

REUBEN, JUNIUS & ROSE, LLP

November 21, 2016

Delivered By Email and Messenger

President London Breed and Supervisors
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

**Re: Appeal of Tentative Map - 875 California Street/770 Powell Street
Board of Supervisors File: 161212
Hearing Date: November 29, 2016
Our File: 7849.03**

Dear President Breed and Supervisors:

This office represents Grosvenor Americas (“**Grosvenor**”), a developer with a 340 year history of delivering refined buildings in special urban locations. Grosvenor’s project at 875 California/770 Powell (the “**Site**”) will replace an unattractive parking garage and surface parking lot with a new, very high-quality 44-unit building designed by Robert A.M. Stern Architects, which designs prominent buildings throughout the world (the “**Project**”). The Project provides a beautiful landscaped entry courtyard with seating wall and a strong street front presence that echoes the surrounding historic buildings and will contribute to the vitality of the area.

Grosvenor began the approval process for this 44-unit building more than two years ago culminating in unanimous approval by the Planning Commission on April 7, 2016. No appeals were filed for either of the Project’s entitlements.¹ After the Project was unanimously approved, Grosvenor initiated the subdivision process. Before this Board is an appeal of the approval of the vesting tentative map for the Site. The map meets the City’s requirements, has been reviewed and approved by all relevant City departments, and was properly granted. Even Appellant Sandra Pershing does not assert any specific defects in the map. Therefore, we respectfully request that the appeal be denied.

¹ The Project received conditional use authorization to permit construction of a building exceeding 50 feet in height in an RM District pursuant to Planning Code Section 253, to exceed bulk limits under Section 270, and for approval of a garage entry on California Street as required by Section 155. It also received a variance for a non-code-compliant rear yard and for four garden level units that do not meet exposure requirements.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
Chloe V. Angelis | Louis J. Sarmiento | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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A. Project Authorization and Tentative Map Approval

The Project was unanimously approved by the Planning Commission on April 7, 2016. Before the hearing, the Project was presented at numerous community and individual outreach meetings. It received considerable support from the neighborhood, including support letters from the Nob Hill Association (**Exhibit A**), the Fairmont Hotel (**Exhibit B**), the Masonic Auditorium (**Exhibit C**), the University Club (**Exhibit D**), the Housing Action Coalition (**Exhibit E**), and a support petition and letters from individual neighbors (**Exhibit F**).

The Appellant was provided notice of the Planning Commission hearing, but did not oppose the Project. After the Project was unanimously approved, Grosvenor initiated the subdivision process. The City and County Surveyor and the Planning Department's Zoning Administrator each determined that the Project's tentative map met all applicable legal standards, and the Department of Public Works approved the tentative map on October 24, 2016. The Department of Public Works' approval is appealed here.

B. Appellant Does Not Raise Any Issues Regarding Map Approval

The only issue here is the Department of Public Works' decision to approve a vesting tentative map that permits subdividing the Site. Appellant does not point to any defect in the map or issue with subdividing the Site. Instead, she asserts that the subdivision "would further negatively impact our fragile neighborhood." The Project was exhaustively vetted during the project-approval process, including both the design of the building and how pedestrian, bicycle, vehicle and trolley traffic could all coexist without negatively impacting the neighborhood. These issues were again thoroughly reviewed by the Planning Department as part of its consideration of the vesting tentative map. Subdividing the Site will allow Grosvenor to contribute 44 for-sale dwelling units, including 30 two-bedroom and 5 three-bedroom units, drawing families looking for new homes to this formerly underutilized corner.

C. Conclusion

Grosvenor began the approval process for this 44-unit building more than two years ago. Since that time, it has worked diligently with neighbors, the Planning Department, and the Department of Public Works to design a building that addresses the City's lack of family-sized housing and complies with all applicable laws – including the Subdivision Map Act. Therefore, we respectfully request that this Board uphold the Department of Public Works' decision.

