

415-346-4502

January 4, 2019

433 Locust St.
San Francisco, CA
94118

Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

To Whom it May Concern,

Attached please find our submittal to the BOS for the appeal of CEQA Exemption Determination and Conditional Use Authorization - Proposed 3637-3657 Sacramento Street Project - Appeal Hearing on January 15, 2019.

If there are any issues with the attached electronic files please let us know asap so that we may get you a format that will work.

Sincerely yours,

Handwritten signatures of Alex Thompson and Rachel Lewis. The signature of Alex Thompson is on the left, and the signature of Rachel Lewis is on the right.

Alex Thompson & Rachel Lewis

We feel the planning commission erred in it's approval of the proposed project at 3637 Sacramento Street.

The approved building includes too much office and retail use, creating a structure that is out of scale with the surrounding building context.

We propose that the Board of Supervisors overturn the CUA and instead adopt a special use district for the site that would allow for an increase in residential density (up to 22 units instead of 18) while calling for a reduction in the bulk of the building by having any fourth floor be inset from all sides of the structure. Ground floor retail should be limited to 5,000 occupied sf, this will avoid requiring additional parking and office use should be eliminated. Parking could be achieved in a single floor, reducing building costs, excavation volume and construction time.

Additionally we would like to see the building better comply with other guidelines the planning department has set out for residential construction in the city, as seen in the Residential Design Guidelines (Dec. 2003). Specifically:

- Modify the building design to be more responsive to the broader and immediate Neighborhood Context (Section II, p 7)
- Modify the Building Scale to be compatible with the height of surrounding buildings and existing building scale at the street (Section IV, p. 23)
- Modify the Building Form to make the facade more compatible with the scale of surrounding structures. (Section IV, p. 28)
- Modify the design so the building's Proportions are compatible with those of surrounding buildings. (Section IV, p. 29)
- Modify the design so that Architectural Details are in scale and compatible with buildings in the surrounding area, this may include the use of Bay Windows and Parapets to match the scale of surrounding buildings. (Section VI, p. 43, Section V, p. 34, Section V, p 39)
- Modify the design to better provide Light to adjacent properties. (Section III, p. 16)

We have included a proposed schematic alternative design that we feel better reflects planning department guidelines and would be a better fit to the neighborhood. We are only presenting this to show one possible way to better

reflect the scale and character of the neighborhood and would rely on the developer and their team to come up with their own design to meet these goals.

Additionally we have appealed the CEQA exemption and feel that this project in combination with the projects at 3333 California and the CPMC hospital site, which are scheduled for construction in the same time frame, will require mitigation measures to ensure that the effects of construction on adjacent residents and local businesses be minimized.

We are proposing the following as some potential measures of mitigation:

Conditions For Mitigation Pursuant To Appeal Of Environmental Decision To Grant A Categorical Exemption Rather Than Do An Evaluation With Recommendations For Mitigation As Part Of A Negative Declaration

Vibration

Prior to excavation activities, a detailed vibration assessment and monitoring plan shall be completed to ensure that construction activities and equipment are selected and designed to ensure ground borne vibration levels to adjacent neighbors do not exceed levels protective of the structural integrity of the surrounding buildings.

Retain the services of a qualified structural engineer or vibration consultant to prepare a pre-construction building assessment and vibration monitoring plan.

Noise

Implementation of a project-specific Noise Control Plan that has been prepared by a qualified acoustical consultant and approved by the Police Department. The Noise Control Plan may include, but is not limited to, the following construction noise control measures:

During the excavation component of all construction phases and during building construction, prepare and implement a daytime construction-noise monitoring program. Four monitoring stations shall be required to provide continuous noise monitoring at the nearest residential properties (on all 4 sides of the project), or locations as agreed to by the affected residents and businesses. The program shall be set up to alert the Construction Manager or other designated person(s) when noise levels exceed allowable limits (10 dB above established ambient levels). If noise levels are found to exceed applicable noise limits due to construction-related

activities, corrective action shall be taken, such as halting or moving specific construction activities, fixing faulty or poorly operating equipment, and installing portable barriers. The noise data should also be made available to the community.

No backup alarms (beeping noise) from construction equipment allowed on weekends or on weekdays before 9am or after 4pm (or whatever the hours stipulated by the BOS for demolition, excavation, drilling, shoring and concrete pouring).

Tree health

Developer to hire an arborist for tree monitoring on adjacent private property during excavation, demolition and foundation installation to monitor the health and stability of the trees during construction. If damage to trees from construction determined by Arborist, the developer to fund for replacement of the trees

Adjacent Structures

Developer to provide full pre-construction survey of adjacent structures including survey of all floor levels. If approved by adjacent property owners, monitoring of existing structures for movement, cracking during demolition, excavation and foundation installation.

