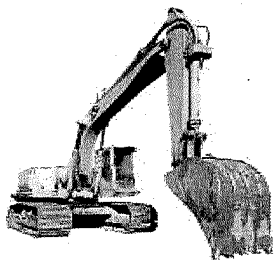
Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

PLATE 2 Tabulated calculations

115 Telegraph Hill Blvd		
Concrete Calculation		
Floor Plate	4646.0	SF
Perimeter	278.0	LF
Matt slab @2'	344.1	CY
1st floor @8"	129.1	CY
2nd floor @8"	129.1	CY
Walls Say average 15' high - remainder wood	154.4	CY
Approx Total	757.0	CY
0.57 CY per load because of weight restrictions	1328.0	loads
Trip each way	2656.0	trips
No weight restriction on road (9CY per ld)	84.0	loads
	168.0	trips
Dirt Calculation		
Dirt calculated from 3D Model	2546.0	CY
	4328.2	ton
1.17 ton per load because of weight restrictions	3700.0	loads
Trip each way	7400.0	trips
No weight restriction on road (20 ton per ld)	216.0	loads
Trip each way	432.0	trips

Other trips include lumber, rock, debris not accounted for



GRANITE

Excavation & Demolition, Inc.

LIC. # 609169 A C21 HAZ ASB DOSH

Plate 3 6,000 lb GVW vehicle

TYPE OF TRUCK TO USE IF REDUCED TO 6,000 lb GVW



Toyota Dyna 100 – limited availability in US Market

Gross Vehicle Weight (GVW) = 3,000 kg = 6,615 lb

Curb weight = 1,660 kg = 3,660 lb

Payload = 1,340 kg = 2,955 lb

IF limited to 6,000 lb GVW that means payload is reduced to 2,340 lb

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106 FW: Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.
Attachments: ProtectCoitTowerLetter_115TelHill_11.15.14.pdf

From: jongolinger@gmail.com [<mailto:jongolinger@gmail.com>] **On Behalf Of** Protect Coit Tower
Sent: Saturday, November 15, 2014 11:00 AM
To: Chiu, David (BOS)
Cc: True, Judson; Board of Supervisors (BOS)
Subject: Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.

Dear President Chiu,

Please see the attached letter from Protect Coit Tower supporting the Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.

Sincerely,

Jon Golinger
Protect Coit Tower

www.protectcoittower.org



November 15, 2014

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: *Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.*

Dear President Chiu and Members of the Board of Supervisors,

I write on behalf of Protect Coit Tower, a nonprofit citizens group dedicated to the preservation of Coit Tower and the historic Depression-era murals that reside inside. As you know, Coit Tower is an iconic symbol of our unique city, known to every San Franciscan and instantly recognized around the world. Because of Lillie Hitchcock Coit's generous bequest "to beautify the city I have always loved," for 80 years Coit Tower and its murals have been a permanent gift to the people of San Francisco and have been enjoyed by millions of visitors from around the world.

Following voter approval in June 2012 of a ballot measure creating a Coit Tower Preservation Policy, the city engaged in the largest renovation project in Coit Tower's history, spending \$1.7 million to fix the building from top to bottom and painstakingly restoring the damaged Depression-era murals to fabulous condition. The city also proceeded with a major upgrade of the interior operations of Coit Tower, bringing in a new concession company to improve the gift shop, implement regular mural tours, greet visitors as they enter, and implement new Art Commission guidelines to ensure the Tower and murals are more easily enjoyed by visitors and protected from damage.

This is why, only a few months after city leaders joined with the community for a grand Coit Tower Reopening Celebration on May 14, 2014, it was rather shocking that on September 11, 2014 the Planning Commission approved the construction of a large luxury condo project at 115 Telegraph Hill Boulevard that will require a deep excavation along the Filbert steps for a multi-space parking garage immediately adjacent to Coit Tower without any environmental review. If the Board of Supervisors does not grant the appeals in this case, the project will create significant short-term and long-term impacts on public access to Coit Tower. Construction and long-term environmental impacts from this project on Coit Tower need to be fully analyzed, particularly regarding the likely restrictions on public access to Coit Tower and Pioneer Park via the southern steps due to impairment of pedestrian access via the Filbert stairs during construction, and the serious impediments the project would create for the 39 Coit Muni bus and other vehicle access to Coit Tower.

Why would the city not at least take the time to fully and adequately analyze the potential impacts of this proposed project on Coit Tower so soon after the voters made clear the importance of Coit Tower and \$1.7 million in public funds have been expended to restore the Tower to beautiful shape? Furthermore, the new Coit Tower concessionaire is working hard to make his operation successful, and the impacts of this project on his ability to succeed, and consequently for the city to receive the millions in revenue that Coit Tower visitors provide, should at least be understood before allowing this project to proceed with a special waiver from the Planning Commission.

I urge you to grant the appeal of the Planning Department's determination that this project is exempt from environmental review and require the preparation of an environmental impact report.

Thank you for your time and consideration.

Sincerely,

Jon Golinger
Protect Coit Tower

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106 FW: 115 Telegraph Hill Blvd. Appeal

From: Mark Bittner [<mailto:mark.bittner@earthlink.net>]
Sent: Saturday, November 15, 2014 11:23 AM
To: Board of Supervisors (BOS)
Subject: 115 Telegraph Hill Blvd. Appeal

My name is Mark Bittner. I am a homeowner and 40-year resident of the North Beach/Telegraph Hill area. When I first arrived here in 1973, this place was unique and magical to a degree that I'd never seen anywhere else in America. It's these two qualities that, over the years, have been drawing visitors, one of the foundations of this city's economy. Lately, I've been watching an alarming trend where developers push bland or downright ugly projects that undermine what is so extraordinary about this place. Case No. 3013.1375CE, at 115 Telegraph Hill Blvd, is one such project. Pioneer Park with Coit Tower is one of the most beautiful spots in the city. This apartment project would substantially alter its character.

It is my understanding that the proposed project is for a 3-unit luxury condominium building with unit sizes ranging from 3,685 to 4,275 square feet each, plus a 3,767 square foot 3-car parking garage and restoration of the a cottage as a single-family home. The size of these new condominiums is not compatible with the neighborhood where, according to city records, the average unit size within 300 feet of the project site is 833 square feet. Even the area devoted to each parking place -- at 1,245 square feet each -- far exceeds the average unit size of the immediate area.

If we make our neighborhoods look more and more like every other neighborhood in any other city in America, I see no particular reason for genuinely creative people to come here anymore? Why should the residents of this city have to endure this kind of a lack of imagination? The project has one purpose and one purpose alone: to make one speculator a bundle of money. The rest of the city loses. I hate saying this, but I must add that this sort of development is making San Francisco less and less appealing to me as a place to live. In recent years I've started asking myself where else I might prefer to live. I've never had to do that before. I ask the Board of Supervisors to deny the Conditional Use Authorization and require an Environmental Impact Report.

Sincerely,

Mark Bittner
Author, "The Wild Parrots of Telegraph Hill"

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106FW: Nov. 18 agenda-115 Telegraph Hill Blvd.

From: Judith Robinson [<mailto:judyrobo@pacbell.net>]
Sent: Saturday, November 15, 2014 1:03 PM
To: Board of Supervisors (BOS); Chiu, David (BOS)
Subject: Nov. 18 agenda-115 Telegraph Hill Blvd.

Judith Robinson

562 B Lombard Street

San Francisco, California 94133-7057

15 November, 2014

TO: S. F. Board of Supervisors Board.of.Supervisors@sfgov.org
Supervisor David Chiu David.Chiu@sfgov.org

FROM: Judith Robinson

RE: 115 Telegraph Hill Blvd. (Planning Commission Case No. 3013.1375CE)

RE: consideration of appeals, November 18, 2014

I am a resident and property owner on Telegraph Hill.

I wish to strongly urge approval of APPEALS for a project proposed for 115 Telegraph Hill Boulevard.

As the Telegraph Hill Dwellers and many other have noted, the project is:

1) out of scale for the small site;

- 2) would block views from the top of Telegraph Hill and the newly-restored Pioneer Park at Coit Tower;
- 3) has potentially many adverse effects environmentally.

Please vote to:

- REQUIRE an Environmental Impact Report on the project's impacts, which, as presently approved, obviously are detrimental to the site;

- REJECT a Conditional-Use Authorization – which could not be met unless the project were redesigned.

As approved by the Planning Commission, it:

- has dangerous potential for causing instability of the hill site owing to huge excavation, possibly adversely affecting buildings around and below it, including Gafield School.

Please reject the project as approved by the Planning Commission and consider alternatives like those proposed by the Telegraph Hill Dwellers and experts.

Thank you for taking my views into consideration.

cc: Telegraph Hill Dwellers

From: Jen Haeusser [jen.haeusser1977@gmail.com]
Sent: Saturday, November 15, 2014 2:40 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: 115 Telegraph Hill Blvd.

Hello Board of Supervisors,

I am writing this email to ask you to grant our two appeals regarding the plans for 115 Telegraph Hill Blvd. Here are the concerns about how the project would be detrimental to the neighborhood:

- Slope stability concerns due to the huge amount of excavation, which should have been analyzed in the City's environmental review.
- Impacts to views from Pioneer Park and the Filbert Steps
- Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction
- Impacts and possible safety hazards to Garfield School from construction activity that is to be staged at the corner of Filbert and Kearny Streets.
- Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.
- The proposed 3-unit condominium with average unit sizes of 4,000 sq. ft. - plus a 3,767 square foot garage - is not necessary or desirable for Telegraph Hill where the average unit size in the area is slightly less than 1,000 sq. ft.

Thanks so much for taking this into consideration!

Sincerely,

Jennifer Haeusser

From: Patricia Shean [shean@earthlink.net]
Sent: Saturday, November 15, 2014 3:51 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS)
Cc: Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott; THD Planning and Zoning Committee
Subject: Letter in support of 115 Telegraph Hill Blvd. Environmental Appeal

November 14, 2014

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: Letter in support of 115 Telegraph Hill Blvd. Environmental Appeal

Dear Members of the Board of Supervisors,

As a many decades property owner and resident of Telegraph Hill at 1445 Montgomery Street, I write to respectfully urge you to grant the appeal of the Exemption from Environmental Review and require an Environmental Impact Report for the proposed project at 115 Telegraph Hill Boulevard that is one of the most special and unique sites in the City situated at the base of Pioneer Park and Coit Tower along the Filbert Street Steps.

The construction impacts at this very difficult to reach site alone require environmental review. Telegraph Hill Boulevard is a steep, narrow winding road that is different from the rest of the City's normal street grid. Thousands of truckloads of material would be needed to excavate the site for the proposed garage, which will add further to the extraordinary congestion along this well traveled dead-end roadway to Coit Tower.

In addition, the City has failed to analyze, in my opinion, the potential geotechnical and safety issues resulting from the deep excavation, some 30-plus feet into the hill. I am very familiar with the history of landslides and rockslides on Telegraph Hill and am at a loss to understand why the City, to date, has determined that this project is exempt from ALL environmental review.

Finally, the mass of the proposed project is out of scale with existing development on Telegraph Hill and will completely obliterate extraordinary views of Downtown and the northeastern part of the City from the Filbert Steps and stairways and pathways in Pioneer Park that have been so deeply enjoyed by many thousands of visitors as well as residents to this historic and magical place. This too has significant environmental impacts and deserves the analysis brought only by an Environmental Review.

Thank you for considering my comments and please vote to require a comprehensive Environmental Review of this proposed project.

Most Sincerely,

Patricia M. Shean
1445 Montgomery Street
San Francisco, CA. 94133

From: Blair Helsing [blairh@well.com]
Sent: Saturday, November 15, 2014 5:26 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: 115 Telegraph Hill Boulevard hearing; 3 pm, November 18

Dear President Chiu and Members of the Board of Supervisors:

As a homeowner whose property lies within a few yards of the proposed 115 Telegraph Hill Boulevard project, I have the following concerns about this project as it pertains to my property:

- Slope stability, due to the huge amount of excavation proposed, which should have been analyzed in the City's environmental review.
- The project's significant impacts from construction, the geotechnical condition of the site, and design compatibility with the neighborhood.
- Dust, perimeter security and debris control during all phases - whatever the scope of the project eventually approved.

Broader concerns I have include:

- Safety hazards to pedestrians using the Filbert Steps during the years of construction. The sidewalk in front of the proposed project is constantly covered by residents and tourists on foot.
- Impacts and possible safety hazards to the students and staff at Garfield School from construction activity that is to be staged at the corner of Filbert and Kearny Streets.
- Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.

I request that for this project you:

- Require an Environmental Impact Report (EIR).
- Reject the Conditional Use Authorization.
- Reconsider the impacts to views from Pioneer Park and the Filbert Steps, and from the southern slope of Telegraph Hill (south of the proposed project).

Sincerely,
Blair Helsing
Homeowner since May 2002, at
122 Alta St, San Francisco 94133
415-296-0454
blairh@well.com

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106 FW: 115 Telegraph Hill Boulevard

From: Kathleen Dooley [<mailto:kathleendooley@att.net>]
Sent: Saturday, November 15, 2014 6:41 PM
To: kathleendooley@att.net
Subject: 115 Telegraph Hill Boulevard

Supervisors,

As a 25 + year resident of the Filbert Steps, I am very familiar with the location being proposed for a large home at 115 Filbert Street Steps. Working in North Beach for many years and returning home via this route, I, like many others, have noticed how dangerous this spot already is when being crossed as a pedestrian. Vehicles coming up to Coit Tower frequently do not stop as they wind their way up the Hill and the area that must be traversed in order to proceed down the Steps is quite narrow. Construction on such a large scale, requiring a huge amount of excavation and construction equipment, will make a bad situation worse.

In such a world famous historic corridor, scale must be examined in fine detail for the impact any new building would have on the fine grain of the existing structures that are part of the Telegraph Hill Historic District surrounding this site. Clearly, this structure, as proposed, has too great a mass to be considered a good fit for this location. The project needs to be scaled down in order to co-exist harmoniously with its neighbors.

Because of the uniqueness of this location, I urge you to grant the appeal of the Exemption from Environmental Review and require an EIR report on 115 Telegraph Hill Boulevard.

Yours,
Kathleen Dooley
216 Filbert Steps
San Francisco, CA
94133

From: Stan Hayes [shayes@Environcorp.com]
Sent: Saturday, November 15, 2014 6:48 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: 115 TELEGRAPH HILL BLVD APPEALS

Board President David Chiu and Members of the Board of Supervisors –

My wife and I own a house and live at 25 Napier Lane, where we have resided for ten years and I have lived since 1995.

I was a planning commissioner for a town in Marin County for sixteen years. In that time, I experienced many of the same development issues and pressures as you face in judging appeals such as this. Like you, I've had to balance the rights of project proponents with community concerns about project impacts.

I'm sure that you, like me, have found that the best decisions are informed ones. Ones that identify, fairly analyze, and adequately account in advance for the environmental impacts of a project, both seen and unforeseen. Ones that weigh in a balanced fashion the relative merits of reasonable project alternatives, not simply as proposed.

The site of the 115 Telegraph Hill project is an unusually sensitive one. It's located along the narrow, winding, and heavily travelled approach to Coit Tower, one of the San Francisco's most iconic landmarks, reopened after extensive and protective renovation and now once again enjoyed by thousands of visitors and residents.

The City has a strong stake in protecting, and avoiding the interruption of, the visitor experience at Coit Tower and the surrounding Pioneer Park. This means avoiding such damaging impacts as permanent loss of view corridors, unreasonable and protracted traffic delays and disruption during construction, and traffic and pedestrian safety dangers after construction (e.g., driveway access at the top of and directly across the Filbert Steps).

However, this project puts the visitor experience at Coit Tower at risk, among many other reasons, because:

- The buildings will be super-sized, not right-sized for the neighborhood. All three new units, even including the deep mine-shaft garage, will be larger than any other unit within 300 feet.
- Because the buildings are so large, the project will obliterate public views from the Filbert Steps and lower Pioneer Park.
- Construction will be so massive that engineers calculate ten thousand truck trips will be required, disrupting traffic to Coit Tower for months, maybe years. Ten thousand truck trips, by the way, means a truck load leaving the site about every 25 minutes, 8 hours a day, 5 days a week, for a year.

Despite the above and the steep lot, challenging soil conditions, narrow heavily-travelled roadway, an unusually deep and difficult garage excavation, lack of plausible onsite construction staging, potentially dangerous vehicle access across the path of large numbers of pedestrians, and the loss of world-class and historical public views, this project was given a categorical exemption under CEQA.

For a number of reasons detailed in THD's appeal, however, there is a reasonable possibility, maybe even a near-certainty, of significant environmental impacts. Because of the unusual circumstances of this site, no categorical exemption is allowed under CEQA.

My wife and I strongly urge you to overturn the project's categorical exemption from CEQA, instead requiring further environmental analyses of at least the following:

- Size and massing of buildings (e.g., over-sized buildings leading to unnecessary loss of view corridors)
- Traffic safety and circulation (e.g., adverse impacts on Coit Tower visitor traffic, public transit including rider safety at bus stops, and local resident access)

- Geotechnical safety (e.g., adverse impacts on adjoining structures and the Filbert Steps, particularly excavation of a large auto elevator shaft immediately adjacent to the Filbert Steps)
- Construction impacts (e.g., extended periods of delay and access disruption to local residents, visitor traffic, public transit, and concession business)
- View corridors (e.g., loss of views from key visitor locations including incoming and outgoing traffic vantage points, Pioneer Park and the memorial steps leading to it, and the upper Filbert Steps).

We further urge you to require that the environmental analysis consider alternatives to the proposed project, as commonly required under CEQA.

Sincerely,

Stan Hayes

25 Napier Lane
San Francisco, CA 94133
(415) 298-0489 (cell)
<mailto:shayes@environcorp.com>

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From: Julie Jaycox [juljaycox@gmail.com]
Sent: Saturday, November 15, 2014 8:55 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: Fwd: Draft letter for you to send to BOS
Attachments: Jaycox 115 Tel Hill Blvd BofS.docx

President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 115 Telegraph Hill Blvd.