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President London Breed and Supervisors
San Francisco Board of Supervisors
November 21, 2016
Page 3

I look forward to presenting this matter to you on November 29, 2016. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

cc: Supervisor John Avalos
Supervisor David Campos
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Aaron Peskin
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee
Angela Cavillo, Clerk of the Board
Bruce Storrs, Public Works
Marcelle Boudreaux, Planning Department
Sandra S. Pershing, Appellant
Grosvenor Americas, Project Sponsor

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REUBEN, JUNIUS & ROSE, LLP

Exhibit List

Exhibit A – Nob Hill Association Letter of Support

Exhibit B – Fairmont Hotel Letter of Support

Exhibit C – California Masonic Auditorium Letter of Support

Exhibit D – Board of Directors of the University Club Letter of Support

Exhibit E – Housing Coalition Endorsement and Report Card

Exhibit F – Support Petition and Individual Letters of Support

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EXHIBIT A



OFFICERS

Barbara Mount
PRESIDENT

Michael Daicr
VICE PRESIDENT

Judith Droz Keyes
TREASURER

Stan Landfair
SECRETARY

BOARD OF DIRECTORS

Philip Alford
Sandra Assar
Hudson Bell
Mary Ray Brophy
Allan Casalou
Gregory Cheng
Anne Chognard
Christina Deeb
Michael Deeb
Maarten Drenth
John Doremus
Homer Dunn
Lorre Erlick
Stephen R. Farrand
Serena Fritz-Cope
Greg Galanos
Richard J. Guggenlime
Israel Hernandez
Frances L. Hildebrand
Phillip S. Hogan
Thomas E. Horn
Gail Isono
Thomas Klein
David L. Lefkowitz
Brandy Marts
Glen Nelson
Joseph Omran
Nicki Parisi
Torey Presti
Dillon Rogers
Harriet Ross
Rupert Scammell
Todd Stein
William Terrell
Yo Yoshida

DIRECTORS CIRCLE

Lorraine C. Baxter
Robert R. Baxter
John Cope
Dan Finnane
Harriet Meyer Quarre
Christine Selle
Adrianna Pope Sullivan
Angela Waite

March 31, 2016

Ms. Marcelle Boudreaux
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear Ms. Boudreaux,

On behalf of the Nob Hill Association, I am writing to express support for the Grosvenor Americas project at 875 California and 770 Powell Streets (the southeast corner of California and Powell).

As you know, the Nob Hill Association is the oldest neighborhood association in the City. We seek to provide constructive input to the Commission for its evaluation of projects in the approval process. We are pleased to contribute to the Commission's deliberations here.

The developer and other sponsors of this project have made several presentations to our Board of Directors as it has progressed through the planning process. There is a consensus among our Board that the project will result in an improvement to our neighborhood. We are pleased that the project will make constructive use of a plot that has been vacant for many years and will add attractive housing units to the neighborhood without the additional strain on traffic, parking or other infrastructure or resources that commercial development would bring.

Thank you for your attention to our views.

Sincerely,

Barbara Mount
President, Nob Hill Association

cc: Rodney Fong, President

Dennis Richards
Cindy Wu
Christine Johnson
Michael Antonini
Kathryn Moore
Rich Hillis
Jonas Ionin

EXHIBIT B

Fairmont

HOTELS & RESORTS

March 9, 2016

THOMAS A. KLEIN
*Regional Vice President & General Manager
California Region*

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear President Fong,

On behalf of The Fairmont San Francisco I am writing to express our support for Grosvenor Americas' proposed condominium project at 875 California and 770 Powell Streets in Nob Hill.

The planned location - at the southeast corner at the intersection of California and Powell Streets - is kitty corner to our establishment, which makes the project's success vital to the Fairmont. This crossroads is a special place in San Francisco and we are confident the building will enhance it, providing a better experience for neighbors, businesses and tourists alike. The proposed housing is clearly a higher and better use of the land than the existing under-utilized parking lot: an eyesore interrupting one of our most iconic vistas.

From the outset, Grosvenor has enthusiastically included the community in the planning process. The project sponsor has contacted me multiple times throughout the planning process as well as meeting me on two separate occasions to solicit feedback and to provide updates about the project. We have been impressed by their attitude and willingness to hear - and respond to - possible concerns from the neighborhood.