Dust

Require that the project provide a Site-Specific Dust Control Plan per Article 22B section 1242, even though the site is below the 1/2 acre threshold [which requires dust monitoring, record keeping, independent inspections, requirements for shut down of operations, limit of 25mph winds, cleaning of streets, etc.]

Developer to shrink wrap the site/new building when framed to reduce dust, noise and unsightly views

CU Conditions already agreed to by the developer AT THE Planning Commission hearing, or imposed in the Planning Commission resolution.

CU conditions

Community liaison to be appointed by the developer.

Hours of construction 7-6pm weekdays and 8-5 on Saturday (only inside work on weekends, no demo, no excavation on weekends).

Proposed by the developer but not in PC conditions

Free parking for patrons of merchants at nearby garage; parking for construction workers at his garage.

Construction hours 9-4 Monday-Saturday. And only inside work on Saturdays.

Proposal for Condition Imposed by the BOS to Allocate Funds to Neighborhood Association to mitigate impacts and promote merchants during construction

Allocate 2% of proposed cost of construction (about \$300,000) to the following purposes (Expenditure of all funds to be audited by independent party):

- Free valet parking for customers of merchants on the street (spaces to be provided in developer's nearby garages) during demolition, excavation and concrete pouring periods of construction.
- Funds for promotion of all merchants on the street including advertising, sidewalk signs, banners,
- Possible "construction" street fairs to promote merchants on the street
- Hiring of a Safety/traffic guard to monitor construction traffic, report parking violations, noise, etc. during the demolition/excavation/concrete pouring.
- Funds for periodic washing down of buildings across from or adjoining construction site

Other mitigation conditions to be imposed on the project by the BOS:

No demolition/excavation/concrete pouring between 11 and 2pm (allowing for lunch crowd).

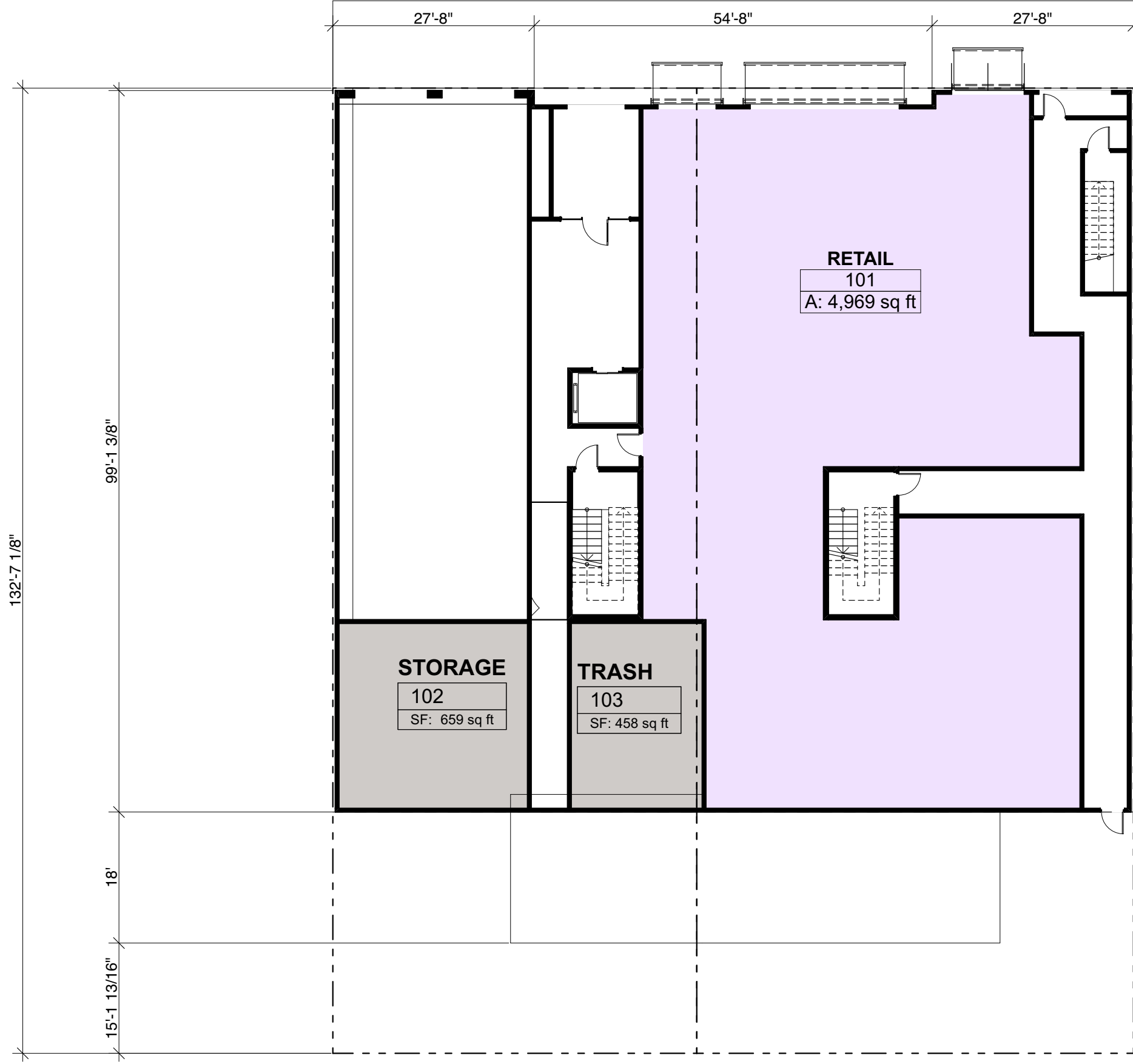
Removal of Street Parking: Limited to 10 feet on either side of the subject property at any time. No 24 hour parking restrictions