Appeal of Exemption from Environmental Review and Conditional Use Authorization

I am writing in support of the appeals filed by the Telegraph Hill Dwellers and urge you to require an Environmental Impact Report (EIR) for this project. In addition, please reject the Conditional Use Authorization (CUA) that the Planning Commission approved on September 11, 2014.

Besides the fact that this project is grossly over-scaled for the location and the neighborhood, creates a huge reflective glass wall across the south side of Telegraph Hill, blocks panoramic views from most Pioneer Park locations, and is a luxury condominium project that will most likely house people who are rarely in residence, the actual construction of this project will have some extreme effects on the locality. Due to its accessibility from only one street - which is also the only street that accesses Coit Tower - the disruption to the people who live there and the large number of people who visit will be absolute.

This project has ONLY ONE ACCESS POINT - a narrow, heavily trafficked winding road with turnaround available only at the Coit Tower parking lot. Living next to the huge building project on the 200 block of Green Street at Montgomery, I can say from personal experience that the proposed construction project at 115 Telegraph Hill Blvd. will have very significant construction impacts particularly given its difficult to access location, and would likely take a minimum of 2 years. These impacts would include:

€ a deep 30-33 ft excavation that will require multiple dump truck trips arriving empty and being filled, with no off-road loading area, creating dust and dropping debris

€ cement truck traffic with subsequent noisy pouring time, with no off-road parking area

€ excavation may require blasting rock from a substrate known to be crumbly and unstable (look at the hill that fell down above Broadway near Montgomery just a few years ago)

€ cranes to lift in large structural components and the necessity to close the road for each use, crane engines/machinery running the entire visit to the site

€ Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction even with their proposed ³pedestrian tunnel²

€ Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.

Despite these serious impacts, I understand that there has been NO environmental impact study. Remarkably, the Planning Department said it was exempt for all environmental review. I believe a comprehensive study of the obvious construction must be undertaken. In addition, there are likely to be serious impacts to traffic and pedestrian safety that need to be considered before this project is allowed to proceed. There are thousands of people who access this location each year who will be impacted by this project both during construction and after once there is a driveway in a location where a stairway, bus stop and crosswalk all meet. Having worked for years in a location on a street leading to the Tower, I have seen the countless numbers of tourists who climb up and down Telegraph Hill every day, in all seasons. It never stops.

It is also undeniable that the City and Park and Rec should be interested in Coit Tower being a viable and regular income stream. Coit Tower was just reopened after a significant renovation and a new long-term concessionaire. Visitation to Coit Tower has increased and Pioneer Park is being continually groomed to enhance existing views. The planting of native plants is in progress to encourage bee foraging and local bird and animal visits. The 39 bus, after years of being neglected by the MTA, has been rerouted at the bequest of Telegraph Hill residents to wait for tourists in front of Pier 39 to increase ridership up to the top of the hill. But this will all be to no avail if construction of this huge project goes forward on the only street that accesses both this address and Coit Tower.

Given this project's numerous detrimental impacts, I urge the Board to require the preparation of an EIR so that they can be carefully and fully analyzed. Further, as proposed, this project is not ³necessary and desirable² for the neighborhood which is required before a Conditional Use Authorization can be granted.

Please do not allow this monstrous project to disrupt the enjoyment of a gorgeous part of San Francisco's historic Telegraph Hill and the function of a beloved local monument.

Thank you.

Julie Jaycox (via email)
307 Green Street SF CA 94133

--

Art cannot exist without nature. ~Wilhelm Schlegel

Sat

President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

*Re: 115 Telegraph Hill Blvd.
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- excavation may require blasting rock from a substrate known to be crumbly and unstable (look at the hill that fell down above Broadway near Montgomery just a few years ago)
- cranes to lift in large structural components and the necessity to close the road for each use, crane engines/machinery running the entire visit to the site
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Given this project's numerous detrimental impacts, I urge the Board to require the preparation of an EIR so that they can be carefully and fully analyzed. Further, as proposed, this project is not "necessary and desirable" for the neighborhood which is required before a Conditional Use Authorization can be granted.

Please do not allow this monstrous project to disrupt the enjoyment of a gorgeous part of San Francisco's historic Telegraph Hill and the function of a beloved local monument.

Thank you.

Julie Jaycox
307 Green Street SF CA 94133

From: THD Planning & Zoning [pz@thd.org]
Sent: Saturday, November 15, 2014 9:20 PM
To: Board of Supervisors (BOS)
Cc: Vedica Puri
Subject: 115 Telegraph Hill Blvd Appeal
Attachments: Gerry Crowley ltr to BOS.pdf

Please distribute to the members of the Board of Supervisors.

November 15, 2014

President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 115 Telegraph Hill Blvd.
Appeal of Exemption from Environmental Review

Dear President Chiu and Supervisors,

I write to urge you to reverse the Planning Department's determination that the project proposed at 115 Telegraph Hill Boulevard is exempt from environmental review. For all the reasons set forth in the appeal filed by the Telegraph Hill Dwellers (THD), the project is not exempt and requires environmental review.

As a 53-year resident of Telegraph Hill, I have been an active member of THD for over 28 years, serving as its president for 4 terms. I am also the co-founder of the Neighborhood Network, a citywide organization of neighborhood leaders. Intimately familiar with the project site and well versed in the requirements of the California Environmental Quality Act (CEQA), I previously submitted comments to the Planning Commission urging it to delay its action on this project until the Department conducted environmental review of the project's significant impacts.

The project site at 115 Telegraph Hill Boulevard is an unusually sensitive and controversial one. It is located along the narrow, winding, and heavily travelled road to Coit Tower. While serving as president of THD, we prepared extensive studies of the traffic back ups all the way down Lombard Street to Grant Avenue, working with the City to relieve the traffic congestion by rerouting the Coit #39 bus to increase ridership from Pier 39 to the top of the Hill. The proposed project will add to traffic congestion impacts and interfere with the Coit #39 bus, which stops right at the project site. Environmental review is required to study these impacts.

Most of the project will front on the Filbert Steps used by hundreds of people each day as they come up from North Beach, then use the mid-block pedestrian crosswalk to reach the stairways in Pioneer Park leading up to Coit Tower. While serving as president of THD, the community raised the funds required to building these stairways and install the crosswalk. The location of the project's proposed new driveway and curb cut at the very top of the Filbert Steps will force pedestrians to step on to and cross the driveway creating a hazardous condition. Environmental review is required to study the potentially significant Impacts on pedestrian safety and mobility.

The project requires excavation of huge amounts of rock and soil from the approximately 33-foot deep excavation necessitated by the proposed car lift and garage shaft. During the years I have lived on Telegraph Hill, there have been numerous rock falls undermining and damaging buildings. The letter report prepared by eminent consulting geotechnical engineer Lawrence Karp warns of significant geological impacts to buildings and property in the area of the project site. Environmental review is required to study these impacts.

Because the project would block views from the pedestrian stairways and landings of Pioneer Park and from the Filbert Steps, it is inconsistent with the City's plans and policies related to preserving public views from public parks and public open spaces. This will be the first time that buildings on this site will block public views. The previous buildings on the site that were demolished almost 20 years ago provided views over Bill Bailey's cottage and between buildings. The proposed development will forever block the views that have always been enjoyed by the public.

The project clearly requires environmental review under CEQA. I urge the Board to reverse the Planning Department's exemption determination and direct the Department to prepare a legally adequate environmental review document to assess the project's impacts.

Sincerely,

A handwritten signature in cursive script, reading "Gerry Crowley".

Gerry Crowley
7 Fielding St.
San Francisco, CA 94133

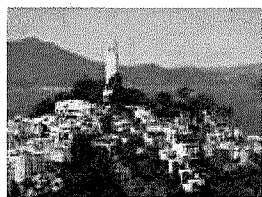
cc: Vedica Puri, President, Telegraph Hill Dwellers

From: WongAIA@aol.com
Sent: Monday, November 17, 2014 6:35 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: APPEAL OF 115 TELEGRAPH HILL BLVD: Pioneer Park---A Special Place

PIONEER PARK: A SPECIAL PLACE

"Everything you can imagine is real." —Pablo Picasso

Granting the Appeals of the 115 Telegraph Hill Blvd Condo Project can be based on technical, geotechnical, construction, public vistas, open space, safety, pedestrian, traffic, transit, General Plan, scale, character and neighborhood compatibility criteria. But the overall planning concept is far simpler. Pioneer Park is a special place for all generations---and has always been deemed so through Pioneer Park's bequest by private citizens, Coit Tower's bequest by Lillie Hitchcock Coit and the SF General Plan's protective objectives and policies.



TO: Board of Supervisors

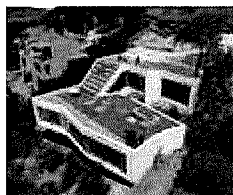
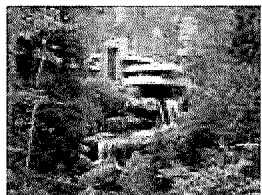
RE: 115 Telegraph Hill Boulevard Condo Project

SUBJECT: SUPPORT GRANTING OF APPEALS

As a native of North Beach and an architect, I have a long history with Pioneer Park and Coit Tower, having worked on both. I founded the Pioneer Park Project in 1995, with designs for a new south terrace and west/ south stairways. I was part of the leadership group that united the Pioneer Park Project, Telegraph Hill Dwellers and public/ private partners. Later, I found original Coit Tower working drawings, by architect Arthur Brown Jr., showing that a south terrace and stairway were part of the 1931 design---but never built due to cost. In other words, Coit Tower's south terrace and stairway were intended as promontory points equal to the northern terrace---with unobstructed public vistas.



The SF General Plan calls for the protection of Telegraph Hill's Mediterranean scale and character, which has economic value. San Francisco's top industry is tourism---16 millions visitors a year and \$8.5 billion annually. In Tripadvisor's 2014 readers' poll of the world's top 25 destinations, San Francisco is number 25. The top world cities are renowned for rich historicism and beauty---like Istanbul (#1), Rome (#2), London (#3), Prague, Marrakech, Paris, Siem Reap, Florence, Barcelona, Budapest, Chiang Mai....



Famous and pricey residential designs are often integrated into slopes and natural settings. Attractive features include terraces, the merger of indoor/ outdoor space, the blending of air, light and views. Stepping down with hilly slopes, buildings gain rooftop terraces and spatial quality.

Unfortunately, the 115 Telegraph Hill Blvd. project has become progressively taller and bulkier over time. In past community meetings, the project sponsor presented buildings well below the height limit, to preserve public view corridors

from Pioneer Park---for residents and visitors alike. The 115 Telegraph Hill Boulevard Project should revisit the direction of earlier designs.

The design does not integrate the sites' sloping topography, contributing to view obstructions. The building does not step down in height with the southerly slope of Telegraph Hill. As a result, the project's west elevation is a huge blank wall---the most public face of the project.

Construction impacts will be huge for residents, businesses, pedestrians, bus riders and motorists by closures of the Filbert stairs and Telegraph Hill Boulevard. Such closures were necessary even for the Pioneer Park Project. As an empty lot, this site has endured years of water runoff, weakening every fissure, void and fracture. At the curve of the road, buses/ cars/ trucks have exerted outward thrust forces on this slope. These and many conditions require an Environmental Impact Report and rejection of the Conditional Use Authorization.

Regards,
Howard Wong, AIA

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106 FW: 115 Telegraph Hill Project Appeals (Planning Case No. 2013.1375C)

From: erichsan@yahoo.com [mailto:erichsan@yahoo.com]
Sent: Monday, November 17, 2014 6:39 AM
To: Board of Supervisors (BOS)
Cc: erichsan@yahoo.com
Subject: 115 Telegraph Hill Project Appeals (Planning Case No. 2013.1375C)

November 16, 2014

President David Chiu and
Members of the Board of Supervisors
San Francisco Board of Supervisors
City Hall
San Francisco, CA 94103

RE: 115 Telegraph Hill Blvd. Appeals (Planning Case No. 2013.1375C)

Dear President Chiu and Members of the Board:

We are writing to vigorously support the appeals to require environmental review and overturn the Conditional Use Authorization for the proposed project at 115 Telegraph Hill Blvd. granted by the Planning Commission on September 11, 2013 (Case No. 2013.1375C). We, as some of the closest and most impacted property owners that sent letters against the project and attended the Planning Commission hearings on July 17 and September 11 2014, have serious concerns about the project, especially about the lack of proper environmental consideration of the massive excavation that could undermine and destabilize our properties.

There are many concerns and questions about this project that have been completely unaddressed because the Planning Department incorrectly exempted the project from environmental review. This project will negatively effect the surrounding properties and iconic landmarks (i.e. Coit Tower, Filbert Steps, Pioneer Park, etc.) and is against the public's interests. Therefore, we are literally dumbfounded that an Environmental Impact Report was not required along with a proper Geo-technical report that includes the full 33.5 feet deep excavation sampling at multiple sites on the property. If the city process fails to properly protect the neighboring property owners by failing to require an Environmental Impact Report, a proper Geo-technical report, and addressing real concerns from neighbors we believe the City may be liable in the event of a minor or catastrophic event due to earth movement, water flow changes, earthquake affects, and/or cracks in properties.

The project proposes a massive excavation 33.5 feet down *directly adjacent* to the Filbert Steps/Coit

Tower/neighboring properties, however the following issue remain unaddressed:

- *The Geo-technical report only samples a few feet and was refuted by a well known engineer, Lawrence Karp, who is familiar with Telegraph Hill and its geologic history;*
- *This large excavation is most likely going to change the water table drainage (there is water on the hill so possibly flooding or dampening neighboring properties);*
- *Movement of the hill during earthquakes will change possibly causing catastrophic results in the future (properties previously did well in the last few earthquakes), liquefaction and hillside sliding potential as seen in other parts of the hill (we are in communication with the USGS at this time);*
- *Property/foundation cracks and movement for the surrounding properties are highly likely, including from inevitable Construction Vibration; and*
- *The cottage at 383 Filbert is a masonry foundation that is connected to all the next door properties - if it moves so will the surround properties.*

Additionally, the proposed changes to "help" neighboring properties put forth by a commissioner at the last hearing would do exactly the opposite. In fact, these proposed changes would instead be detrimental to the neighboring properties and public interest. The changes were to put the public access between 383 Filbert and the new developments due to views from Telegraph Hill Blvd.

- *The concrete pumping that will be staged at Filbert and Kearny Streets next to Garfield Elementary School was not considered by the Planning Department when the Exemption from Environmental Review was issued*
- *The vast majority of people walk up the Filbert Steps - not Telegraph Hill Blvd. which is somewhat dangerous to walk on with the blind corners.*
- *The popular public views would not be blocked from the Filbert Steps by the proposed project.*
-

Please consider the serious concerns of the next door affected neighbors and how this project will affect our lives and properties, and most importantly the public's interest. Many close neighbors (living next to this project - close or bordering the project) feel the Planning Commission did not take into consideration how this massive excavation will adversely affect the neighboring properties and the public interest including staging dangerous cement right next to Garfield Elementary School and neighbors at Filbert and Kearny Streets endangering school children, tourist and residents with notoriously dangerous cement pumping up the Filbert steps (only recently discovered).

We therefore, strenuously request a thorough review with a careful attention paid particularly to the following:

- The excavation to 33.5 feet, drilling, pile driving, construction vibration, water seepage and alterations in drainage patterns of this entire project;
- Conduct a proper Environmental Impact Report;
- Require a proper Geo-technical report looking at the full 33.5 feet deep soil at multiple areas of the property site;
- Answer liability questions and remedies (including insurance and who would be liable during construction or after in perpetuity) if the hill and nearby properties are damaged as a result of this project including water table drainage changes, earth movement, building and foundation cracks, catastrophe caused by the excavation during construction in the future, hillside liquefaction and slides, injury/death, earthquake affects, and third party damage (such as the masonry foundation cottage at 383 Filbert causing movement to neighboring properties).

We are hereby putting everyone involved with this project, including the city and this Board on notice for liability in the event of a catastrophic event caused by this project including earth movement, water flow changes, earthquake affects, injuries/death and cracks in properties if the proper city process fails to properly

protect the neighboring property owners by failing to require an Environmental Impact Report, a proper Geotechnical report, and addressing real concerns from neighbors.

We respectfully request that this the Board grant the appeals and require environmental review and set aside the Conditional Use Authorization until our concerns are addressed.

Sincerely,

Erich Breisacher
391 Filbert Street
For many neighbors on the Filbert Steps and Kearny Street

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106 FW: 115 Telegraph Hill Blvd

From: Barbara Latour [<mailto:barbara.latour@sbcglobal.net>]
Sent: Monday, November 17, 2014 6:45 AM
To: Board of Supervisors (BOS)
Cc: Aaron Peskin
Subject: 115 Telegraph Hill Blvd

17 November 2014

President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 115 Telegraph Hill Blvd.
Appeal of Exemption from Environmental Review

Dear President Chiu and Supervisors:

We are writing to urge you to reverse the Planning Department's determination that the project proposed at 115 Telegraph Hill Boulevard is exempt from environmental review. For all the reasons set forth in the appeal filed by the Telegraph Hill Dwellers (THD), the project is not exempt and requires environmental review.

We have lived on Telegraph Hill nearly 30 years and our home at 5 Montague Place faces directly onto the proposed project. We agree with others that this project requires environment review and is not right for the neighborhood because the buildings will be 4x larger than the average size of units in the area. In addition the size of these buildings will obliterate public views from the Filbert Steps and Pioneer Park. Equally concerning is the massive excavation of over 30 feet into Telegraph Hill. We believe that this could cause significant geological impact to buildings and property in the area of the project site. Thus an environmental review is required to study these impacts.

We urge the Board to reverse the Planning Department's exemption determination and direct the Department to prepare a legally adequate environmental review document.

Sincerely,

Barbara and Tom LaTour
5 Montague Place
San Francisco, California 94133

From: Lance Carnes [lacarnes@gmail.com]
Sent: Monday, November 17, 2014 2:30 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: Appeal of 115 Telegraph Hill Blvd project

Dear Board of Supervisors,

The Planning Commission approved the 115 Telegraph Hill Blvd project on September 11, 2014. However, there are several significant problems with this project itemized below. Most important to me is the three units' design and size incompatibility with the neighborhood.