After multiple opportunities to hear from Grosvenor and review its proposal, I am confident the project will benefit the neighborhood and will be a positive contribution to our cityscape. We support this project and urge the Planning Commission to approve it.

Sincerely,



Tom Klein
Regional Vice President and General Manager

cc: Jonas Ionin
Marcelle Boudreaux
Dennis Richards
Cindy Wu
Christine Johnson
Michael Antonini
Kathryn Moore
Rich Hillis

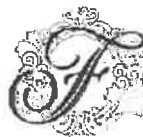


EXHIBIT C

California Masonic Memorial Temple
A CALIFORNIA CORPORATION

March 23, 2016

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear President Fong,

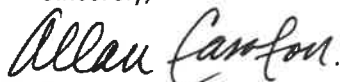
On behalf of the California Masonic Memorial Temple at 1111 California Street, please accept this letter of support for Grosvenor Americas' project at 875 California and 770 Powell Streets on Nob Hill.

The southeast corner at the intersection of California and Powell Streets – currently occupied by a parking garage and structure - has long been underutilized and does not add to the appeal of the neighborhood in its current state. The proposed housing is undoubtedly an improved use of the land compared with the existing mark on one of our most impressive corridors. The Grosvenor's project team has demonstrated a clear appreciation for the importance of this undertaking and we are confident their proposal will enhance Nob Hill by providing a better experience for neighbors, businesses and visitors.

Grosvenor has included the Masonic in every step of the process. I have met and spoken with the project sponsor on several occasions to offer input, suggest new neighborhood contacts, and provide feedback. I have been impressed by their attitude and willingness to hear – and respond to – possible concerns from the neighborhood.

I have reviewed Grosvenor's proposal and I am confident housing in this location will better the neighborhood and will be a positive contribution to our cityscape. I support this project and urge the Planning Commission to approve it.

Sincerely,



Allan L. Casalou
Executive Vice President
California Masonic Memorial Temple

Copy: Planning Commissioners: Jonas Ionin, Marcelle Boudreaux, Dennis Richards, Cindy Wu,
Christine Johnson, Michael Antonini, Kathryn Moore, Rich Hillis

EXHIBIT D



The University Club of San Francisco

March 25, 2016

President Rodney Fong, SF Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear President Fong:

On behalf of the Board of Directors of The University of Club San Francisco I am writing to express our support for Grosvenor Americas' proposed condominium project at 875 California and 770 Powell Streets in Nob Hill.

The University Club has a distinguished history in Nob Hill. Many of our members are residents, employees and business owners in our storied neighborhood. Our proximity to the proposed site – directly across California Street – means the University Club's future is intertwined with Grosvenor's, and we commend Grosvenor's recognition that their project will be part of what shapes Nob Hill for many years to come. Grosvenor made a commitment to robust public outreach, transparency, and a willingness to embrace ideas from the community and has honored that commitment throughout the planning process.

Grosvenor's proposal will be a marked improvement over the current parking lot and structure – both of which are underutilized. The planned 44 homes will bring new residents to our local clubs, restaurants and hotels and pedestrians to our sidewalks – activity and vibrancy that have been stymied by this disappointing corner. The proposal calls for town home entrances along both California and Powell Streets and a lush garden at the front corner that Grosvenor further enhanced after neighborhood discussions. The improvements to the streetscape will make Nob Hill more welcoming and appealing for all comers.

After three public meetings and many individual conversations, the University Club is confident the project will benefit not just our membership but the whole neighborhood. We support this project and urge the Planning Commission to approve it expeditiously.