Equipment Parking: No heavy equipment to be left on Sacramento Street overnight; developer must reserve off-street space for equipment storage.

All dump trucks or concrete pourers are to be staggered or staged such that one arrives when one leaves.

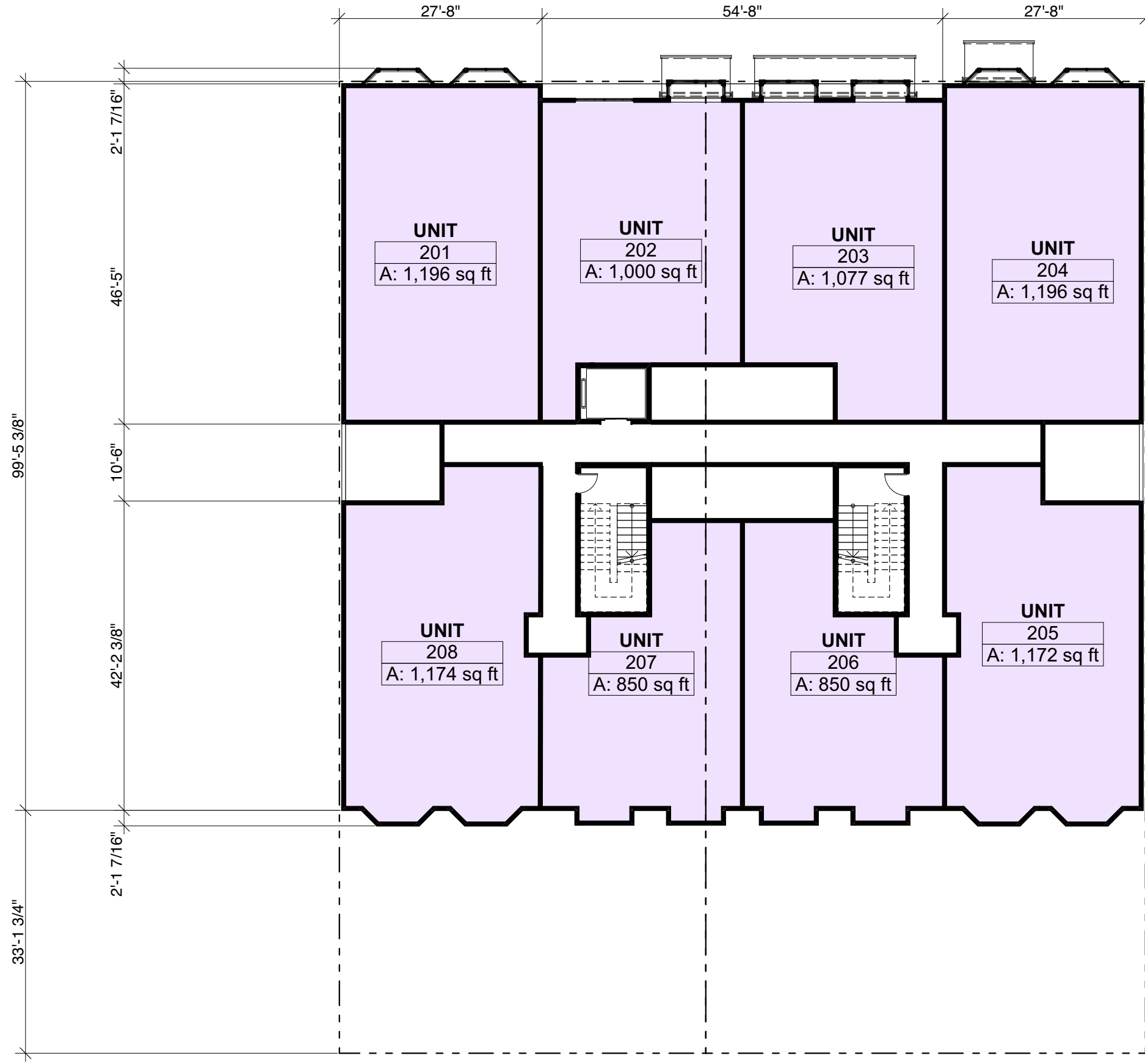
No dump trucks or concrete pourers waiting to be loaded on Sacramento, Spruce or Locust Streets. All trucks to be staged away from the project site.