I urge you to consider and grant the appeals presented by the Telegraph Hill Dwellers.

Lance Carnes
North Beach resident

Requests and significant problems with the 115 Telegraph Hill Blvd project:

- Require an Environmental Impact Report (EIR) to look at the project's significant impacts from construction, geotechnical condition of the site, to public views and design compatibility with the neighborhood.
- Reject the Conditional Use Authorization. The findings required for a CUA cannot be met unless project is redesigned.
- Slope stability concerns due to the huge amount of excavation (please refer to Karp Soil report, attached), which should have been analyzed in the City's environmental review.
- Impacts to views from Pioneer Park and the Filbert Steps
- Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction
- Impacts and possible safety hazards to Garfield School from construction activity that is to be staged at the corner of Filbert and Kearny Streets.
- Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.
- The proposed 3-unit condominium with average unit sizes of 4,000 sq. ft. - plus a 3,767 square foot garage - is not necessary or desirable for Telegraph Hill where the average unit size in the area is slightly less than 1,000 sq. ft.

L Karp geotechnical report:



115 Telegraph LR 11-6-14.pdf

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106FW: Coit Family Letter: Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.
Attachments: CoitFamilyLetter115TelHill_11.16.14.pdf

From: jongolinger@gmail.com [<mailto:jongolinger@gmail.com>] **On Behalf Of** Protect Coit Tower
Sent: Sunday, November 16, 2014 7:42 PM
To: Chiu, David (BOS)
Cc: True, Judson; Board of Supervisors (BOS)
Subject: Coit Family Letter: Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.

Dear President Chiu,

Please see the attached letter from members of the Coit Family supporting the Appeal of Proposed Luxury Condos and Garage Project at 115 Telegraph Hill Blvd.

Sincerely,

Jon Golinger
Protect Coit Tower

www.protectcoittower.org

November 16, 2014

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 115 Telegraph Hill Blvd, Appeal of Exemption from Environmental Review and
Appeal of Conditional Use Authorization

Dear President Chiu and Members of the Board of Supervisors,

I am a cousin of Lillie Coit and write to you on behalf of members of the Coit family from around the country to strongly urge you to grant the Telegraph Hill Dwellers appeals and not approve the plans being proposed for a large luxury condo and a garage project at 115 Telegraph Hill Blvd, which could seriously impact public access to the newly restored Coit Tower.

I can tell you that every member of the Coit family I know is proud to be a part of the great treasure Cousin Lillie left 80 years ago to the City of San Francisco she loved. For many years, my father Chapin Coit participated in various efforts to celebrate Coit Tower's history and continued graceful beauty as part of the San Francisco skyline. Over the last few years I have been honored to be a part of the successful citizen campaign to support the preservation and restoration of the one and only Coit Tower.

This is why it came as quite a shock to learn that, just a few months after reopening Coit Tower to the public following a historic renovation, the Planning Commission, without the benefit of any environmental review, approved the construction of a large luxury condo project and multi-unit garage at 115 Telegraph Hill Boulevard at a pivotal location along the only road up to Coit Tower. If approved, this would have serious short-term and long-term impacts on public access to Coit Tower that should have been thoroughly studied before being approved.

I sincerely hope that clearer heads will prevail and you will decide to take the time to fully and adequately analyze the potential impacts of this by requiring an Environmental Impact Report. Coit Tower is so very important to us all.

Sincerely,

Susie Coit Williams
Debbie Coit Smith
Philip Hersee Coit
Felicia Coit Pasley
Belle Coit Druding
Karen Coit Wozniak
Corey Walker Jones

From: jmoss2@ix.netcom.com
Sent: Sunday, November 16, 2014 8:12 PM
To: Board of Supervisors (BOS); Chiu, David (BOS); Avalos, John (BOS); Campos, David (BOS); Malia.Cohen@sf.gov; Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Cc: pz@thd.org
Subject: 115 Telegraph Hill Blvd, Appeal of Exemption from Environmental Review, Appeal of Conditional Use Authorization, Planning Dept. Case No. 3013.1375CE

Honorable Members of the Board of Supervisors:

Re: 115 Telegraph Hill Blvd., Appeal of Exemption from Environmental Review, Appeal of Conditional Use Authorization, Planning Department Case No. 3013.1375CE

We live at 265 Telegraph Hill Blvd. which is below and West of the proposed project.

We are very concerned about the adverse environmental impacts of the proposed project.

When viewed in light of professional engineer Dr. L. A. Karp's opinion letter to you of November 6, 2014, the proposed 32+ foot deep vertical excavation at or near the top of Telegraph Hill, a land area not noted for its stability, appears to be imprudent absent further review of the geotechnical concerns.

Also, study of how to mitigate the inevitable increase in danger to the considerable foot traffic to and from Coit Tower, across the street from the proposed project, as a result of the 10,000+ truck trips to the project for excavation removal and concrete import (see professional engineer Edwin O'Toole's Oct. 14, 2014 opinion letter to V. Puri, President of the Telegraph Hill Dwellers submitted the Board), which foot traffic will substantially increase due to the inability, caused by the project, to otherwise access Coit Tower, is necessary.

Please grant the Telegraph Hill Dwellers appeal of the Planning Department's determination that the proposed project is exempt from CEQA review and require environmental review following submission of a revised project application. Please also grant the Telegraph Hill Dwellers appeal of the Conditional Use Authorization and overrule the Planning Commission's action approving the Conditional Use Authorization or modify the Conditional use Authorization as requested by the Appellant.

Respectfully submitted,

Jack and Ingrid Moss
265 Telegraph Hill Blvd.
San Francisco, CA 94133

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: FW: 115 Telegraph Hill Boulevard Appeal
Attachments: Jaycox 115 Tel Hill Blvd BofS.docx

From: Julie Jaycox [mailto:juljaycox@gmail.com]

Sent: Sunday, November 16, 2014 8:20 PM

To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott

Subject: 115 Telegraph Hill Boulevard Appeal

President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Re: 115 Telegraph Hill Blvd.

Appeal of Exemption from Environmental Review and Conditional Use Authorization

I am writing in support of the appeals filed by the Telegraph Hill Dwellers and urge you to require an Environmental Impact Report (EIR) for this project. In addition, please reject the Conditional Use Authorization (CUA) that the Planning Commission approved on September 11, 2014.

Besides the fact that this project is grossly over-scaled for the location and the neighborhood, creates a huge reflective glass wall across the south side of Telegraph Hill, blocks panoramic views from most Pioneer Park locations, and is a luxury condominium project that will most likely house people who are rarely in residence, the actual construction of this project will have some extreme effects on the locality. Due to its accessibility from only one street - which is also the only street that accesses Coit Tower - the disruption to the people who live there and the large number of people who visit will be absolute.

This project has ONLY ONE ACCESS POINT - a narrow, heavily trafficked winding road with turnaround available only at the Coit Tower parking lot. Living next to the huge building project on the 200 block of Green Street at Montgomery, I can say from personal experience that the proposed construction project at 115 Telegraph Hill Blvd. will have very significant construction impacts particularly given its difficult to access location, and would likely take a minimum of 2 years. These impacts would include:

€ a deep 30-33 ft excavation that will require multiple dump truck trips arriving empty and being filled, with no off-road loading area, creating dust and dropping debris

€ cement truck traffic with subsequent noisy pouring time, with no off-road parking area

€ excavation may require blasting rock from a substrate known to be crumbly and unstable (look at the hill that fell down above Broadway near Montgomery just a few years ago)

€ cranes to lift in large structural components and the necessity to close the road for each use, crane engines/machinery running the entire visit to the site

€ Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction even with their proposed ³pedestrian tunnel²

€ Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.

Despite these serious impacts, I understand that there has been NO environmental impact study. Remarkably, the Planning Department said it was exempt for all environmental review. I believe a comprehensive study of the obvious construction must be undertaken. In addition, there are likely to be serious impacts to traffic and pedestrian safety that need to be considered before this project is allowed to proceed. There are thousands of people who access this location each year who will be impacted by this project both during construction and after once there is a driveway in a location where a stairway, bus stop and crosswalk all meet. Having worked for years in a location on a street leading to the Tower, I have seen the countless numbers of tourists who climb up and down Telegraph Hill every day, in all seasons. It never stops.

It is also undeniable that the City and Park and Rec should be interested in Coit Tower being a viable and regular income stream. Coit Tower was just reopened after a significant renovation and a new long-term concessionaire. Visitation to Coit Tower has increased and Pioneer Park is being continually groomed to enhance existing views. The planting of native plants is in progress to encourage bee foraging and local bird and animal visits. The 39 bus, after years of being neglected by the MTA, has been rerouted at the bequest of Telegraph Hill residents to wait for tourists in front of Pier 39 to increase ridership up to the top of the hill. But this will all be to no avail if construction of this huge project goes forward on the only street that accesses both this address and Coit Tower.

Given this project's numerous detrimental impacts, I urge the Board to require the preparation of an EIR so that they can be carefully and fully analyzed. Further, as proposed, this project is not ³necessary and desirable² for the neighborhood which is required before a Conditional Use Authorization can be granted.

Please do not allow this monstrous project to disrupt the enjoyment of a gorgeous part of San Francisco's historic Telegraph Hill and the function of

a beloved local monument.

Thank you.

Julie Jaycox (via email)
307 Green Street SF CA 94133

--

Art cannot exist without nature. ~Wilhelm Schlegel

Sum

President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

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Please do not allow this monstrous project to disrupt the enjoyment of a gorgeous part of San Francisco's historic Telegraph Hill and the function of a beloved local monument.

Thank you.

Julie Jaycox
307 Green Street SF CA 94133

From: firouzeh attwood [firouzeh_attwood@yahoo.com]
Sent: Monday, November 17, 2014 7:51 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Cc: pz@thd.org
Subject: 115 Telegraph hill blvd

Dear Board of supervisors,

Please consider the appeals submitted by Telegraph Hill Dwellers regarding the 115 Telegraph Hill Blvd project. I believe that an EIR is absolutely required for this project in light of the amount of excavation and slope stability on the Hill. Furthermore 4000 ft condominiums are neither in character nor desirable on Telegraph Hill. Please resist giving into the economic pressures, which if left unchecked, will eventually destroy the character of this very special part of San Francisco. Thank you.

Best regards,

Firouzeh

From: RamboSF RamboSF [rambosf@hotmail.com]
Sent: Monday, November 17, 2014 9:04 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Breed, London (BOS); Campos, David (BOS); Chiu, David (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Kim, Jane (BOS); Mar, Eric (BOS); Tang, Katy (BOS); Wiener, Scott; Yee, Norman (BOS)
Subject: 115 Telegraph Hill Blvd

November 17, 2014

To: San Francisco Board of Supervisors

RE: 115 Telegraph Hill Blvd, Planning Case # 3013.1375CE
Consideration of 115 Telegraph Hill Blvd appeals – November 18, 2014

As a longtime resident of Telegraph Hill, I would like to encourage you to consider the appeals for the massive project proposed for 115 Telegraph Hill Blvd. I have read many of the concerns regarding the project voiced by my neighbors and the Telegraph Hill Dwellers and agree with them. I know you have seen many of these concerns and won't repeat them.

My main issue with a project of this scale is the impact it will have on the tourist visiting Telegraph Hill and specifically Coit Tower and the historic Filbert Steps. I'm fortunate to live a few doors down from this project and constantly see tourists taking photographs from this area. While the official address of this project is Telegraph Hill Blvd, the reality is that this is part of the historic Filbert Steps. Thousands of tourists walk up "The Steps" monthly and take photographs from this vista. If we box all of the view corridors in the city, there will be no need for the tourists to visit.

Please reject the project as approved by the Planning Commission and consider alternatives like those proposed by the Telegraph Hill Dwellers and experts.

In this case, a slow and prudent review process is strongly encouraged. I'm not anti-project, but the scale of this development is totally wrong for the area. Please visit this area before making a decision that will impact the tourists experience forever. Once we lose these views, the tourists and residents will never be able to get them back.

Sincerely,

Patrick Rylee
307 Filbert Street
San Francisco, CA 94133

Life is not measured by the number of breaths we take, but by the moments that take our breath away.

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: File: 141059, 141060, 141061 and 14106 FW: 115 Telegraph Hill Blvd.
Attachments: SF BOS re 115 Telegraph Hill Blvd.pdf

From: Martie Maierhauser [<mailto:martie@colossalcave.com>]
Sent: Monday, November 17, 2014 9:10 AM
To: Board of Supervisors (BOS)
Cc: Jim & Marilyn Kavanaugh
Subject: 115 Telegraph Hill Blvd.

Board President David Chiu and Members of the Board of Supervisors:

Please see the attached letter regarding the property at 115 Telegraph Hill Boulevard. I write as an executor of the estate of Sheila Black 1424 Kearny Street.

Thank you for your attention.

--

Martie Maierhauser, Director
Colossal Cave Mountain Park
16721 East Old Spanish Trail
Vail, Arizona 85641
(520) 647-PARK (7275)
(520) 647-7204 (Direct)
(520) 647-3299 – Fax
www.colossalcave.com

*Maintaining the unique balance of Colossal Cave Mountain Park—
the land, its history, and its ecosystems—for this and future generations.*



COLOSSAL CAVE MOUNTAIN PARK

On the National Register of Historic Places • Tucson, Arizona

16721 East Old Spanish Trail • Vail, Arizona 85641
(520) 647-PARK (7275) • www.colossalcave.com

November 17, 2014

Board President David Chiu
and Members of the Board of Supervisors
c/o Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

*Re: 115 Telegraph Hill Blvd.
Letter in Support of Environmental Appeal*

Dear Members of the Board of Supervisors,

As the Executor of the Estate of Sheila Black, who resided and owned the property at 1424 Kearny Street, I write to urge you to grant the appeal of the Exemption from Environmental Review and require an Environmental Impact Report for the proposed project at 115 Telegraph Hill Boulevard.

I am seriously concerned that the City has failed to analyze the potential geotechnical and safety issues relating to the proposed excavation for a massive parking garage, which will be over 30 feet deep uphill from 1424 Kearny. I have read the letters dated July 16 and November 6, 2014, from consulting geotechnical engineer Lawrence Karp that delineate Telegraph Hill's long history of slope failures and rockslides, including those on the south side of Telegraph Hill where the estate's property is located. Mr. Karp concludes that "the project as proposed is likely to result in significant potential environmental impacts not only during construction but even after construction..."

I am seriously concerned that the proposed project would pose an unacceptable risk of damage to nearby properties. I urge you to require careful environmental review of the project's potential impacts before it is allowed to proceed.

Thank you for considering my comments. Please vote to grant the appeal and thereby require environmental review of the proposed project.

Sincerely,

Martie Maierhauser, Director

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 11:21 AM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: File 141064, 141065, 141066 and 141067
Attachments: 111614BOSltr.doc

Categories: 141064, 141059

From: Nan Roth [mailto:nanroth88@gmail.com]
Sent: Monday, November 17, 2014 1:48 PM
To: Board of Supervisors (BOS)
Subject: 111614BOSltr.doc

November 17, 2014

Dear Members of the Board:

We are Nan and Nathan Roth, owners of two properties adjoining the project site at 115 Telegraph Hill Boulevard, and we support the appeal of the CEQA Exemption and Conditional Use Authorization.

We own the property adjacent to the entire eastern property line as well as 27.5 feet on the east end of the southern property line—Lots 28 (1436 Kearny Street) and 37 (357 Filbert Street/113 Telegraph Hill Blvd.) of Assessors Block 105. We have been residents of Telegraph Hill since 1958 and 1955 respectively.

We purchased our property at 1436 Kearny, on the southern end of the project site, in 1990, at approximately the same time Tracy Kirkham and Josef Cooper purchased the project site. We are senior citizens in our 80s and full time residents 365 days a year since we are unable to travel due to health issues. There will be no respite for us during the construction of this project, projected to be one and a half years. Our home, c. 1860 and adjacent to the cottage, is 1300 sq. ft. in size, has a partial cellar with exposed rock on the north side. It has reinforced concrete foundations and is fully earthquake retrofitted with a sump pump to carry off water that flows through the rock. In other words, we have done everything possible to be responsible home owners and to protect our home from the elements, but we are in many ways unprepared to deal with some of the consequences of this project—primarily groundwater runoff, vibrations from jack hammering, and disruption of a hillside with a long and well-documented history of instability.

Having survived several months of excavation by the current owners of the project site at 1440-42 Kearny Street, also adjacent to our house, we are acutely aware of the dirt, dust, nerve-wracking jack hammering, and disruption to vehicular access and large volume of water constantly sprayed over the site day after day to control dirt and dust, a serious byproduct of this type of operation. It was only after we complained to OSHA that the contractor began watering that site.

This raises serious problems for us. First, both of us suffer from respiratory problems. Second, none of the documentation that we have seen even mentions the need to water the site continuously, much less what the impact on the downhill properties might be. We have actually had water build up under our house to such an

extent that it broke the seal under our reinforced concrete floor, cracked the concrete in several places and was actually bubbling up through the cracks, flooding our basement—all this from a single unrepaired broken sprinkler head up at Coit Tower. Would this project substantially impact groundwater capacity and flow? We sought help from the City at the time, both in dealing with the water and locating the source, but they were totally unresponsive.

We are appalled that a full geotechnical report has not been required prior to beginning the project review process. **A geo-tech report will ultimately be required and could well contain new information that should have been addressed in the preliminary CEQA review.** The geo-tech report that the project sponsors provided identifies little if any risk associated with this

-2-

project, and omits mention of any stabilization of the hillside following excavation, whereas any reasonably conscientious project sponsor would want to be perceived as aware of the risks and committed to addressing them. This lack of concern worries us. Responsible people would want this information readily at hand if only for their own safety and liability.

Telegraph Hill has a long history of incidents involving soils and rock instability. A building adjacent to an active hillside construction site at Grant and Lombard Streets collapsed on December 28, 1964. A six-month project to stabilize the slope just below the east side of Coit Tower, following a rockslide in 2012, has just started and will be staged from the Coit Tower parking lot. We were evacuated from our apartment on Lower Calhoun Terrace in the winter of 1960-61 when Frieda Klussman's side yard came tumbling down on the buildings at Sansome and Green, a project that Treadwell and Rollo had engineered. Why is this project being passed off as not involving impacts beyond the ordinary?