Sincerely,

Jonas Svallin
President, Board of Directors, The University Club of San Francisco

cc: Jonas Ionin
Marcelle Boudreaux
Dennis Richards
Cindy Wu
Christine Johnson
Michael Antonini
Kathryn Moore
Rich Hillis

800 Powell Street, San Francisco, CA 94108
415.781.0900

EXHIBIT E



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 875 California Street

Project Sponsor: Grosvenor

Date of SFHAC Review: October 21, 2015

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The project will replace a surface parking lot and one-story parking garage with 44 homes and one level of subterranean parking for 48 cars.	5
Density	The site suffers from outdated zoning that does not favor density. However, this project does maximize density within the existing height limit.	5
Affordability	The project sponsor will pay an <i>in-lieu</i> fee of over three million dollars to the Mayor's Office of Housing that would finance their affordable housing.	3
Parking and Alternative Transportation	We would like the project to reduce its parking count from 48 to 44 spaces. We strongly support the high biking parking ratio and plan to dedicate on-street parking to car share.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Urban Design	We would prefer a more iconic building, but the zoning makes that a challenge. We'd like the site's corner to become more of a public amenity. We appreciate the thoughtful open space.	4
Environmental Features	The project sponsor will pursue LEED Gold for the building. We encourage them to pursue other measures that further green the building, especially water conservation.	4
Community Input	The project sponsor has met with the Nob Hill Neighborhood Association three times and held numerous one-one-meetings with local residents.	5
Additional Comments	Our members appreciate the thorough presentation from the project team.	N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project at 875 California Street.	4.3/5

Please see attached letter for further explanation.



95 Brady Street
San Francisco, CA 94103
415 541 9001
info@sfhac.org
www.sfhac.org

Mr. Steve O'Connell
Grosvenor
1 California Street, Suite 2500
San Francisco, CA 94111

December 8 2015

Ref: 875 California Street – Residential Development

Dear Mr. O'Connell,

Thank you for bringing your proposed project for 875 California Street to the San Francisco Housing Action Coalition's (SFHAC) Project Review Committee on October 21, 2015. Upon thorough review and discussion, we have decided to endorse the project. We believe it has merit and will contribute to our mission of increasing the supply of well-designed, well-located housing at all levels of affordability in San Francisco. Please review our letter, which explains how your project meets our guidelines, as well as areas suggested for improvement. Please also see our report card, which grades your project according to each guideline. We have attached a copy of our guidelines for your reference.

Project Description: The project proposes the construction of 44 new for-sale homes with one level of below-grade parking for 48 cars.

Land Use: The site is currently occupied by a surface parking lot and one-story parking garage. Housing is a significantly better use. Our members agree that this a landmark location, considering it's at a very prominent intersection where Powell and California Streets meet.

Density: The site suffers from outdated zoning that does not favor density. Although your project maximizes density within the height limit, we believe this is an excellent opportunity to build a taller building that stands out more. Unfortunately, we understand that the City's planning code and political hurdles would make that very difficult or time-consuming to achieve.

Affordability: Your project would pay the *in-lieu* fee, which equates to about three million dollars that would go to the Mayor's Office of Housing (MOH) and be used to fund other affordable housing projects in the City.

Parking and Alternative Transportation: Because this area is still governed by outdated zoning codes, your project has minimum parking requirements of one space per unit. We still would prefer that you reduce your parking count from the current amount of 48 spaces to 44. We believe that many current developments overestimate the need for car parking and encourage your team emphasize other transportation modes.

We strongly support your decision to provide 110 bike parking spaces, a ratio of over two spaces per bedroom. You also stated you intend to allocate on-street parking to car share, which would

Mr. Steve O'Connell
December 8, 2015
Page Two

give residents alternative transportation options. We encourage you to work with SFMTA on developing a program.

Preservation: There are no objects of significant cultural or historic merit on or near the site that would be affected by the proposed project.

Urban Design: Because the location is so unique, our members thought it demands a more iconic building. Many of our members noted your plan blends in too well with the neighborhood. As mentioned, we believe more height would be appropriate.

We appreciate the rich details in your design, which reduce the boxy-ness of the building. Some of our members strongly supported your use of cement plaster. However, we recognize there may be other materials to consider.

Our members would prefer that the entrance at the corner be more publicly accessible, to encourage active uses for residents or tourists in the neighborhood. The project's open space is very well conceived and programmed. We especially appreciate the maisonette entrances.

Environmental Features: We commend you for pursuing LEED Gold for the building. We encourage you to continue pursuing options that further improve your project's sustainability, such as water conservation.