No construction parking, equipment parking, loading on California Street between Locust & Spruce Streets (the residential block of California Street)



1
1st FLOOR
SCALE: 1:192

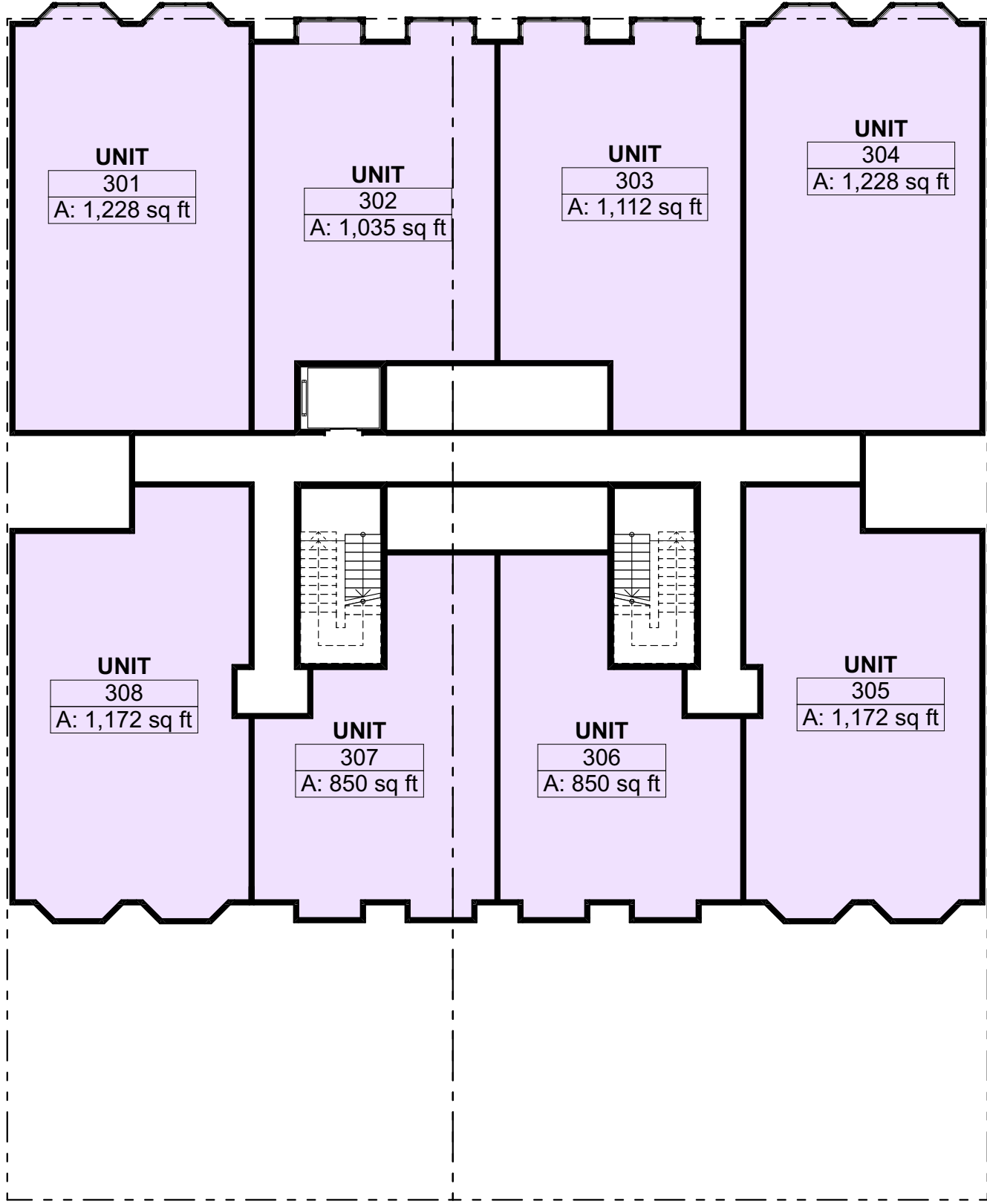
Project	Scale:	Date
Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	1/3/19
Title	Field Notice No.	Reference / Sheet A-1.2
GROUND FLOOR		Dwg. No.