Also, to the best of our knowledge, **the current plan to move the staging of the excavation work to a site adjacent to the Garfield Elementary School playground, was not included in the project description during preliminary CEQA review and thus could be new information of sufficient relevance to invalidate the CEQA exemption.** Would this not substantially increase the ambient noise levels and expose sensitive receptors to substantial dust and exhaust emissions, both inside and outside of the building? Is the school district aware of this? Have they had an opportunity respond to the proposal? The neighboring residents as well were never told of this plan and given an opportunity to respond.

The size of the excavation alone should be sufficient to bring CEQA into play—25 foot deep drilled pilings below a 30+ foot deep vertical cut in a verified unstable hillside. This project requires diligent management and extreme caution. The prospective developer has no qualifying previous experience and the sellers, who have been masterminding the permitting process, have a history of permit violations and structural problems relating to this and their project on Kearny Street. Thus the burden on those who review and process the application to assure that adequate safeguards are in place exceeds the norm. We hope that the Board recognizes this and will do their part to see that the environmental impacts are fully identified and evaluated.

Please grant this appeal.

Sincerely,

Nan and Nathan Roth
1436 Kearny Street
San Francisco, CA 94133

Dear Members of the Board:

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Please grant this appeal.

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Nan and Nathan Roth
1436 Kearny Street
San Francisco, CA 94133

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 11:26 AM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: File 141064, 141065, 141066, 141067 FW: BOS Hearing of Appeal of 115 Telegraph Hill Blvd. November 18, 2014
Attachments: Letter to Board of Supervisor's 11_17_14.pdf; ATT00001.htm
Categories: 141064, 141059

From: Stan Teng [<mailto:stanarch@earthlink.net>]
Sent: Monday, November 17, 2014 2:58 PM
To: Board of Supervisors (BOS)
Subject: BOS Hearing of Appeal of 115 Telegraph Hill Blvd. November 18, 2014

Dear Ms. Calvillo:

I would like to submit the attached letter to each of the Board of Supervisors in advance and for tomorrow's scheduled hearing of appeal of the Planning Commission's approval of the project at 115 Telegraph Hill Boulevard.

Sincerely,

Stan Teng

Stan Teng /
333 Greenwich St. # 2
San Francisco, CA 94133

17 November 2014

Board President David Chiu
and Members of the San Francisco Board of Supervisors

c/o Ms. Angela Calvillo, Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Subject:

**Appeal of City Planning Commission Approvals for 115 Telegraph Hill Boulevard
(Appeal of Categorical Exemption and Appeal of Conditional)**

Dear President Chiu and Supervisors:

This letter is to express my concern about the required special approvals and the overall design of the proposed project at 115 Telegraph Hill Boulevard.

I live quite near (within 340 feet) of the project site and pass by it at least twice a day and hence have an intimate knowledge of the neighborhood and the site. I am an architect that has lived and worked in San Francisco since 1981 and thus believe I have more than a casual knowledge of the issues.

I am not against a building, but want the right kind of building that has been properly reviewed by The Planning Department and Planning Commission under carefully established procedures to ensure projects of this nature do not detract from the City's environment.

My concerns are for both the City Planning Commission's approval of a Categorical Exemption from Environmental Review and approval of a Conditional Use for the project. In addition and just as importantly, the project does not comply with the Residential Design Guidelines of the SF Planning Code.

Item #1:**Issues with the Conditional Use:**

1. The Planning Code's stated purpose of a Conditional Use is to determine if the proposed use is necessary or desirable to the neighborhood, and whether the use complies with the San Francisco General Plan.

CU Item 1: Number of Units

The developer of the project has publicly stated that his interest in the property is speculative. Therefore, the definition of "necessary" is skewed. It may be necessary to this developer to maximize the size of the units, but units of 4138 to 4583 square feet are out of character, compatibility and affordability of the neighborhood and certainly not necessary. The developer has also publicly stated that there is an absolute need for parking, as these types of units would otherwise not be marketable. Marketability is not "necessary" to the neighborhood and is a result of the developer's choice of programming the project as a high-end luxury development requiring special approvals.

CU Item 2: Parking Exemption

The parking ratios Planning Code of Section 249.49 were developed with good reason for the Telegraph Hill / North Beach Residential Special Use district. Those reasons include the generation of additional traffic by new dwellings and garages and the problems created by the need for garage access including large doors and the effect on the public right of way. Approval of a conditional use for garage might be justified as a "wash" as far as the taking away of street parking but there are important additional consequences that impact the neighborhood including additional traffic at an already heavily trafficked location.

The subject property is located at an important and heavily trafficked juncture of six existing elements; a narrow curving roadway to a major City attraction, a major pedestrian sidewalk used by both for residents and tourists connecting Telegraph Hill to North Beach, a MUNI bus route and passenger stop, a crosswalk connecting the sidewalk to Pioneer Park and the location of two desperately needed street parking spaces. Such a confluence of elements at a single point is not the location for the entrance to a new parking garage.

Unfortunately the project does not offer any mitigation of the impacts of the requested CU items. None of the CU items are of benefit or necessary to the neighborhood and on the contrary would be detrimental to the neighborhood.

Item #2:

Conformance with the Residential Design Guidelines?

Without going into a lengthy detailed analysis of the project in terms of the Residential Design guidelines a number of major incompatibilities with the Guidelines are present:

“Guideline; Protect Major Public Views From Public Spaces” And “Design Building Facades To Enhance And Complement Public Spaces”

It should be noted that the project has two major facades, one facing Coit Tower and Pioneer Park, the other façade facing the Financial District, Chinatown, Russian Hill and Nob Hill as seen from Telegraph Hill or conversely, Telegraph Hill as seen from the Financial District, Chinatown, Russian Hill and Nob Hill. This is a major “postcard” view of Telegraph Hill that will be adversely affected by the proposed project.

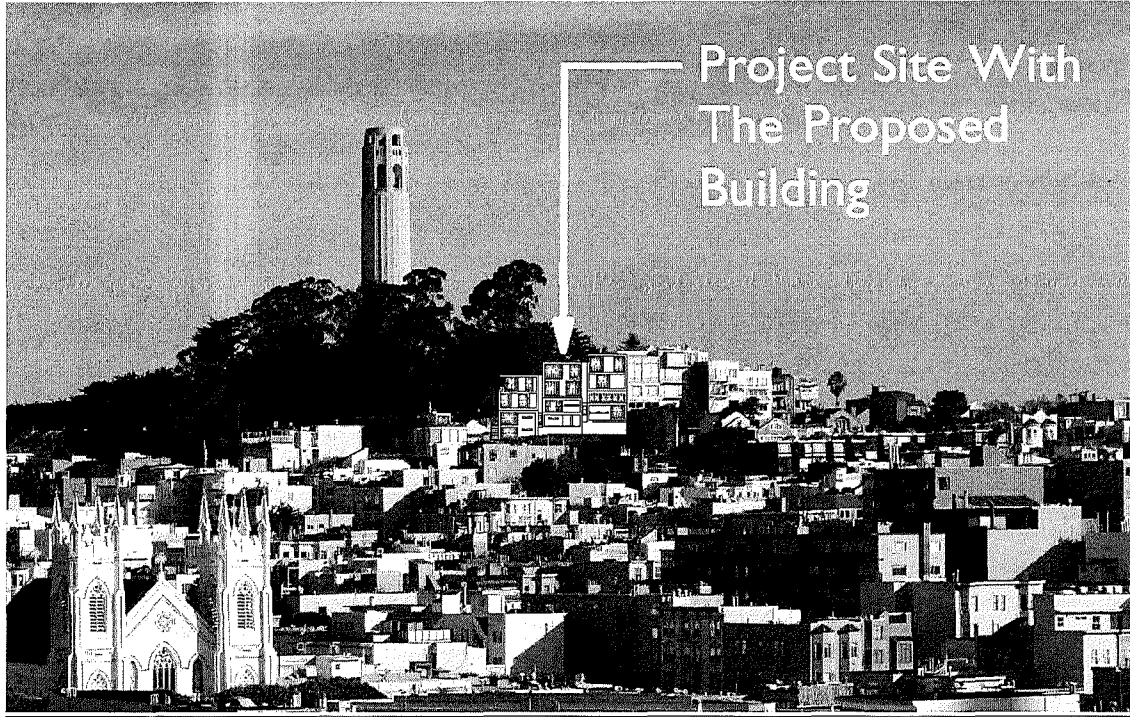
The project’s façade along Telegraph Hill Blvd. resembles the set of “Hollywood Squares” and is overtly out of character and scale with the neighborhood. The rear (South facing) façade is a 4 to 5 story wall of monotonous rectangular patterns and glass that will read within the cityscape as a huge reflective surface as it is facing due south and will receive a great amount of sunlight.

“Guideline; “Design The Scale Of The Building To Be Compatible With The Height And Depth Of Surrounding Buildings”

Please see attached project renderings to understand the out of proportion and size of the development, especially as viewed from the South.

VIEW OF PROJECT OF TELEGRAPH HILL AS SEEN FROM THE
FINANCIAL DISTRICT, CHINATOWN, RUSSIAN HILL AND NOB HILL.





Project Site With
The Proposed
Building

Item #3:**Issues with the Categorical Exemption:**

It is clear this is a major construction project on a unique site , next to one of the most important landmarks in the City. Don't these issues alone indicate that this is not a low impact project?

- These characteristics warrant a detailed review of the impacts of the project on the surrounding environment:
- The project involves a massive amount of excavation to accommodate a car parking elevator 30' below street level.
- The project will be visible from public view from Coit Tower and Pioneer Park.
- The project has an 82' wide façade visible from public view from the Financial District, Chinatown, North Beach and Russian Hill as one looks at Coit Tower.
- The façade contains great amounts of glazing facing due south, which will reflect sunlight for a great portion of the day.
- The construction will require hundreds and hundreds of trips by construction trucks up the narrow, serene and already congested Telegraph Hill Boulevard that leads up to Coit Tower. The weight and impact of the trucks alone will certainly damage Telegraph Hill Boulevard or other surrounding streets. How will these trucks turn around on a narrow road? Will there be a constant column of vehicles driving up and around the Coit Tower parking lot in order to turn around for the downhill trip. This project site is a chokepoint as every vehicle, 39 Coit MUNI bus and most pedestrian visitors must cross this project location.
- It seems so obvious that this project with such intense construction issues in the middle of an historic residential area would not be properly vetted by the Planning Department so that the benefits to a single development project do not come at the expense of almost every single visitor to the City, the City's skyline image and the adjacent moderately scaled historic neighborhood.

There is a reason why this site has been un-built upon (excepting a small cottage) for years, it's not an easy or good building site!

So lets be very careful (proactive) and save both the City and developer from surprises (reactive) later during construction by carefully review (via an EIR) and making sure conditions of good development are understood and specified from the start.

In summary, my concerns about the project may be distilled to these simple points:

1. The special conditions (Conditional Use) being requested are necessary and of benefit only to the speculative project sponsor and are not necessary, with no benefit and are detrimental to the neighborhood and City Public.

2. The project fails to comply with the Residential Design Guidelines especially with respect to:

- Design The Scale Of The Building To Be Compatible With The Height And Depth Of Surrounding Buildings
- Protecting Major Public Views From Public Spaces
- Design Building Facades To Enhance And Complement Public Spaces

3. This is a major construction project on a unique site , next to one of the most important landmarks in the City. Don't these issues alone indicate that this is not a low impact project?

EIR type issues:

- Massive excavation, construction traffic on dead end narrow road.
- Visible from public view from Coit Tower and Pioneer Park.
- 82' wide façade visible from public view from the Financial District, Chinatown, North Beach and Russian Hill as one looks at Coit Tower.
- Great amounts of glazing facing due south will reflect sunlight.
- Site it's not an easy or good building site.
- EIR provides for careful (proactive) review and will save both the City and developer from surprises (reactive) later during construction.
-

Lets be careful (proactive) and save both the City and developer from surprises (reactive) later during construction by carefully review (via an EIR) and making sure conditions of good development are understood and specified from the start.

Sincerely,



Stan Teng
Architect, AIA.

Questions? Call me at 415. 812-2444

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 11:27 AM
To: Lamug, Joy; Carroll, John (BOS)
Subject: File 141064, 141065, 141066, 141067 FW: 115 Telegraph Hill Blvd Appeals

Categories: 141064, 141059

From: Alexander Schuth [<mailto:aschuth@gmail.com>]
Sent: Monday, November 17, 2014 3:00 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Cc: Eva Schuth
Subject: 115 Telegraph Hill Blvd Appeals

Dear Board President Chiu and Members of the Board of Supervisors,

We are writing to express our serious concerns about the proposed construction project at 115 Telegraph Hill Blvd and urge you to grant the appeals filed by Telegraph Hill Dwellers and others.

My wife and I own and live at the apartment building at 1459-69 Kearny Street/401-405 Filbert Street. Together with our three children, we have been living at this location for ten years and recently purchased the property.

Our building is located at the corner of Filbert Street and Kearny Street, less than 150 feet away and directly downhill from the planned construction site. We are seriously concerned that the deep drilling and excavation on the site will lead to instability in the hillside and, consequently, in the foundations of our buildings, with potentially catastrophic outcomes.

We understand that the construction project was approved without an Environmental Impact Report and without a thorough Geo-technical report. For a project of this magnitude, this appears reckless and dangerous to us.

Furthermore, we are highly concerned about extensive construction activity with heavy equipment and material being staged in front of our building at the corner of Filbert and Kearny. We are worried

that this would lead to significant noise and pollution for our tenants and for us and also pose a serious safety hazard for our children and the children from the Garfield Elementary School.

We respectfully request that you carefully assess the risks and environmental impact associated with this project before any approval.

Sincerely,

Alexander and Eva Schuth

1469 Kearny Street

SF, CA 94133

Home: 415-926-5192

Cell: 650-892-7535

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 11:28 AM
To: Carroll, John (BOS); Lamug, Joy
Subject: File 141064, 141065, 141066, 141067 FW: 115 Telegraph Hill Appeal Hearing - Tuesday, November 18, 3:00 pm

Categories: 141064, 141059

From: Susan Wintersteen [<mailto:susan.wintersteen@gmail.com>]
Sent: Monday, November 17, 2014 3:54 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Cc: pz@thd.org
Subject: 115 Telegraph Hill Appeal Hearing - Tuesday, November 18, 3:00 pm

Hello:

I would like to express my great concern about plans for the proposed luxury condominium project at 115 Telegraph Hill Blvd. I have lived at 275 Telegraph Hill Blvd. for over 20 years and am very familiar with the neighborhood and the adverse affect the project would have on Telegraph Hill.

The Planning Commission approved the project on September 11, 2014, ignoring a proposal for an alternative that would have preserved some of the public views from the Filbert Steps and Pioneer Park. In addition, the alternative that was proposed would not have required the inordinate amount of excavation currently proposed which would be over 32 feet deep into the hill raising significant geotechnical concerns.

These are my concerns about the project, and I would like you to consider the impact it would have on access to Telegraph Hill, pedestrian safety, traffic, the park, and stability of the Hill:

- Impacts and possible safety hazards to Garfield School from construction activity that is to be staged at the corner of Filbert and Kearny Streets including noise, pollution and parking and traffic issues.
- We would require an Environmental Impact Report (EIR) to look at the project's significant impacts from construction, geotechnical condition of the site, to public views and design compatibility with the neighborhood.
- Reject the Conditional Use Authorization. The findings required for a CUA cannot be met unless project is redesigned.
- Slope stability concerns due to the huge amount of excavation (a Karp soil

report should have been analyzed in the City's environmental review).

- Impacts to views from Pioneer Park and the Filbert Steps.
- Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction.
- Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.
- The proposed 3-unit condominium with average unit sizes of 4,000 sq. ft. - plus a 3,767 square foot garage - is not necessary or desirable for Telegraph Hill where the average unit size in the area is slightly less than 1,000 sq. ft.

I think the City has a great responsibility to protect Telegraph Hill and not allow projects like this to be developed. I have expressed my concerns and now ask that you grant an appeal of the project.

Thank you,
Susan Wintersteen

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 11:29 AM
To: Lamug, Joy; Carroll, John (BOS)
Subject: File 141064, 141065, 141066, 141067 FW: 115 TELEGRAPH HILL BLVD APPEAL

Categories: 141064, 141059

From: Judi Powell [mailto:kapowsf@att.net]
Sent: Monday, November 17, 2014 4:05 PM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: 115 TELEGRAPH HILL BLVD APPEAL

Dear Board President David Chiu and Members of the Board of Supervisors:

As a resident, parent, pedestrian, and bus passenger on Telegraph Hill, I am writing to urge you to grant the appeal for 115 Telegraph Hill Blvd this Tuesday, November 18, 2014.

I live near Coit Tower, and knowing what a desirable place Telegraph Hill is to live and to visit, I understand that construction is to be expected as new families move into the neighborhood. I never would have imagined, though, that a project of such massive size would be approved without requiring an Environmental Impact Report to study the effects it would have on public safety, Pioneer Park, Garfield Elementary School, public transportation, traffic, tourism and the surrounding buildings.

My family and I walk all over this hill, and like many, we of course gravitate toward Coit Tower and Pioneer Park, one of the few green spaces in this section of the City. I am concerned for the safety of myself, my family, my neighbors, and the countless tourists who would have to navigate around the trucks and equipment during the (at least) two year construction phase of these three enormous condominiums. Walking along or crossing the narrow, sidewalk-less Telegraph Hill Blvd, as I see many do, would be much more hazardous than it already is. And my understanding is that the proposal includes an almost 4,000 square foot garage, which would require digging down over 30 feet into the steep hillside right at the Filbert steps - a main pedestrian route to Pioneer Park. The 115 Telegraph Hill Blvd project should be properly studied to assure that the hillside will remain stable, and that the safety of the great number of people passing through the area directly next to the site, as well as the neighboring buildings, would be protected.

Creating a staging area on the corner of Filbert and Kearny near the entrance to Garfield Elementary School would clearly create safety concerns for the students. Even if they take the bus to school, these kids still must walk up the steep block between Grant Ave and Kearny St. During the long construction they would walk around this staging site at their school entrance, and breathe in the fumes and dust in their small school yard each recess.