Community Input: Your team has held two community meetings with the Nob Hill Neighborhood Association and numerous individual meetings with folks in the neighborhood. At the time of your presentation to us, you stated you were going to make a third presentation to NHNA that night. We feel you have thoroughly engaged the nearby residents and thoughtfully responded to their feedback.

Thank you for presenting your plans for 875 California Street to our Project Review Committee. We are pleased to endorse the project. Please keep us abreast of any changes and let us know how we may be of assistance.

Sincerely,



Tim Colen
Executive Director

SFHAC Project Review Guidelines

Land Use: Housing should be an appropriate use of the site given the context of the adjacent properties and the surrounding neighborhood and should enhance neighborhood livability.

Density: The project should take full advantage of the maximum unit density and/or building envelope, allowable under the zoning rules.

Affordability: The need for affordable housing, including middle income (120-150 of Area Median Income) housing, is a critical problem and SFHAC gives special support to projects that propose creative ways to expand or improve unit affordability beyond the legally mandated requirements.

Parking and Alternative Transportation: SFHAC expects the projects it endorses to include creative strategies to reduce the need for parking, such as ample bicycle storage, provision of space for car-share vehicles on-site or nearby, un-bundling parking cost from residential unit cost, and measures to incentivize transit use. Proximity to transit should result in less need for parking.

In districts with an as-of-right maximum and discretionary approval up to an absolute maximum, SFHAC will support parking exceeding the as-of-right maximum only to the extent the Code criteria for doing so are clearly met. In districts where the minimum parking requirement is one parking space per residential unit (1:1), the SFHAC will not, except in extraordinary circumstances, support a project with parking in excess of that amount.

Preservation: If there are structures of significant historic or cultural merit on the site, their retention and/or incorporation into the project consistent with historic preservation standards is encouraged. If such structures are to be demolished, there should be compelling reasons for doing so.

Urban Design: The project should promote principles of good urban design: Where appropriate, contextual design that is compatible with the adjacent streetscape and existing neighborhood character while at the same time utilizing allowable unit density; pleasant and functional private and/or common open space; pedestrian, bicycle and transit friendly site planning; and design treatments that protect and enhance the pedestrian realm, with curb cuts minimized and active ground floor uses provided.

Projects with a substantial number of multiple bedroom units should consider including features that will make the project friendly to families with children.

Mr. Steve O'Connell
December 8, 2015
Page Four

Environmental Features: SFHAC is particularly supportive of projects that employ substantial and/or innovative measures that will enhance their sustainability and reduce their carbon footprint.

Community Input: Projects for which the developer has made a good faith effort to communicate to the community and to address legitimate neighborhood concerns, without sacrificing SFHAC's objectives, will receive more SFHAC support.

EXHIBIT F



GROSVENOR

875 California Planning Commission Supporter Petition

April 7, 2016

Dear President Fong and members of the San Francisco Planning Commission,

As residents of San Francisco and Nob Hill, the undersigned support Grosvenor Americas' proposed project at 875 California and 770 Powell Streets. The project will improve Nob Hill for residents, businesses, and tourists, and will complete one of San Francisco's most iconic corners.

Name	Signature	Address	Email
Michael Hodgkinson		1490 Clay St.	mike.hodgkinson2@gmail.com
Jack Ryder		1179 Van Ness Av	jack.rydere@comcast.net
Elissa Buie		850 Powell #303	elissa@YeBu.com
DAVE YESKE		850 Powell, #303	DAVE@YEBU.com
Stella Kendrick		580 CALIF. ST SF 94104	skendrick@msn.com
Michael Gebman		707 Spadina, #605	mgebman@gmail.com
Ana Li		"	"



GROSVENOR

875 California Planning Commission Supporter Petition

April 7, 2016

Dear President Fong and members of the San Francisco Planning Commission,

As residents of San Francisco and Nob Hill, the undersigned support Grosvenor Americas' proposed project at 875 California and 770 Powell Streets. The project will improve Nob Hill for residents, businesses, and tourists, and will complete one of San Francisco's most iconic corners.