1
2nd FLOOR
 SCALE: 1:192



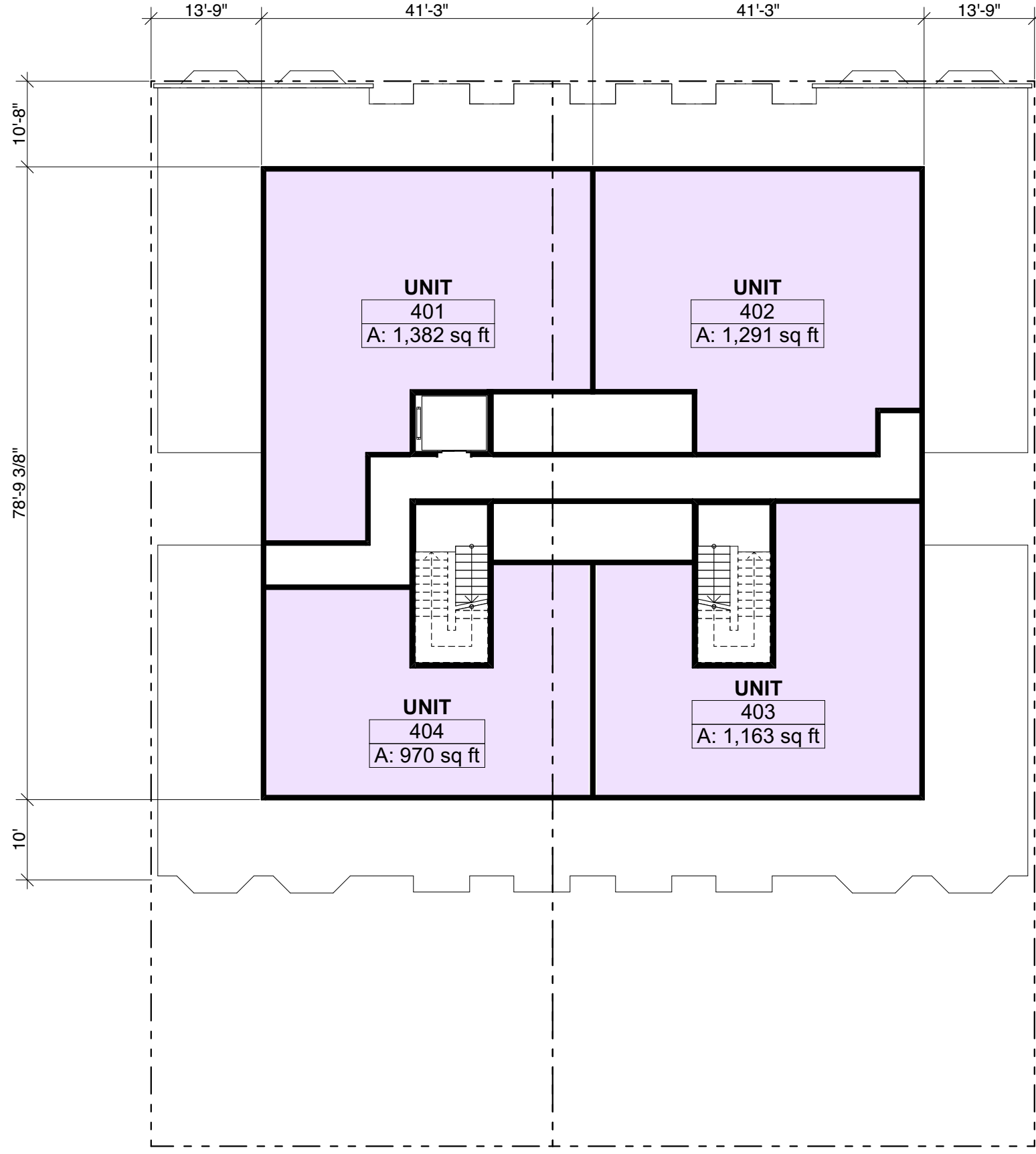
Project	Scale:	Date
Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	1/3/19
Title SECOND FLOOR	Field Notice No.	Reference / Sheet A-1.3
		Dwg. No.