If these condos are built as proposed, the problems for pedestrians would not end with construction. After climbing the steep hill and Filbert steps, instead of being rewarded for their efforts with sweeping views of the City, the many residents and tourists walking to Pioneer Park would be met with a wall of three side-by-side 4,000 square foot condos and would be deposited in the one driveway for the three condos at the top of the steps.

Besides the safety issues, the project would have huge negative impacts on the enjoyment and livability of the neighborhood for residents and visitors both during and after construction. The amount of noisy trucks, equipment, dirt and concrete passing back and forth along this narrow boulevard and other staging area Kearny and

Filbert would create a traffic nightmare. The 39 bus and cars would be backed up. And, as always, the construction crew would block driveways. Any construction on the site would cause problems given the location, but the incredible scale of this project as proposed would dramatically increase the number and duration of transportation and noise disruptions. The result would be many more angry commuters, fed up residents and disappointed tourists.

And if they are built as proposed, the condos would impact the face of Telegraph Hill. Three identical side-by-side condos of approximately 4,000 square foot each would be out of place in most of San Francisco. On Telegraph Hill -- with its steep streets, narrow alleys, small scale architecture, and its iconic identity -- this project is especially out of place in style and scale. It would create a large visual block from the bottom of the hill, and obstruct the light, views and openness on way up to and in much of Pioneer Park. The intimate and sloping look and feel of Telegraph Hill, with famous Coit Tower surrounded by Pioneer Park at the top, is one of the major things that draws people from all over the world to San Francisco. The project at 115 Telegraph Hill would stand out like a sore thumb, giving quite a different feel of the hill for those living near, visiting, and looking up at the hill.

This project would benefit so few, and would create tremendous negative impacts for so many. Please consider the concerns regarding the project at 115 Telegraph Hill Boulevard, and grant the appeal so that the numerous and significant safety and livability questions raised by this project can be addressed.

Sincerely,

Judith Powell
2 Whiting St., #1
San Francisco, CA 94133

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 11:32 AM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: File 141064, 141065, 141066, 141067 FW: 115 Telegraph Hill Boulevard - Hearing Date: November 18, 2014
Attachments: BOS.Chiu and Supplemental Geotech Review Comments 11-17-14.pdf
Categories: 141064, 141059

From: Cecilia De Leon [<mailto:cdeleon@reubenlaw.com>]
Sent: Monday, November 17, 2014 4:22 PM
To: Board of Supervisors (BOS)
Subject: FW: 115 Telegraph Hill Boulevard - Hearing Date: November 18, 2014

The previous email bounced back. Please see below. Thank you.

From: Cecilia De Leon
Sent: Monday, November 17, 2014 4:18 PM
To: 'Legislation@sfgov.org'
Cc: Melinda A. Sarjapur
Subject: 115 Telegraph Hill Boulevard - Hearing Date: November 18, 2014

Dear Clerk:

Please find attached an E-copy of the Project Sponsor's Opposition to Appeal – Supplemental Geotechnical Review Comments regarding 115 Telegraph Hill Boulevard. The hard copies along with a CD were sent to the Board of Supervisors office today via messenger.

Thank you for your assistance.

REUBEN JUNIUS & ROSE LLP

Cecilia de Leon
Assistant to **Melinda Sarjapur**
One Bush Street, Suite 600
San Francisco, CA 94104
T. 415-567-9000 ext. 450
F. 415-399-9480
cdeleon@reubenlaw.com
www.reubenlaw.com



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Carroll, John (BOS)

From: Susan Brandt-Hawley [susanbh@preservationlawyers.com]
Sent: Tuesday, November 18, 2014 11:49 AM
To: Lamug, Joy
Cc: president@thd.org; Dan Frattin; James Reuben; nancy shanahan; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); BOS Legislation (BOS); Somera, Alisa (BOS); Watty, Elizabeth (CPC); Barkley, Alice; Carroll, John (BOS); larry karp
Subject: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal
Attachments: Lawrence Karp Response and Photos.pdf; ATT00001.htm
Categories: 141064, 141059

Good morning.

I received the project sponsor's geotechnical rebuttal yesterday, that acknowledges potential environmental impacts (that preclude categorical exemption!) and that we contend also includes a number of inaccuracies. In the very limited time available, Dr. Lawrence Karp has briefly responded. I attach the responsive document that includes some new photographs and further documents Dr. Karp's professional opinions. Please consider the attached and include it in the record for this appeal.

Thank you.

Susan Brandt-Hawley

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

NOV 18 2014

November 6, 2014

Board of Supervisors
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Subject: 115 Telegraph Hill Boulevard, San Francisco
Planning Case No. 2013.1375CE [Block 0105 - Lot 065]
Appeal of [Project] Exemption from Environmental Review

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

Dear President Chiu and Members of the Board:

This letter-report supplements my correspondence of 7/16/14 to City Planning (copy attached) concerning the inadequacy of the geotechnical report for the proposed project at 115 Telegraph Hill Blvd. (the "Project") and elaborates on the fact-based evaluation of the potential environmental impact of the subject Project based on the principal engineering and construction aspects of the Project considered under the California Environmental Quality Act (CEQA) regulations. The City Planning Department determined the Project was categorically exempt from environmental review on 6/10/14 (revised 9/3/14).

In my professional opinion, the Project presents unusual circumstances as there has never before been a vertical excavation more than 10 feet deep in the proximity of the south side of Pioneer Park and Coit Tower. Although the risk of a deep open (not a shaft) excavation should be obvious (as was noted on 7/16/14, the excavation required for the Project is 33 feet deep [per Drawing A3.4 issued 5/19/14; Surface El. +252, bottom foundation scaled El. +219]), the City failed to require the submittal of engineering information related to the stability of the surrounding hillside. Instead, the Planning Department issued a new or revised categorical exemption determination on 9/3/14 and a novel approach was taken by "omitting and voiding from submission" all the architectural drawings showing sections through the building (as shown on Drawing A0.0, Revision 5, 9/16/14) following the Planning Commission hearing on 9/11/14. The Project's design is even more incomplete than before.

However, even though the current section drawings have been omitted by the Planning Department from the submission using words like "pad" in the exemption determination, the excavation still has to be at least 32 feet deep because the rear elevation (Drawing A3.2, Revision 5, 9/16/14) shows the foundation extending to at least El. +220 (scaled) which means excavating to at least 32 feet below the ground surface. Because the submittal was altered, no adequate or useful geotechnic data for the Project was provided to the public or decision makers, violating the standard-of-care for a proper environmental investigation which must include environmental risks.

No information has been submitted to the Planning Department concerning even a projected ways-and-means effort for continuously restraining a 32 or 33 foot deep vertical excavation within an unstable series of the Franciscan formation. Only selected architectural drawings have been submitted, no geotechnic data necessary for a theory of a support system or mitigation of vibrations and the effects of dewatering have been provided, and when questioned about the missing engineering the Project sponsor does nothing more than invite Appellants to assemble and produce for them the necessary data.

In my professional opinion, it is more than a reasonable possibility that a 32 or 33 foot deep dewatered excavation into ground that supports Telegraph Hill Boulevard and Pioneer Park would not only impair lateral and subjacent support along the only access roadway to Coit Tower, but the drawdown due to dewatering alone will significantly affect neighboring properties and leave a latent condition that irreparably relieves lateral and subjacent support along the southern flank of Pioneer Park south of Coit Tower. An open excavation 32 or 33 feet deep along the only road to Coit Tower presents serious hazards to those working on-site as well as those above the building site. Except for Telegraph Hill Boulevard which dead-ends at Coit Tower, the project site is landlocked so because there is no other vehicular access to the site the excavated materials can only be trucked away by multiple trucks that have no choice but to turn around at Coit Tower. The Project site is mapped as being between earthquake induced landslide hazard areas (C&CSF 2000) as shown on the attached map (landslide areas in light blue). The effects of dewatering on adjacent properties, the loss of lateral and subjacent support to the roadway and hillside, the vibrations during breaking and excavating the greywacke, the hazards of working in and under a 32 or 33 foot deep excavation, trucking, and excavating in a landslide hazard zone are all critical environmental concerns.

The adverse environmental impacts from the Project will be significant and no solution is practicable from following codes or regulations (off-site compliance with 2013 SFBC §3307 is not feasible). Once the groundwater table is drawn down, subsequent recharging of the sandstone and joints by rainfall (if that would occur with subterranean drainage behind the garage installed 32 or 33 feet below the existing ground surface) would likely produce weakened ground support conditions surrounding the Project (most of the buildings are more than 100 years old). The probability of altered conditions off-site, and environmental impacts off-site, due to vibrations during breaking and removing blocks of greywacke sandstone, loss of lateral and subjacent support both during construction and later, and drawing down the groundwater table is significant.

The history of Telegraph Hill includes numerous rock falls on its east, north, and south faces even after quarrying by the Gray Bros. terminated approximately 100 years ago. Observations of the predominate sandstone (greywacke) exposed in the rock faces find pervasive fractures with both subhorizontal and subvertical intersecting joint sets with varying spacing of discontinuities in the formation [*KJss*] (Schlocker 1974); minor fine sandstone shale [*ssh*] horizons interbedded with thick to massive sandstone [*ss*] units. The most recent major rockfall occurred northeast of Coit Tower in January 2012. There the latent effects of vibrations from blasting and excavating into the hillside resulted in progressive falls of greywacke sandstone blocks that were separated by interbeds of shale and fine sandstone which erodes with stormwater, letting the blocks loose.

Specifically, on the south facing hillside of Telegraph Hill below the Project site, the hillside that supports Coit Tower and Pioneer Park, there were the major rockfalls in October 1962 and February 2007 and intermittent rockfalls between 1984 and 1998 that were attributed to new construction (Geolith 1998) which included rock sporadically falling from below the condominiums on Vallejo Street. The rockfalls in 2007 resulted in the City declaring the buildings in the area were uninhabitable (SFGate 2007). The Project site is in the same geologic formation [KJss] as is the toe of the greywacke and shale rockfall locations between 1962 and 2007 (below Vallejo between Montgomery and Kearny), as shown in light blue on the attached map (Schlocker 1974). Also indicative of the nexus between site conditions is that the available joint set data of the greywacke at the Project site, and at the 1962-2007 rockfall site, are almost the same (40° or 45° dips to the southwest from similar strikes).

The Planning Department's exemption from environmental review dated 9/3/14 was based on 14 CCR §15301(d) [Class 1, restoration] and §15303(b) [Class 3, six or less dwelling units] but Class 3 exemptions are qualified by location where, if a project may have a significant impact on the environment, an exemption will be disallowed. Categorical exemptions are rebuttable. 14 CCR §15300.2(c) specifically does not apply to projects where there may be a "Significant Effect", i.e. "A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

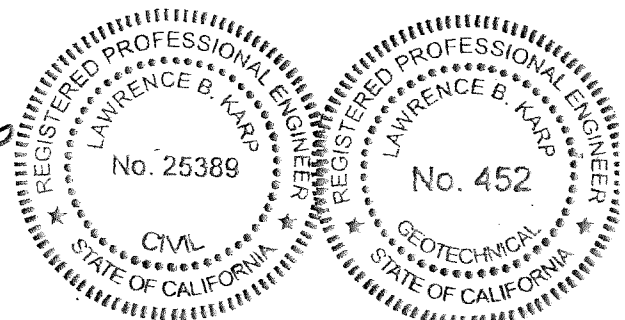
The Project, due to the unusual circumstances of a wide 32 or 33 foot deep open vertical excavation, which radically differs from the general circumstances of projects covered by the granted exemption, 14 CCR §15303(b), and all that is related to the excavation as summarized herein, requires environmental review under CEQA. The stability of the Franciscan formation (greywacke sandstone interbedded with fine sandstone and shale), is affected by water, so the project's dewatering, recharging, subsurface drainage and cyclic recharging by rainfall will surely impact not only the Project's ground environment but buildings in the area, and all of those impacts will be significant. Vibrations and loss of lateral support during construction and after will also significantly impact the Project's environment. Significant effects will arise from the unusual circumstances. The rockfall events discussed herein demonstrating the instability of excavations into Telegraph Hill and the certainty of encountering the same geotechnic conditions during excavating 32 or 33 feet for construction of the planned Project as exists where rock failures and damages have occurred over many years in the toe of the geologic formation, even without dewatering, lead to the inevitable conclusion that the Project is not categorically exempt from environmental review.

In my professional opinion, the Project as proposed is likely to result in significant potential environmental impacts not only during construction but even after construction, as they will be cumulative in service due to impairment of lateral and subjacent support and alterations in the groundwater regime.

Yours truly,



Lawrence B. Karp



LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

Photographs taken

by Lawrence B. Karp

at 240 Lombard SF

January 27, 2012

Permit 2014.02.21.9090

issued based on

January 9, 2013 report for

SF Dept of Public Works

prepared by

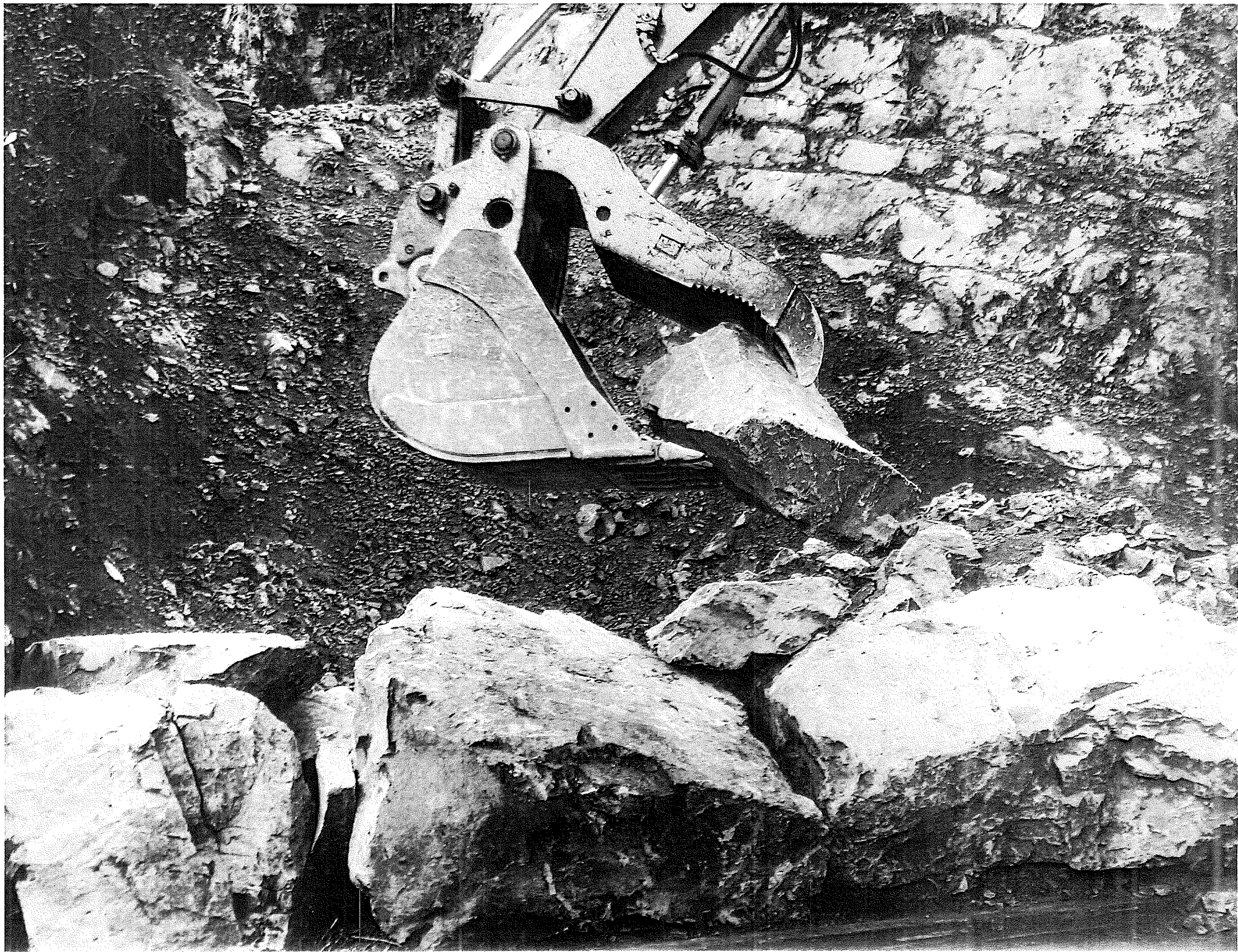
Arup North America

Photos Printed November 18, 2014











COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

November 17, 2014
G5154

Mr. Daniel Frattin, Esq.
REUBEN, JUNIUS & ROSE, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

SUBJECT: Preliminary Geologic and Geotechnical Review Comments
RE: 115 Telegraph Hill Boulevard
San Francisco, California

Dear Mr. Frattin:

With this letter, Cotton, Shires and Associates, Inc. (CSA) is providing you with our initial engineering geologic and geotechnical engineering opinions of the proposed residential development at 115 Telegraph Hill Boulevard, in San Francisco California. In addition, we are providing you with comments in response to two letters submitted by Lawrence B. Karp to the City of San Francisco regarding his opinions with respect to the proposed development's design and construction impacts. Our preliminary opinions are based upon our review of the following:

- Geotechnical Investigation (report), prepared by Earth Mechanics Consulting Engineers, dated June 22, 2013, signed by Mr. Allen Gruen, GE 2147;
- Critique of EMCE Geotechnical Investigation, Letter to Planning Commission, prepared by Lawrence B. Karp, dated July 16, 2014;
- Supplemental Letter to Board of Supervisors, prepared by Lawrence B. Karp, dated November 6, 2014;
- Architectural Plans, prepared by Butler Armsden Architects, latest revision dated September 16, 2014; and
- In addition, we reviewed the site conditions on November 10, 2014 as well as our project files for multiple projects that we have completed in the area.