Name	Signature	Address	Email
FRANK & KATIE		1170 SWEANERT 3-C	frank@katieinvest.com
Shelly L. Kaine		1170 SWEANERT 3-C	Shelly@kaineinvest.com
Christine Lopez		1100 Sacramento St	christine@lopezprop.com
The Strouky		1100 Sacramento St.	A917@aol.com
JILL GOSWAMI		880 Powell St 708	
Sarena Fitekop		1000 Market St #102	Sarena@fitekop.com

April 6, 2016

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear President Fong,

My husband, Dr. David Yeske, and I are Nob Hill residents. We live at 850 Powell and are members of the University Club at 800 Powell. We have done our research on the Grosvenor Americas' project at 875 California and 770 Powell Streets in Nob Hill. Please accept this letter stating our strong support for the project's approval.

Nob Hill has long awaited a replacement for the parking garage and structure currently occupying the southeast corner at the intersection of California and Powell Streets. This parcel has long been underutilized and remains an eyesore marring an otherwise picturesque corner. The proposed housing is a more appropriate land use compared with the existing blemish, and Grosvenor's design and commitment to quality will result in a building widely supported in the neighborhood. We appreciate the project team's understanding of the importance of this undertaking and we are confident Grosvenor's proposal will enhance Nob Hill and provide a better experience for all. We are particularly happy with the overall design, the setback from the street and the aesthetics.

Grosvenor has included the neighborhood in every step of the process. We received open house invitations and other correspondence, and have spoken with the project sponsor to offer input. We have been impressed by their attitude and willingness to hear – and respond to – possible concerns from neighbors.

We are confident housing in this location will better the neighborhood and will be a positive contribution to Nob Hill. We support this project and urge the Planning Commission to approve it.

Sincerely,



Elissa Buie

850 Powell Street, #303
San Francisco, CA 94108



March 28, 2016

**Planning Commission
San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94103**

Dear Commissioner;

As a real estate professional, I know how difficult your role is, and also what a tremendous contribution you make to the City of San Francisco.

As a neighbor and former Nob Hill resident, I have been interested and actively involved in Nob Hill improvements for many years, including the Huntington Park improvement, and the new Trader Joe's. Projects such as these revitalize and strengthen our city's neighborhoods

I have been following Grosvenor Americas' project at 875 California since 2015 after working with them on another project in the neighborhood, and am writing to voice my unequivocal support for the project.

Grosvenor Americas is a conscientious developer with a commitment to quality. Robert A.M. Stern is undoubtedly one of the best architects in the country. Their project will enhance Nob Hill, while adding to the much needed housing supply in San Francisco. They continue to include the neighborhood in every step of the process.

**I respectfully urge you to support and approve the project at 875 California.
Sincerely,**

A handwritten signature in black ink, appearing to read "Jack D. Ryder". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jack D. Ryder

**Cc: Rodney Fong
Jonas Ionin
Marcelle Boudreaux**

March 24th, 2016

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear President Fong,

I am a member of the University Club (across the street from the project site) and have been following the Grosvenor Americas' project at 875 California and 770 Powell Streets in Nob Hill since it was introduced in early 2015. Please accept this letter stating my strong support for the project's approval.

Nob Hill has long awaited a replacement for the parking garage and structure currently occupying the southeast corner at the intersection of California and Powell Streets. This parcel has long been underutilized and remains an eyesore marring an otherwise picturesque corner. The proposed housing is a more appropriate land use compared with the existing blemish, and Grosvenor's design and commitment to quality will result in a building widely supported in the neighborhood. I appreciate the project team's understanding of the importance of this undertaking and we are confident Grosvenor's proposal will enhance Nob Hill and provide a better experience for all.

I am confident housing in this location will better the neighborhood and will be a positive contribution to Nob Hill. I support this project and urge the Planning Commission to approve it.