1
3rd FLOOR
 SCALE: 1:192



Project:	Scale:	Date:
Location: 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.:	1/3/19
Title: THIRD FLOOR	Field Notice No.:	Reference / Sheet: A-1.4
		Dwg. No.:



1
4th FLOOR
SCALE: 1:192



Project:	Scale:	Date
Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	1/3/19
Title FOURTH FLOOR	Field Notice No.	Reference / Sheet A-1.5
		Dwg. No.

6 PENTHOUSE ROOF
+49'-9"

5 ROOF
+40'-9"

4 4th FLOOR
+31'

3 3rd FLOOR
+21'-4"

2 2nd FLOOR
+11'

1 1st FLOOR
±0"

-1 PARKING 1
-10'

-2 PARKING 2
-20'

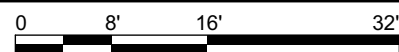
-3 PARKING 3
-4 FOUNDATION
-33'



1

NORTH ELEVATION

SCALE: 1:192



Project

Location 3637 SACRAMENTO STREET
SAN FRANCISCO CA 94118

Title
N ELEVATION

Scale:

Project No.

Field Notice No.

Date

1/3/19

Reference / Sheet

A-2.1

Dwg. No.

6 PENTHOUSE ROOF
+49'-9"

5 ROOF
+40'-9"

4 4th FLOOR
+31'

3 3rd FLOOR
+21'-4"

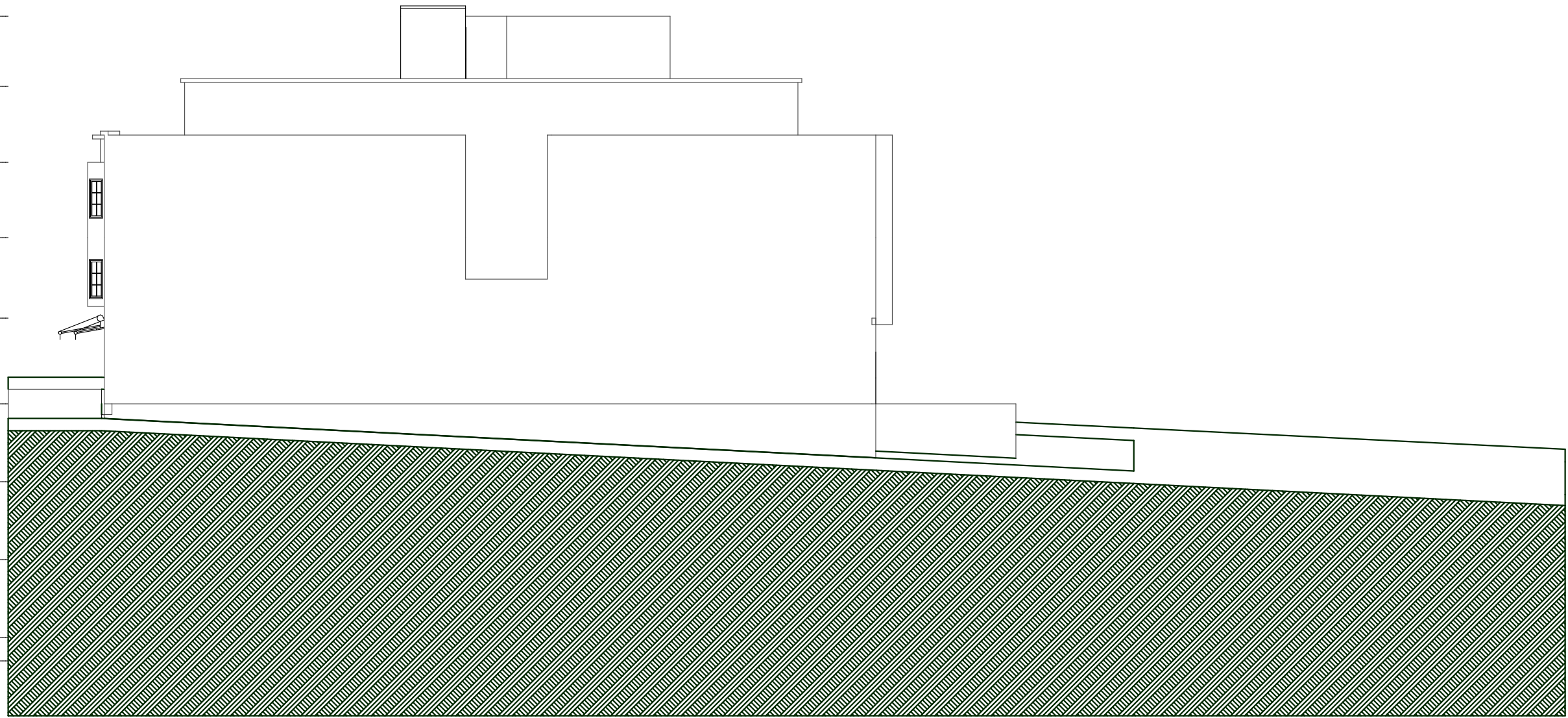
2 2nd FLOOR
+11'