Northern California Office
330 Village Lane
Los Gatos, CA 95030-7218
(408) 354-5542 • Fax (408) 354-1852

Central California Office
6417 Dogtown Road
San Andreas, CA 95249-9640
(209) 736-4252 • Fax (209) 736-1212

Southern California Office
550 St. Charles Drive, Suite 108
Thousand Oaks, CA 91360-3995
(805) 497-7999 • Fax (805) 497-7933

www.cottonshires.com

slopes along Sansome Street from Union to Alta, as well as the precipitous slopes at 22 Alta Street, and the slopes at Vallejo Street and Montgomery Street. We have not encountered persistent groundwater table in any of these locations. In particular, 115 Telegraph Hill Boulevard is near the top of the hill and, at this elevation, should not support significant groundwater since it is drained by the precipitous quarried slopes on the north and east sides of the hill. In our decades of working on Telegraph Hill, we have not seen evidence for persistent groundwater emanating from any of these slopes. The small excavation at 115 Telegraph Hill, when compared to the immense quarried rock face on the other side of Coit Tower that is completely void of any permanent groundwater seepage, should not result in any alteration of a groundwater table. Thus, we do not believe that there will be any "latent condition that irreparably relieves lateral and subjacent support" to any surrounding properties provided the excavation is properly investigated, designed and supported.

Dr. Karp states (Page 2, second paragraph) that the site is mapped as being between earthquake induced landslide hazard areas, then goes on to state that the effects of dewatering, loss of lateral support, vibrations, the 32 to 33 foot deep excavation, and trucking in a landslide hazard zone are all critical environmental concerns.

CSA Response – Dr. Karp states that the site is between earthquake induced landslide hazard areas. Dr. Karp is correct that the site is located outside of mapped earthquake induced landslide hazard zones. In this case, the hazard zones correspond (and rightfully so) with the old quarried rock faces located 500+ feet to the north, 600+ feet to the east, and 1,000+ feet to the south of the proposed project. Since CSA is responsible for creating landslide hazard maps for many communities, we are keenly aware that the areas between, or outside of, identified hazard zones represent low risk areas with respect to landsliding. With respect to Dr. Karp's second statement about the site being in a landslide hazard zone, we are not aware of the site being mapped in any landslide hazard zone, nor should it be.

Dr. Karp, on Page 2 and 3, opines on the rockfall history of Telegraph Hill. In particular he states that the 2012 rockslide on the northeast side of Telegraph Hill failed in response to the erosion of shale interbeds.

CSA Response – CSA performed a detailed investigation of this failure, and the failure mechanism stated by Dr. Karp is not correct. Our investigation report, on file with the City of San Francisco (Geologic and Geotechnical Investigation, Winthrop at Lombard Street Rockslope, prepared by Cotton, Shires and Associates, Inc., dated May 2014) documents the site conditions and causes/mechanisms of failure and they do not involve shale interbeds.

S.R. 8079

San Francisco Department of Public
Works

240 Lombard Street Rock Slide

Geologic and Geotechnical
Investigation

Final | January 9, 2013

0079/008

~~0076/008~~

This report takes into account the particular
instructions and requirements of our client.

It is not intended for and should not be relied
upon by any third party and no responsibility
is undertaken to any third party.

Job number 225124

Arup North America Ltd
560 Mission Street
Suite 700
San Francisco 94105
United States of America
www.arup.com

RECEIVED

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DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
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2014-02-21-9090

ARUP

vegetated area. The slope has been hardscaped in an asphalt type material (see Figure 4). This area has been partially covered by soil and scrub growth.

2.2 Site History

Residential construction in the area above the site began in the mid-1800s and continued into the late 1930s. The slope areas adjacent to the west and south of the Parc Telegraph building were part of a rock quarry operated by the Gray Brothers in the late 1800s through the early 1900s. Past quarry blasting has contributed to the current slope instability issues impacting the site. Coit Tower was constructed in the mid-1930s.

Review of historic aerial photographs indicates that the site (240 Lombard Street) was previously occupied by industrial buildings, possibly warehouses, prior to and including the 1940s through the 1960s. The warehouses were removed from the site in the 1970s and the property became a parking lot until the early 1990s when the Parc Telegraph complex was constructed, based on our review of aerial photographs.

2.3 Published Geology

According to published geologic maps, bedrock within the site area is generally graywacke sandstone with minor shale interbeds belonging to the Franciscan Assemblage. There is at least one prominent north-striking fault mapped along the east flank of Telegraph Hill near the site. Several other faults are mapped within the Franciscan Assemblage along other portions of Telegraph Hill. An extract from the Geological Map of the San Francisco North Quadrangle is provided in Figure 5.

Isolated pockets of slope debris and/or ravine fill have been mapped near the base of the subject slope. Various geologic map sources have indicated landslides along the eastern flanks of Telegraph Hill near the site (Blake et al., 1974 and 2000; Ellen and Wentworth, 1995; Ellen and Wiczorek, 1988; Hillhouse et al., 1999; Schlocker, 1974; Schlocker et al., 1958 and URS/John A. Blume & Associates, 1974).

2.4 Site Reconnaissance

2.4.1 Site Visit - June 22, 2012

A site reconnaissance visit was made by geologists from the Arup team on June 22, 2012. The rockface and talus slopes were viewed from Winthrop Street adjacent to the rear (southwest) of the Parc Telegraph apartment complex.

The predominate sandstone exposed within the cliff face was observed to contain pervasive fractures with both subhorizontal and subvertical intersecting joint sets.

Shale horizons were observed interbedded with the more massive sandstone units. There appears to be a distinct division in the spacing of discontinuities at the site with the southern half of the exposed rockface being more closely spaced than the northern half.

Discontinuities on the northern half of the exposed face appear to be typically widely to very widely spaced, becoming closely to widely spaced with progression south across the face (see Figure 6 and Figure 7). This fracture spacing variability across the slope likely controls localized failures. Shale horizons were observed interbedded with the more massive sandstone units. Where intersecting discontinuities are widely spaced, larger scale block failures (6 to 8 feet in size) are likely to occur, as seen in the rock fall of January 2012. Closer spaced discontinuities are likely to result in cobble-sized material which dominates the talus slopes at the base of the escarpment.

The intact section of the catchment fence located at the base of the slope was observed. The fence sections damaged during the 2012 rock fall had been removed along with a significant amount of rock fall debris (see Figure 8).

The fence was observed to be constructed using cable tie backs into the rock/talus slope (see Figure 9). The condition of these tie backs at the time of the site walk was variable with some of the cable ties sheared/broken and one rock bolt observed to be protruding out of the rockface. Shotcrete-type slurry concrete was observed at the base of the slope in the vicinity of the fence, used for stabilization of the talus slope as described in Dames and Moore Rock Fence Design memo dated April 1, 1991. Isolated concrete and granite blocks were also noted at the base of the slope (see Figure 9).

Observations of the area at the top of the rockface were completed near the intersection of upper Lombard Street and Telegraph Hill Boulevard. The flat plateau area at the top of the slope remained heavily vegetated (see Figure 4).

There are a significant number of utility service covers located in this area. Four large utility covers are located within the road adjacent to the steps leading up to Pioneer Park (see Figure 10). A series of covers are also located in the small memorial park located within the central part of Lombard Street as it curves into Telegraph Hill Boulevard. The covers (eight identified) follow the curvature of the road, located partially within the sidewalk and grassed area (see Figure 11). The covers were not accessed during this site visit.

There was no distinct evidence of cracking or signs of distress noted within the sidewalk or road area at the time of the site reconnaissance that could be attributed to continued movement of the rockface from the January 23, 2012 event.

Carroll, John (BOS)

From: Daniel Frattin [dfrattin@reubenlaw.com]
Sent: Tuesday, November 18, 2014 12:08 PM
To: Susan Brandt-Hawley; Lamug, Joy
Cc: president@thd.org; James Reuben; nancy shanahan; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); BOS Legislation (BOS); Somera, Alisa (BOS); Watty, Elizabeth (CPC); Barkley, Alice; Carroll, John (BOS); larry karp; John Wallace
Subject: Re: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal
Categories: 141064, 141059

Susan – You have mischaracterized the content of the letter from our geologist, which clearly supports the exemption. We look forward to clearing the air at this afternoon's hearing.

REUBEN, JUNIUS & ROSE LLP

Daniel Frattin, Attorney
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
(Tel:) 415-567-9000 (Fax:) 415-399-9480
(Cell) 415-517-9395
dfrattin@reubenlaw.com

From: Susan Brandt-Hawley <susanbh@preservationlawyers.com>
Date: Tuesday, November 18, 2014 at 11:48 AM
To: "Lamug, Joy" <joy.lamug@sfgov.org>
Cc: "president@thd.org" <president@thd.org>, DANIEL FRATTIN <dfrattin@reubenlaw.com>, James Reuben <jreuben@reubenlaw.com>, nancy shanahan <nshan@mindspring.com>, "pz@thd.org" <pz@thd.org>, "Givner, Jon (CAT)" <jon.givner@sfgov.org>, kate stacy <kate.stacy@sfgov.org>, Marlena Byrne <marlena.byrne@sfgov.org>, "Rahaim, John (CPC)" <john.rahaim@sfgov.org>, Scott Sanchez <scott.sanchez@sfgov.org>, "Jones, Sarah (CPC)" <sarah.b.jones@sfgov.org>, "Starr, Aaron (CPC)" <aaron.starr@sfgov.org>, "Rodgers, AnMarie (CPC)" <anmarie.rodgers@sfgov.org>, "Tam, Tina (CPC)" <tina.tam@sfgov.org>, "Range, Jessica (CPC)" <jessica.range@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, BOS-Supervisors <bos-supervisors.bp2ln@sfgov.microsoftonline.com>, BOS-Legislative Aides <bos-legislativeaides.bp2ln@sfgov.microsoftonline.com>, Angela Calvillo <angela.calvillo@sfgov.org>, "Caldeira, Rick (BOS)" <rick.caldeira@sfgov.org>, "BOS Legislation (BOS)" <bos.legislation@sfgov.org>, "Somera, Alisa (BOS)" <alisa.somera@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, Alice Barkley <abarkley@mckennalong.com>, "Carroll, John (BOS)" <john.carroll@sfgov.org>, larry karp <lbk@lbkarp.com>
Subject: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

Good morning.

I received the project sponsor's geotechnical rebuttal yesterday, that acknowledges potential environmental impacts (that preclude categorical exemption!) and that we contend also includes a number of inaccuracies. In the very limited time available, Dr. Lawrence Karp has briefly responded. I attach the responsive document that includes some new photographs and further documents Dr. Karp's professional opinions. Please consider the attached and include it in the record for this appeal.

Thank you.

Susan Brandt-Hawley

Susan Brandt-Hawley
Brandt-Hawley Law Group
707.938.3900
preservationlawyers.com

Carroll, John (BOS)

From: Susan Brandt-Hawley [susanbh@preservationlawyers.com]
Sent: Tuesday, November 18, 2014 12:15 PM
To: Dan Frattin
Cc: Lamug, Joy; president@thd.org; James Reuben; nancy shanahan; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); BOS Legislation (BOS); Somera, Alisa (BOS); Watty, Elizabeth (CPC); Barkley, Alice; Carroll, John (BOS); larry karp; John Wallace
Subject: Re: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal
Categories: 141064, 141059

Dan — the experts disagree on a number of technical points, reaching differing conclusions from the facts in the record, but the project's potential for environmental impacts is manifest from your geologist's letter. Agreed, let's leave further discussion for the hearing. Thanks. Susan

On Nov 18, 2014, at 12:07 PM, Daniel Frattin <dfrattin@reubenlaw.com> wrote:

Susan – You have mischaracterized the content of the letter from our geologist, which clearly supports the exemption. We look forward to clearing the air at this afternoon's hearing.

REUBEN, JUNIUS & ROSE LLP

Daniel Frattin, Attorney
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
(Tel:) 415-567-9000 (Fax:) 415-399-9480
(Cell) 415-517-9395
dfrattin@reubenlaw.com

From: Susan Brandt-Hawley <susanbh@preservationlawyers.com>
Date: Tuesday, November 18, 2014 at 11:48 AM
To: "Lamug, Joy" <joy.lamug@sfgov.org>
Cc: "president@thd.org" <president@thd.org>, DANIEL FRATTIN <dfrattin@reubenlaw.com>, James Reuben <jreuben@reubenlaw.com>, nancy shanahan <nshan@mindspring.com>, "pz@thd.org" <pz@thd.org>, "Givner, Jon (CAT)" <jon.givner@sfgov.org>, kate stacy <kate.stacy@sfgov.org>, Marlena Byrne <marlena.byrne@sfgov.org>, "Rahaim, John (CPC)" <john.rahaim@sfgov.org>, Scott Sanchez <scott.sanchez@sfgov.org>, "Jones, Sarah (CPC)" <sarah.b.jones@sfgov.org>, "Starr, Aaron (CPC)" <aaron.starr@sfgov.org>, "Rodgers, AnMarie (CPC)" <anmarie.rodgers@sfgov.org>, "Tam, Tina (CPC)" <tina.tam@sfgov.org>, "Range, Jessica (CPC)" <jessica.range@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, BOS-Supervisors <bos-supervisors.bp2ln@sfgov.microsoftonline.com>, BOS-Legislative Aides <bos-legislativeaides.bp2ln@sfgov.microsoftonline.com>, Angela Calvillo <angela.calvillo@sfgov.org>, "Caldeira, Rick (BOS)" <rick.caldeira@sfgov.org>, "BOS Legislation (BOS)" <bos.legislation@sfgov.org>, "Somera, Alisa (BOS)" <alisa.somera@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, Alice Barkley <abarkley@mckennalong.com>, "Carroll, John (BOS)" <john.carroll@sfgov.org>, larry karp <lbk@lbkarp.com>
Subject: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

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Thank you.

Susan Brandt-Hawley

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Carroll, John (BOS)

From: Lamug, Joy
Sent: Tuesday, November 18, 2014 12:17 PM
To: Susan Brandt-Hawley
Cc: Carroll, John (BOS); BOS Legislation (BOS)
Subject: RE: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

Categories: 141064, 141059

Dear Ms. Brandt-Hawley,

Thank you. This will be placed in the Board of Supervisors official File (141059).

Joy Lamug
Legislative Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Direct: (415) 554-7712 | Fax: (415) 554-5163
Email: joy.lamug@sfgov.org
Web: www.sfbos.org

Please complete a Board of Supervisors Customer Service Satisfaction form by clicking [here](#).

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***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.*

From: Susan Brandt-Hawley [<mailto:susanbh@preservationlawyers.com>]

Sent: Tuesday, November 18, 2014 11:49 AM

To: Lamug, Joy

Cc: president@thd.org; Dan Frattin; James Reuben; nancy shanahan; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlana (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); BOS Legislation (BOS); Somera, Alisa (BOS); Watty, Elizabeth (CPC); Barkley, Alice; Carroll, John (BOS); larry karp

Subject: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

Good morning.

I received the project sponsor's geotechnical rebuttal yesterday, that acknowledges potential environmental impacts (that preclude categorical exemption!) and that we contend also includes a number of inaccuracies. In the very limited time available, Dr. Lawrence Karp has briefly responded. I attach the responsive document that includes some new photographs and further documents Dr. Karp's professional opinions. Please consider the attached and include it in the record for this appeal.

Thank you.

Susan Brandt-Hawley

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:34 PM
To: Lamug, Joy; Carroll, John (BOS)
Subject: File 141059 and 141064 FW: 115 Telegraph Hill Blvd - Close Proximity Neighbor SUPPORTS the Appeals of Categorical Exemption and Conditional Use Authorization

Categories: 141064, 141059

From: Jim Yasso [mailto:yasso@surewest.net]
Sent: Monday, November 17, 2014 4:33 PM
To: Board of Supervisors (BOS); Wiener, Scott; Mar, Eric (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Avalos, John (BOS); Campos, David (BOS)
Cc: Yasso, Sandy
Subject: 115 Telegraph Hill Blvd - Close Proximity Neighbor SUPPORTS the Appeals of Categorical Exemption and Conditional Use Authorization

Hearing Date: November 18, 2014

Dear President Chiu and Supervisors:

This letter is submitted to request your support of the Appeals of the Categorical Exemption and Conditional Use Authorization for the proposed building at 115 Telegraph Hill Blvd.

Our home is located at 1454 Kearny Street. The back of our house is only 27.5' from the building site, separated by the back yard of the adjacent property at 381 Filbert.

The major reasons for my support of the Appeals of the Categorical Exemption and Conditional Use Authorization are due to the following:

1) Insufficient Analysis of Unusual Excavation Area - No Plan to Ensure Safety of Neighboring Properties

Given the extent of the proposed excavation on the site (32' deep), the steep slope of the property (sloping toward the back of our house), and the known slide risk that exists on Telegraph Hill; I was shocked that the Planning Dept didn't require a more thorough analysis of underlying soil and rock structures to mitigate risk to neighbors. Foregoing an Environmental Impact Report in an area with known slide risk is negligent. An EIR was a very reasonable hurdle to require of the developer to protect nearby properties and the safety of neighbors.

Related to the excavation, the developer has not submitted any engineering plans to address shoring requirements to avoid earth movement and potential slides on the sheer walls they will create when they excavate 32'. They need plans for shoring during construction and as part of the building design...the architectural plans submitted do not address this issue. They did no test boring to the depth of proposed excavation (or even within 25' of proposed depth) so have no knowledge of the underlying issues and challenges and thus have no Structural Engineering design to mitigate risks.

2) Safety Risks to School Children and Pedestrians Due to Ridiculous Proposal to Stage Concrete Pump Trucks at Filbert/Kearny Intersection

The "new" proposed staging site is right next to Garfield Elementary School and on a highly popular site for tourist photos looking back at Russian Hill!! At the Planning Commission Hearing in September, the project sponsor indicated that they plan to mitigate traffic issues on Telegraph Hill Blvd by staging cement trucks at the intersection of Filbert and Kearny streets and then pumping cement up the hill to the building site. This would generate a dangerous amount of construction traffic and put risky equipment right next to the Garfield Elementary School. This already is a very high traffic area (both pedestrians and vehicles), especially in the mornings and afternoons as parents are dropping off and picking up children for school. The school playground is right next to the area where they would have to park the cement pumpers. Cement pumpers use high pressure and big hoses and are a documented safety challenge for workers (serious injuries and even death)...putting this kind of equipment near a school and in an area with high tourist traffic is a recipe for serious injuries!