Sincerely,

A handwritten signature in black ink that reads "Justin Jones". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

Justin Jones
1605 Castro St. #6
San Francisco, CA 94114

President
Robert F. Kennedy Democratic Club
(for identification purposes only)

cc: Jonas Ionin
Marcelle Boudreaux
Dennis Richards

Cindy Wu
Christine Johnson
Michael Antonini
Kathryn Moore
Rich Hillis

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 875 California and 770 Powell Streets

Dear Mr. Fong,

I am writing to express my complete support for the proposed Grosvenor proposed residences at 875 California. The handsome residences will improve both the look and the pedestrian flow, allowing our neighbors a brief resting spot at this very busy corner. (My husband and I live at 1170 Sacramento Street, just a half block away from the Fairmont Hotel and a block and a half away from the proposed Grosvenor.)

The present parking lot on that corner of Powell and California does not serve the neighborhood well. With the new proposed residences, 2 corners of the intersection are cable car stops; there is one cafe with outdoor seating; and now there can be a pleasant corner to rest temporarily or meet someone. It becomes more of a neighborhood.

We have lived on Nob Hill for 2 years. The Nob Hill Association is a neighborhood treasure, lighting the Huntington Park at Christmastime; having neighborhood meetings to talk over issues; taking the reins to beautify the neighborhood; trying to bring neighbors together. The Grosvenor residents could add to this group of neighbors working together. I truly think the newly proposed building would be a benefit to San Francisco.

Yours Sincerely,

Shelly Kline

Hello,

My name is Chris Adams. I am a prominent resident of Nob Hill, having lived at 899 Pine St for 3 years and been a member of the University Club of San Francisco for 2 years. I work in the Financial District, a short walk from home through the streets of Nob Hill. All of this means that the area around the planned development at 845 California St is my home, my daily commute, and my local community.

I would like to voice my approval of the planned development at 845 California St. I believe the building respects the neighborhood's character and is well designed, tasteful and thought out, and provides much-needed housing to the city of San Francisco. Further, I believe that the developer, having been in business 350 years, will create an excellent addition to the neighborhood.

I hope that my opinion is taken into consideration during the approval process, and thank you for your time.

Regards,

Chris.

Dear Mr. Fong, Mr. Ionin and Mr. Boudreaux,

I wish to state my support for the project to be built at 875 California Street.

I live at 850 Powell, which is one block away. I believe this project will add substantive improvement to my neighborhood with the lovely architecture replacing a parking lot and a garage.

I look forward to the building commencing. Please add my vote to support this development.

Joyce Reitman
850 Powell Street
San Francisco, CA

Dear President Fong,

My name is Mick Del Rosario, and I have lived in the Nob Hill neighborhood since 2006 and have been following the Grosvenor Americas' project at 875 California and 770 Powell Streets in Nob Hill since it was introduced in early 2015. I am writing to you in order to express my strong support for the project's approval.

My neighborhood has long awaited a replacement for the parking garage and structure currently occupying the southeast corner at the intersection of California and Powell Streets. I remember always walking down Powell Street and seeing just this plot of land. This parcel remains an eyesore marring an otherwise picturesque corner. The proposed housing is a more appropriate land use compared with the garage, and Grosvenor's design and quality will result in a building widely supported in the neighborhood. I appreciate the project team's understanding of the importance of this undertaking and we are confident Grosvenor's proposal will enhance Nob Hill and provide a better experience for all.

Grosvenor has included the neighborhood in every step of the process: I have received multiple letters on several occasions.

I am confident that the housing in this location will be a positive contribution to Nob Hill. I support this project and urge you and the rest of the Planning Commission to approve it.

Sincerely,

Mick Del Rosario
845 California Street

cc: Jonas Ionin
Marcelle Boudreaux
Dennis Richards
Cindy Wu
Christine Johnson
Michael Antonini
Kathryn Moore
Rich Hillis

Dear Concerned,

I live at 850 Powell Street, near the corner of the proposed new residential building at 875 California Street and am delighted with the positive energy that everyone is directing at the empty lot that has dogged this neighborhood for decades.

Robert A.M. Stern's reputation proceeds himself and he is a fine choice for architect in every sense of the word. I have been fortunate to have been in many of his buildings and am eager to see more!

The details provided on the project are exceptional, from every conceivable angle and I cannot wait to have new neighbors and a beautiful addition to my block.

Should you have any questions or concerns please contact me.

Yours Sincerely,

Keith E. Whiteman