1 1st FLOOR
±0"

-1 PARKING 1
-10'

-2 PARKING 2
-20'

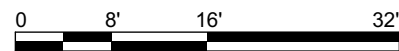
-3 PARKING 3
-4 FOUNDATION
-33'



1

WEST ELEVATION

SCALE: 1:192



Date	1/3/19
Reference / Sheet	A-2.2
Dwg. No.	
Scale:	
Project No.	
Field Notice No.	
Project	3637 SACRAMENTO STREET SAN FRANCISCO CA 94118
Location	
Title	W ELEVATION

+49'-9"
6 PENTHOUSE ROOF

+40'-9"
5 ROOF

+31'
4 4th FLOOR

+21'-4"
3 3rd FLOOR

+11'
2 2nd FLOOR

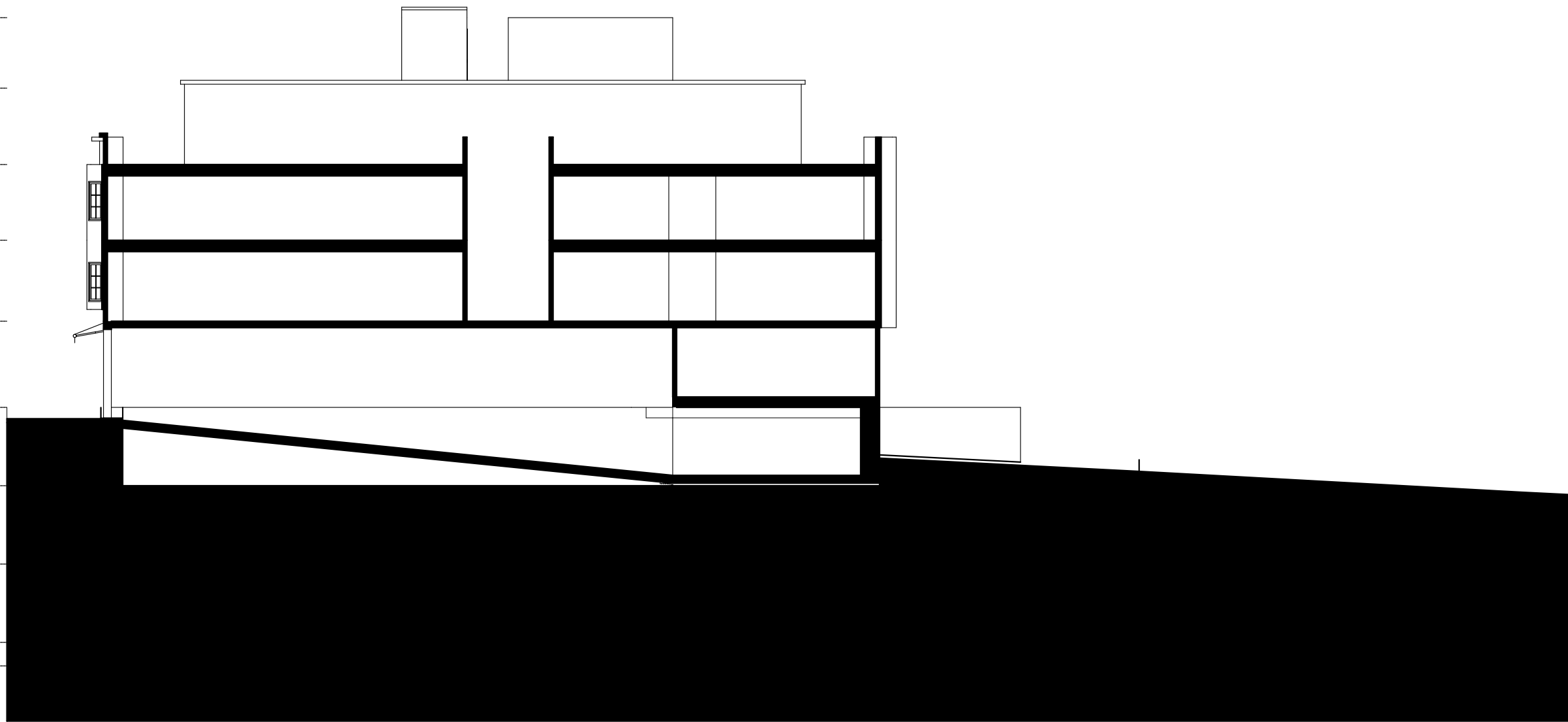
±0"
1 1st FLOOR

-10'
-1 PARKING 1

-20'
-2 PARKING 2

-30'