How will the parents of children attending Garfield react when they learn more about the plans for this project and the resulting traffic impact and safety risks to their children?

3) Proposed Building Design Too Invasive

The proposed parking elevator and parking area under the proposed building are generating the need for extensive excavation. The excavation means more truck loads of dirt to remove and more cement to pour. This exacerbates the traffic disruptions of this project and highlights the fact that they have insufficient space to execute the present proposed design without major disruptions to traffic, parking, pedestrians, tourists, and the neighborhood overall. The project sponsor could alleviate many of the negative impacts of the new building(s) with a less invasive design that is more complimentary to the neighborhood.

Please consider the above issues and support the appeal of the Categorical Exemption and the appeal of the Conditional Use Authorization at the Hearing on November 18.

Sincerely,

James H. Yasso
1454/1456 Kearny Street

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:35 PM
To: BOS-Supervisors
Cc: Carroll, John (BOS); Lamug, Joy
Subject: File 141059 and 141064 FW: 115 Telegraph Hill

Categories: 141064, 141059

-----Original Message-----

From: Candace Crockett [<mailto:crockett@sfsu.edu>]
Sent: Monday, November 17, 2014 5:07 PM
To: Board of Supervisors (BOS)
Subject: 115 Telegraph Hill

November 17, 2014

RE: 115 Telegraph Hill Blvd. Appeal

Dear Board President David Chiu and Members of the Board of Supervisors:

Since 1996, my husband and I have owned a house and resided at 1305 Montgomery St. within 300 of the proposed massive, 3-unit condominium project at 115 Telegraph Hill Blvd.

The site of the proposed project at 115 Telegraph Hill is unusually sensitive and unique. It's located along the heavily travelled approach to Coit Tower, one of the San Francisco's best known landmarks.

This proposed project will seriously compromise the experience for visitors and residents alike, because the proposed buildings will be vastly out of proportion with the existing scale of development and unit sizes in the area. All three of the proposed new units at approximately 4,000 sq. ft. each, will be many times larger than any other unit within 300 feet or virtually anywhere else on Telegraph Hill. Additionally, because the proposed buildings are so large, the project will obliterate public views from the Filbert Steps and parts of Pioneer Park.

Construction will be so massive that engineers calculate that thousands of truck trips will be required, disrupting traffic to Coit Tower for months, maybe years.

But despite the above and the steep lot, challenging soil conditions, the narrow heavily-travelled roadway, an unusually deep and difficult excavation, and the loss of these public views, this project was given a categorical exemption from environmental review. There is a reasonable possibility of significant environmental impacts.

My husband and I strongly urge you to overturn the exemption from environmental review and require environmental analyses of:

- The size and massing of over-sized buildings leading to unnecessary loss of view corridors; and

- The geotechnical safety such as adverse impacts on adjoining structures and the Filbert Steps, particularly excavation of a large auto elevator shaft immediately adjacent to the Filbert Steps.

Sincerely,

Candace Crockett
1305 Montgomery St.
San Francisco CA 94133
415-781-5526
crockett@sfsu.edu

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:36 PM
To: Carroll, John (BOS); Lamug, Joy
Subject: File 141059 and 141064 FW: 115 Telegraph Hill Blvd - Neighborhood Resident SUPPORTS the Appeals of Categorical Exemption and Conditional Use Authorization

Categories: 141064, 141059

From: Sandy Yasso [mailto:sandyyasso@surewest.net]
Sent: Monday, November 17, 2014 6:38 PM
To: Jim Yasso; Board of Supervisors (BOS); Wiener, Scott; Mar, Eric (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Avalos, John (BOS); Campos, David (BOS)
Subject: 115 Telegraph Hill Blvd - Neighborhood Resident SUPPORTS the Appeals of Categorical Exemption and Conditional Use Authorization

Hearing Date: November 18, 2014

Dear President Chiu and Supervisors:

I respectfully submit this letter to enlist your support regarding the Appeals of the Categorical Exemption and Conditional Use Authorization for the proposed building at 115 Telegraph Hill Blvd.

I am the owner of 1456 and 1454 Kearny Street. Everything about this project is literally "in my backyard." I will be effected by all phases of the development of this property. There is only 27.5' separating the back of my home from the building site, with the small separation of the back yard of the adjacent property at 381 Filbert.

I am a person who sees the daily foot traffic up and down Kearny Street and Filbert Street to access the stairs to Coit Tower. You might be surprised at the number of people who stop before mounting the steps at the top of the hill at that very intersection-- they take pictures of Russian Hill, and of the beautiful view accessible adjacent to Garfield Elementary. Languages besides English are spoken, many people are holding maps, and they stay several minutes at the top of the hill at Kearny and Filbert. Clearly, this intersection is a proud destination in our City.

I am the person who hears the school bells at Garfield Elementary, the number of cars pulling up to drop off children each morning, and the cars returning to pick them up at the end of their school day. I see children recite the Pledge of Allegiance as they assemble on the playground each morning. I hear their happy sounds in play at recess.

I am also the person who witnesses the amount of vehicle traffic that runs on Filbert and Kearny each day, with people parking along the road, and entering and exiting.

I see the value of my location. I am concerned that this importance, and the possible harm that could come to my home and surrounding area, has been overlooked by those pushing for the proposed building at 115 Telegraph Hill Blvd.

I am the person who foresees the risk of negligence that not handling this Appeal properly could effect.

Where is the plan to ensure the safety of my property and my neighbors' properties during preparation and construction?

Where is the EIR?? Other building sites in the City have had EIRs to determine soil and rock structures and provide extensive shoring plans. Where is the boring test? I see nothing of the sort here. Why? A 32' excavation site in an area with a known slide risk requires solid shoring. Where is the soil analysis? Where is the rock structure analysis? Are you willing to risk a slide? How will you protect my home, my neighbors homes, and Garfield Elementary? Where is the shoring plan? Where is the Structural Engineering Design Plan?

Who decided to place Cement Pumpers right next to an Elementary School?

I don't even have a child at Garfield Elementary, and I'm appalled at this new decision. How do you think parents of children attending the school, school staff and administration, and the larger community will react to this ridiculous proposal? I've seen a hose cut loose from a cement pumper truck. In my case, no one was injured. But that's not usually the case. The workers that day were shaken. No wonder. With deep foundations there will be a lot of gravel mixed in to the cement. Flying cement can KILL.

Who decided it was a good idea to place cement trucks in front of the steps to Coit Tower?

Are you planning to block these steps? Many tourists will be disappointed when they can't access the steps from the intersection. But worse, what if they decide they should walk around those trucks and hoses anyway, and something goes wrong? Are you prepared for that liability?

How will you address car traffic and parking on Kearny Street and Filbert Street?

I'm not comfortable driving around huge cement trucks that impede my visibility at the top of the hill, or that impede my ability to get to my own garage. Will you ensure that I can access my own home? Will you ensure that my neighbors can park on the street near their homes? Will my and my neighbors' refuse and recycle cans be able to be picked up by city vehicles? Will delivery trucks be able to access my home and the homes of my neighbors? Will I feel safe being outside my own property?

Who thought that such an invasive design was a good idea for our neighborhood?

We are a neighborhood of homes cradling a tourist destination and hosting a school. This design is so extensive that it completely disrupts our neighborhood, and ruins the wonder of Coit Tower. Having a parking elevator and parking area underneath these large dwelling demands EXTENSIVE excavation. That means truck after truck of dirt and rocks leaving, and load after load of cement to pour. The time required, the risk to our properties, the negative impact on tourism, the life risk to students -- all point to the fact that this project - as it stands - is beyond the capacity of the surrounding environment. We don't have the space to provide such a project, we should not expose the children at Garfield to the risk of cement trucks, we should not negatively impact a terrific tourist area of San Francisco.

What of "In Case of Emergency?"

Do you have a plan to provide emergency vehicles to my neighborhood? How would they get past the Cement and Construction Vehicles? How would you evacuate the school? What if there is an earthquake?

Let's think of a better alternative.

I agree that the property could be very nicely developed as an enhancement to our neighborhood and to Coit Tower. I do not think the current proposal for the property is the way to accomplish that enhancement.

I urge you to look at this as I do -- as a member of this fine community. Please support the appeal of the Categorical Exemption and the appeal of the Conditional Use Authorization at the Hearing on November 18.

Sincerely,

Sandy Burton Yasso
1454/1456 Kearny Street

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:38 PM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: File 141059 and 141064 FW: 115 Telegraph Hill Appeal

Categories: 141064, 141059

From: Merle Goldstone [<mailto:merlegoldstone2@gmail.com>]
Sent: Monday, November 17, 2014 8:55 PM
To: Merle Goldstone
Cc: pz@thd.org
Subject: 115 Telegraph Hill Appeal

Dear Supervisor:

I'm writing to you as a resident of Telegraph Hill to urge you to grant the appeals that the Telegraph Dwellers have requested regarding the proposed condominium project at 115 Telegraph Hill Blvd. I and many others who live near the proposed project feel that it is way too massive for the hill, will significantly impact views from the Filbert Steps and Pioneer Park, and will require extensive construction and excavation at the corner of Filbert and Kearny Streets, construction that will create noise, pollution, parking and traffic issues for nearby Garfield School. The City should require that an Environmental Impact Report (EIR) be done to analyze the project's design compatability with the neighborhood, its construction impacts, the safety hazards to pedestrians using the Filbert Steps during the two more years of construction, and transportation impacts on Telegraph Hill Blvd. which is the well-traveled route to Coit Tower.

We hope we can count on your support.

Sincerely,

Merle Goldstone
289A Union Street

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:39 PM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: FW: Concerns regarding 115 Telegraph Hill Boulevard project

Categories: 141064, 141059

From: Peters, Amanda [<mailto:amanda.peters@ustrust.com>]
Sent: Monday, November 17, 2014 9:15 PM
To: Board of Supervisors (BOS)
Cc: pz@thd.org; blairh@well.com
Subject: Concerns regarding 115 Telegraph Hill Boulevard project

Dear President Chiu and Members of the Board of Supervisors:

My home is very near the project proposed by Jeremy Ricks at 115 Telegraph Hill Boulevard project. I am concerned about this project for the reasons below:

- Project does not match surrounding properties on Telegraph Hill Blvd, Filbert St, Kearny St and Alta St. Project is not complementary to Telegraph Hill residences.
- Proposed excavation may compromise slope stability. The City should have analyzed this properly in its environmental review.
- Dust, perimeter security and debris control during all phases - whatever the scope of the project eventually approved. My son suffers from extreme asthma due to dust allergens. I am worried dust created by the project may be hazardous to his health.
- Safety: proposed construction may compromise safety of pedestrians, students and staff at Garfield School
- Traffic: proposed construction will impact traffic patterns on Telegraph Hill Boulevard

I respectfully request that for this project you:

- Require an Environmental Impact Report (EIR).
- Reject the Conditional Use Authorization.
- Reconsider the impacts to views from Pioneer Park and the Filbert Steps, and from the southern slope of Telegraph Hill (south of the proposed project).
- Consider the safety of existing residents, young students and teachers.

Sincerely,

Amanda Peters

Amanda Peters
Senior Vice President, Private Client Advisor
U.S. Trust, Bank of America Private Wealth Management
555 California Street, 7th floor
San Francisco, CA 94104

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nmls id# 1072888

Office of Supervisory Jurisdiction:
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Newport Beach, CA 92660
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Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:39 PM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: File 141059 and 141064 FW: 115 Telegraph Hill Blvd Planning Case No.2013.137 CE Block 0105 Lot 065

Categories: 141064, 141059

From: Gianfranco Savio [<mailto:info@biordi.com>]
Sent: Monday, November 17, 2014 11:16 PM
To: Board of Supervisors (BOS)
Subject: Re: 115 Telegraph Hill Blvd Planning Case No.2013.137 CE Block 0105 Lot 065

Dear President Chiu and Members of the Board,

My name is Giovanni Savio. My address is 345 Filbert St N.1. I live about 30 yards from the planned above project. I am disturbed that the proposed massive construction of three large units, with deep excavation on a steep sloping hill, not only would bring unforeseen geological alterations that clearly have not been properly addressed when the construction permit was granted, but also would alter the neighborhood as we enjoy it now.

I have read Lawrence B. Karp's extensive reports and I am surprised that such informative and conclusive reports largely have been ignored.

I am even more disturbed by the visual impact that those buildings will have on what is now a very enjoyable part of Telegraph Hill. As shown on the architectural plans there will a solid wall flanking the steps going up from Kearney street. Once at the top, that wall will still be there to block a fantastic view of what is now a favorite photo souvenir taking. Those views will be gone forever. That is without considering the fact that that section of the steps, now a crucial pedestrian walkway to my home and, for untold number of residents and tourists, to this beloved location, will be out of use for about two years. San Francisco has always had a sensible urbanist planning to maintain its attractive architecture look and preserve stunning views: is that consistent with this project?

This project needs a deep revision to be acceptable both to local residents and people who come from everywhere in the world to enjoy one of the finest areas of this of Telegraph Hill.

Thank you for your consideration.

Sincerely,

Giovanni savio

345 Filbert St. N.1
San Francisco Ca. 94133

info@biordi.com

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:43 PM
To: BOS-Supervisors
Cc: Lamug, Joy; Carroll, John (BOS)
Subject: File 141059 and 141064 FW: 115 Telegraph Hill- Neighbor Opposition

Categories: 141064, 141059

From: Lori Coleman [<mailto:lsc94133@yahoo.com>]
Sent: Tuesday, November 18, 2014 8:21 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: 115 Telegraph Hill- Neighbor Opposition

Please note that I am a resident of Telegraph Hill and also have 2 children in school at Garfield Elementary which is located at the base of the proposed 115 Telegraph Hill condo construction project. Please note my husband and I oppose the staging at the base of the Filbert Street Steps since it will greatly disrupt school drop off/pick up, generate noise that will not allow students to focus during the school day, and be unnecessarily dangerous for local kids passing by the staging area.

Respectfully,
Lori Coleman
220 Lombard #216

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 12:46 PM
To: Carroll, John (BOS); Lamug, Joy
Subject: File 141059 and 141064 FW: Colbert steps !!!!

Categories: 141064, 141059

From: Anita Walter [<mailto:amwsanfran@gmail.com>]
Sent: Tuesday, November 18, 2014 8:21 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Subject: Colbert steps !!!!

As you know, the Planning Commission approved the project on September 11, 2014, ignoring our proposal for an alternative that would have preserved some of the public views from the Filbert Steps and Pioneer Park. In addition, the alternative we proposed would not have required the inordinate amount of excavation currently proposed which would be over 32 feet deep into the hill raising significant geotechnical concerns.

Points that you might want include in your email and/or public testimony:

- Impacts and possible safety hazards to Garfield School from construction activity that is to be staged at the corner of Filbert and Kearny Streets including noise, pollution and parking and traffic issues.
- Require an Environmental Impact Report (EIR) to look at the project's significant impacts from construction, geotechnical condition of the site, to public views and design compatibility with the neighborhood.
- Reject the Conditional Use Authorization. The findings required for a CUA cannot be met unless project is redesigned.
- Slope stability concerns due to the huge amount of excavation (please refer to Karp Soil report, attached), which should have been analyzed in the City's environmental review.
- Impacts to views from Pioneer Park and the Filbert Steps
- Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction
- Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.
- The proposed 3-unit condominium with average unit sizes of 4,000 sq. ft. - plus a 3,767 square foot garage - is not necessary or desirable for Telegraph Hill where the average unit size in the area is slightly less than 1,000 sq. ft.

Please DO MESS with our steps !!!!

A. Walter

Sent from my iPhone

Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 1:17 PM
To: Carroll, John (BOS); Lamug, Joy
Subject: File 141059 and 141064 FW: Concerns regarding 115 Telegraph Hill Boulevard project

Categories: 141064, 141059

From: Peters, Amanda [<mailto:amanda.peters@ustrust.com>]
Sent: Tuesday, November 18, 2014 9:08 AM
To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott
Cc: 'pz@thd.org'; 'blairh@well.com'; Brad Peters
Subject: Concerns regarding 115 Telegraph Hill Boulevard project

Dear President Chiu and Members of the Board of Supervisors:

My home is very near the project proposed by Jeremy Ricks at 115 Telegraph Hill Boulevard project. I am concerned about this project for the reasons below:

- **Proposed excavation may compromise slope stability. The City should have analyzed this properly in its environmental review.**
- Project does not match surrounding properties on Telegraph Hill Blvd, Filbert St, Kearny St and Alta St. Project is not complementary to Telegraph Hill residences.
- Dust, perimeter security and debris control during all phases - whatever the scope of the project eventually approved. **My son suffers from extreme asthma due to dust allergens. I am worried dust created by the project may be hazardous to his health.**
- Safety: proposed construction may compromise safety of pedestrians as well as students and staff at Garfield School during the two years of construction.
- Traffic: proposed construction will impact traffic patterns on Telegraph Hill Boulevard

I respectfully request that for this project you:

- Require an Environmental Impact Report (EIR) to understand the proposed project's significant impacts from construction, geotechnical condition of the site, to public views and design compatibility with the neighborhood.
- Reject the Conditional Use Authorization.
- Reconsider the impacts to views from Pioneer Park and the Filbert Steps, and from the southern slope of Telegraph Hill (south of the proposed project).
- Consider the safety of existing residents, young students and teachers.

Sincerely,

Amanda Peters

Amanda Peters
Senior Vice President, Private Client Advisor
U.S. Trust, Bank of America Private Wealth Management
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CA5-705-07-41
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Carroll, John (BOS)

From: Board of Supervisors (BOS)
Sent: Tuesday, November 18, 2014 1:17 PM
To: Lamug, Joy; Carroll, John (BOS)
Subject: File 141059 and 141064 FW: Concerns regarding 115 Telegraph Hill Boulevard project

Categories: 141064, 141059

From: Brad Peters [<mailto:bpeters@birst.com>]

Sent: Tuesday, November 18, 2014 11:00 AM

To: Peters, Amanda; Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott

Cc: 'pz@thd.org'; 'blairh@well.com'

Subject: Concerns regarding 115 Telegraph Hill Boulevard project

Dear President Chiu and Members of the Board of Supervisors:

My home, at 118 Alta Street, is very near the project proposed by Jeremy Ricks at 115 Telegraph Hill Boulevard project. My wife and I are concerned about this project for the reasons below:

- **Proposed excavation may compromise slope stability. Given the issues historically in the neighborhood (landslides), this is quite scary to residents.**
- The design of this building looks nothing like the rest of the hill – which has a unique character in San Francisco. Not to mention, it has the potential to degrade the overall aesthetic of one of San Francisco's gems.
- Traffic: proposed construction will impact traffic patterns on Telegraph Hill Boulevard. The hill is already dense and has significant tourist traffic, this project can considerably worsen the congestion in the neighborhood.

I respectfully request that for this project you:

- Require an Environmental Impact Report (EIR) to understand the proposed project's significant impacts from construction, geotechnical condition of the site, to public views and design compatibility with the neighborhood.
- Reject the Conditional Use Authorization.
- Reconsider the impacts to views from Pioneer Park and the Filbert Steps, and from the southern slope of Telegraph Hill (south of the proposed project).
- Consider the safety of existing residents, young students and teachers.

Sincerely,

Brad Peters
Resident, 118 Alta Street

2:46 pm

From: Board of Supervisors (BOS)
Subject: File 141059 and 141064 FW: 115 Telegraph Hill Blvd

From: Chris [mailto:wcchouteau@gmail.com]

Sent: Tuesday, November 18, 2014 1:59 PM

To: Board of Supervisors (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Tang, Katy (BOS); Yee, Norman (BOS); Breed, London (BOS); Chiu, David (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Wiener, Scott

Subject: 115 Telegraph Hill Blvd

San Francisco Board of Supervisors,

The Planning Commission ignored the neighborhood proposal for an alternative that would have preserved some of the public views from the Filbert Steps and Pioneer Park and would not have required the inordinate amount of excavation currently proposed. There are numerous safety, preservation and aesthetic concerns with the project as approved, not the least of which is the impact on the children attending Garfield School.

I strongly urge you to address the major issues I have with the project:

- Require an Environmental Impact Report (EIR) to look at the project's significant impacts from construction, geotechnical condition of the site, to public views and design compatibility with the neighborhood.
- Reject the Conditional Use Authorization. The findings required for a CUA cannot be met unless project is redesigned.
- Slope stability concerns due to the huge amount of excavation (please refer to Karp Soil report, attached), which should have been analyzed in the City's environmental review.
- Impacts to views from Pioneer Park and the Filbert Steps
- Safety hazards to pedestrians using the Filbert Steps during the two or more years of construction
- Transportation impacts on Telegraph Hill Blvd. during construction including impacts to the No. 39 Coit bus.
- The proposed 3-unit condominium with average unit sizes of 4,000 sq. ft. - plus a 3,767 square foot garage - is not necessary or desirable for Telegraph Hill where the average unit size in the area is slightly less than 1,000 sq. ft.

Thank you for your consideration.

Sincerely,

Chris Chouteau

Carroll, John (BOS)

From: Caldeira, Rick (BOS)
Sent: Wednesday, November 19, 2014 8:37 AM
To: BOS Legislation (BOS)
Subject: FW: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

Categories: 141064, 141059

Please be sure to include all communications in the file(s).

From: Susan Brandt-Hawley [mailto:susanbh@preservationlawyers.com]
Sent: Tuesday, November 18, 2014 12:15 PM
To: Dan Frattin
Cc: Lamug, Joy; president@thd.org; James Reuben; nancy shanahan; pz@thd.org; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Rahaim, John (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Tam, Tina (CPC); Range, Jessica (CPC); Ionin, Jonas (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Caldeira, Rick (BOS); BOS Legislation (BOS); Somera, Alisa (BOS); Watty, Elizabeth (CPC); Barkley, Alice; Carroll, John (BOS); larry karp; John Wallace
Subject: Re: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

Dan — the experts disagree on a number of technical points, reaching differing conclusions from the facts in the record, but the project's potential for environmental impacts is manifest from your geologist's letter. Agreed, let's leave further discussion for the hearing. Thanks. Susan

On Nov 18, 2014, at 12:07 PM, Daniel Frattin <dfrattin@reubenlaw.com> wrote:

Susan — You have mischaracterized the content of the letter from our geologist, which clearly supports the exemption. We look forward to clearing the air at this afternoon's hearing.

REUBEN, JUNIUS & ROSE LLP

Daniel Frattin, Attorney
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
(Tel:) 415-567-9000 (Fax:) 415-399-9480
(Cell) 415-517-9395
dfrattin@reubenlaw.com

From: Susan Brandt-Hawley <susanbh@preservationlawyers.com>
Date: Tuesday, November 18, 2014 at 11:48 AM
To: "Lamug, Joy" <joy.lamug@sfgov.org>
Cc: "president@thd.org" <president@thd.org>, DANIEL FRATTIN <dfrattin@reubenlaw.com>, James Reuben <jreuben@reubenlaw.com>, nancy shanahan <nshan@mindspring.com>, "pz@thd.org" <pz@thd.org>, "Givner, Jon (CAT)" <jon.givner@sfgov.org>, kate stacy <kate.stacy@sfgov.org>, Marlena Byrne <marlena.byrne@sfgov.org>, "Rahaim, John (CPC)" <john.rahaim@sfgov.org>, Scott Sanchez <scott.sanchez@sfgov.org>, "Jones, Sarah (CPC)" <sarah.b.jones@sfgov.org>, "Starr, Aaron (CPC)" <aaron.starr@sfgov.org>, "Rodgers, AnMarie (CPC)" <anmarie.rodgers@sfgov.org>, "Tam, Tina (CPC)" <tina.tam@sfgov.org>, "Range, Jessica (CPC)"

<jessica.range@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, BOS-Supervisors <bos-supervisors.bp2ln@sfgov.microsoftonline.com>, BOS-Legislative Aides <bos-legislativeaides.bp2ln@sfgov.microsoftonline.com>, Angela Calvillo <angela.calvillo@sfgov.org>, "Caldeira, Rick (BOS)" <rick.caldeira@sfgov.org>, "BOS Legislation (BOS)" <bos.legislation@sfgov.org>, "Somera, Alisa (BOS)" <alisa.somera@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, Alice Barkley <abarkley@mckennalong.com>, "Carroll, John (BOS)" <john.carroll@sfgov.org>, Larry Karp <lbk@lbkarp.com>

Subject: Response to Geotechnical Submission re 115 Telegraph Hill Boulevard - California Environmental Quality Act Appeal

Good morning.

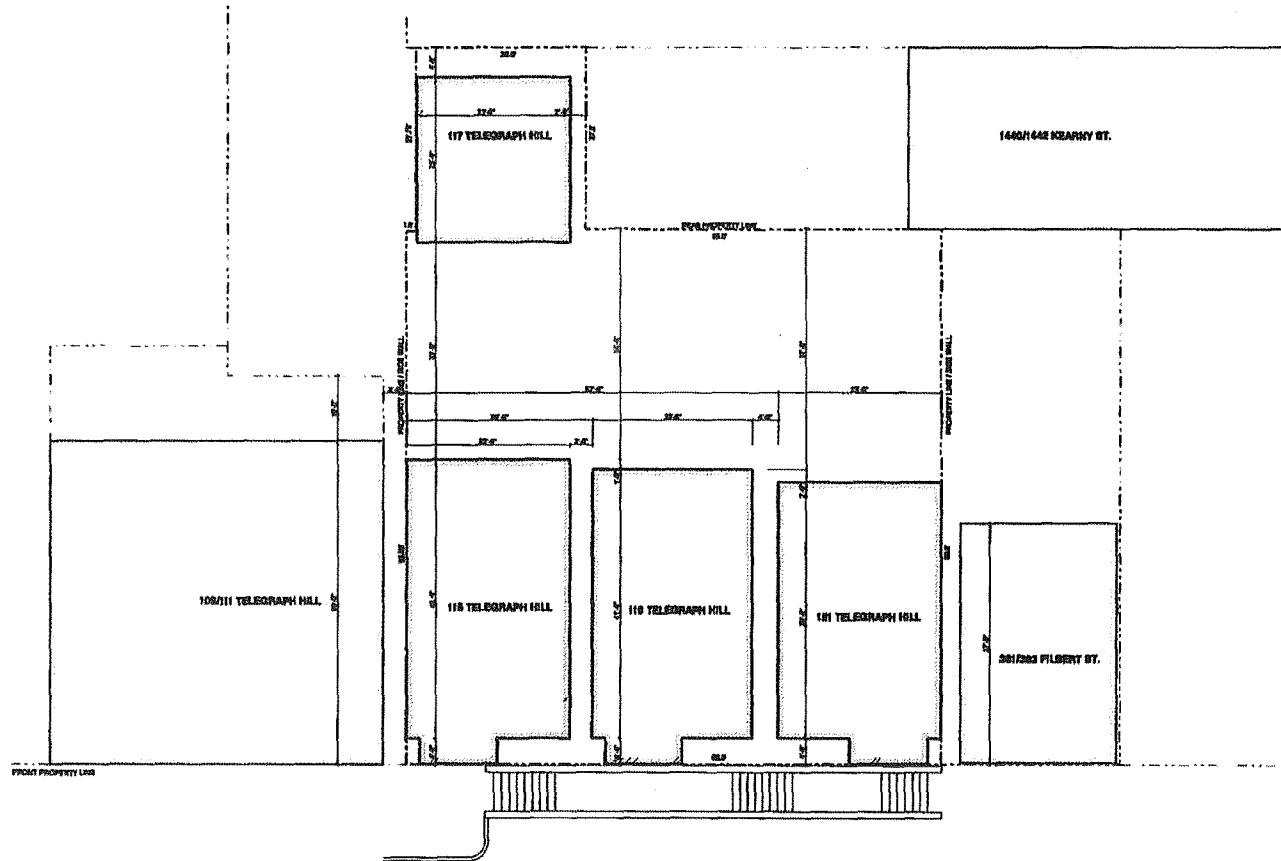
I received the project sponsor's geotechnical rebuttal yesterday, that acknowledges potential environmental impacts (that preclude categorical exemption!) and that we contend also includes a number of inaccuracies. In the very limited time available, Dr. Lawrence Karp has briefly responded. I attach the responsive document that includes some new photographs and further documents Dr. Karp's professional opinions. Please consider the attached and include it in the record for this appeal.

Thank you.

Susan Brandt-Hawley

Susan Brandt-Hawley
Brandt-Hawley Law Group
707.938.3900
preservationlawyers.com

Susan Brandt-Hawley
Brandt-Hawley Law Group
707.938.3900
preservationlawyers.com



PROPOSED SITE PLAN

115 TELEGRAPH HILL
SAN FRANCISCO, CA

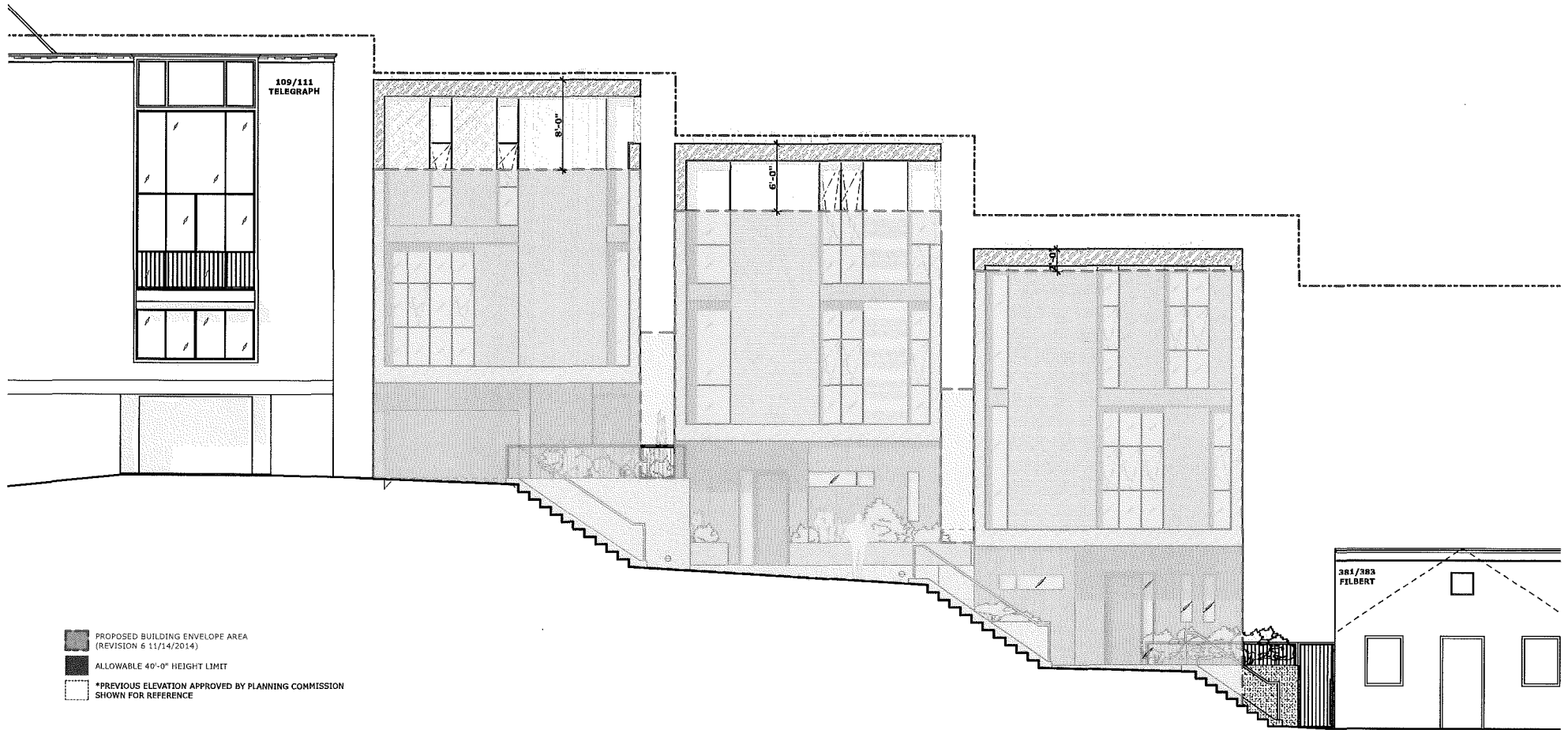
Butler Armoden



RENDERING

115 TELEGRAPH HILL
SAN FRANCISCO, CA

Buller Armadon
ARCHITECTS



FRONT ELEVATION DIAGRAM: MASSING REDUCTIONS

115 TELEGRAPH HILL
PLANNING COMMISSION HEARING
SEPTEMBER 11, 2014

ADDITIONAL CONDITIONS OF APPROVAL
115 Telegraph Hill Boulevard
November 18, 2014

1. Along the Filbert Street stair frontage of the property, a well-lit and naturally ventilated pedestrian tunnel shall be erected for the duration of the construction period to ensure the safety of person using the Filbert Steps stairs.
2. A flag-person will be permanently stationed at the top of the Filbert stairs at the entry point to the site. Additional flag-persons shall be stationed during the excavation and concrete pour phases to ensure the safety of vehicles approaching the blind curve of Telegraph Hill Boulevard in both directions. These persons shall be responsible for monitoring and ushering construction equipment as well as pedestrian and vehicular traffic to minimize potential conflicts.
3. All trucks waiting to unload material shall be staged at a location offsite to avoid queuing of construction trucks on Telegraph Hill Boulevard. The off-site truck queuing locations shall be determined in consultation with the neighbors. Deliveries shall be made before 4:00 pm on weekdays to avoid the PM peak traffic periods on Columbus Ave. To the extent feasible, trucks shall be routed to avoid Columbus Ave.
4. Construction vehicles shall use the staging area provided on site and shall be prohibited from using the Coit Tower parking lot for construction staging or queuing of construction vehicles.
5. All applicable weight limits on access roads to and from the site shall be observed and adhered to.
6. Until the building is fully enclosed, no construction activity shall be permitted between 5:00 pm and 7:00 am during weekdays or on Saturday. No construction shall be permitted on Sundays and legal holidays recognized by the City and County of San Francisco. All construction activities shall comply with the San Francisco Noise Ordinance (Police Code Article 29, and in particular Section 2907).
7. No construction workers, delivery trucks, tradespersons, project design professionals, vendors or any other persons involved in any manner with the construction activities, including but not limited to architects, shall utilize the Coit Tower parking lot, but shall instead park at designated parking garages and be shuttled to and from the job site.
8. Prior to commencing construction, the contractor and project sponsor shall provide detailed construction plans including, but not limited to, the truck routes, the off-site location for truck queuing, phasing of construction and each duration, and the estimated number of truck trip for each phase of the construction, to the Transportation Advisory Staff Committee (TASC), which includes the San Francisco Municipal Transportation Agency (SFMTA), Police Department (SFPD), Fire Department (SFFD), Department of Public Works (DPW) and Planning Department. In addition to TASC, the project sponsor shall also submit such plans to and inform the Recreation and Park Department (RPD), the Department of Building Inspection (DBI) and the construction contractors of any concurrent nearby projects in order to manage traffic congestion and pedestrian circulation effects and safety during construction of the project.

9. Prior to commencing construction, the project sponsor shall consult with Garfield Elementary School and the San Francisco Unified School District, the residents on Assessors' blocks 86, 105 and 104 and within 300 feet of the project site before finalizing the construction staging, traffic and truck route plans, including (a) a schedule of delivery times and dates during which construction materials are expected to arrive; and (b) methods to be used to monitor truck movement onto and out of the building site so as to minimize traffic and pedestrian conflicts on Telegraph Hill Boulevard, Filbert Street and Kearny Street.

10. Muni access to Coit Tower shall be maintained at all times throughout construction.

11. Stewardship of landscape areas in the public domain and the Filbert Street stairs along the property frontage shall be maintained by the owners of the subject property, subject to the approval and appropriate agreements with the RPD, DPW and DBI.