-3 PARKING 3

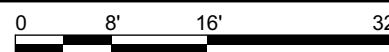
-4 FOUNDATION



1

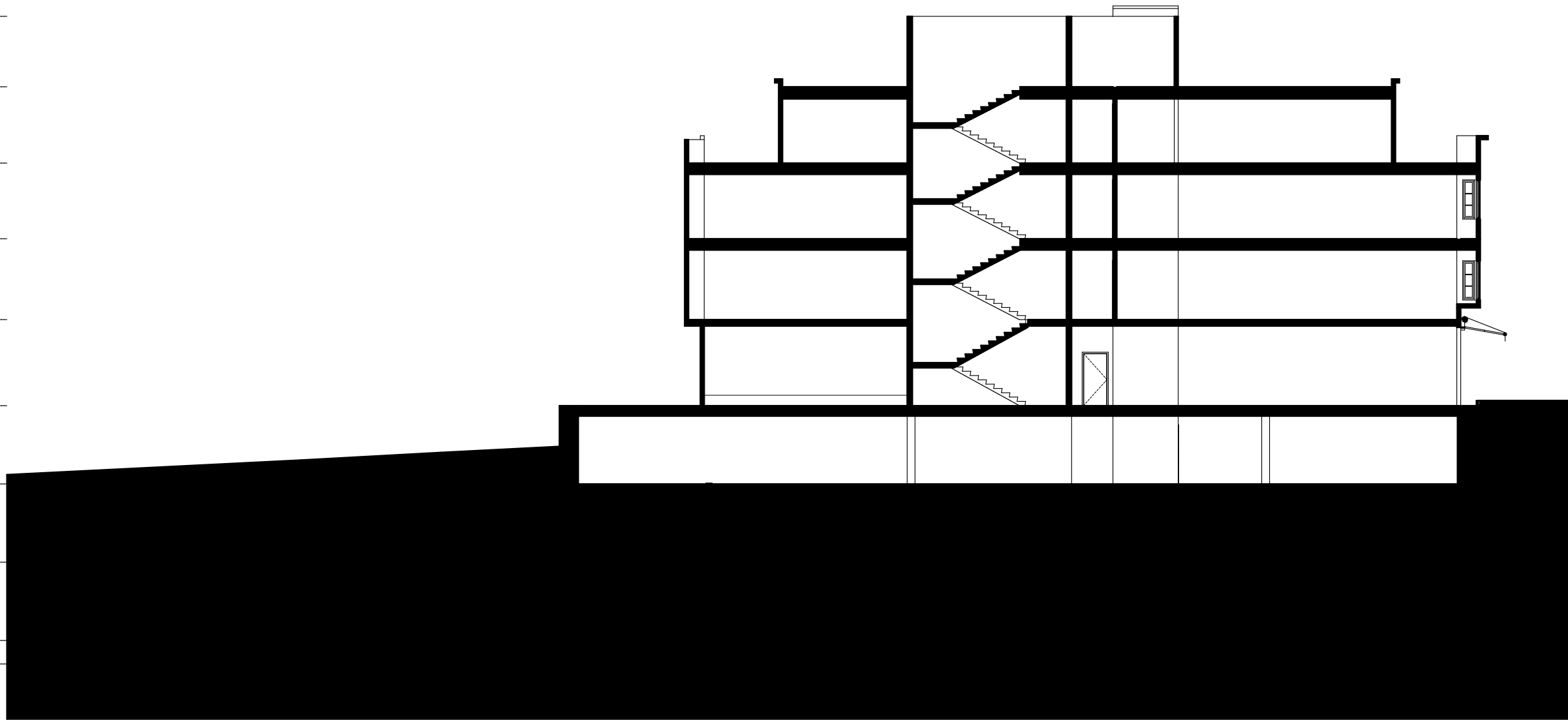
N-S SECTION @ RAMP

SCALE: 1:192



Project:	Scale:	Date
Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	1/3/19
Title	Field Notice No.	Reference / Sheet A-3.1
SECTIONS		Dwg. No.

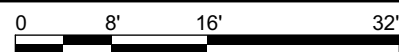
+49'-9"
 6 PENTHOUSE ROOF
 +40'-9"
 5 ROOF
 +31'
 4 4th FLOOR
 +21'-4"
 3 3rd FLOOR
 +11'
 2 2nd FLOOR
 ±0"
 1 1st FLOOR
 -10'
 -1 PARKING 1
 -20'
 -2 PARKING 2
 -30'
 -3 PARKING 3
 -4 FOUNDATION



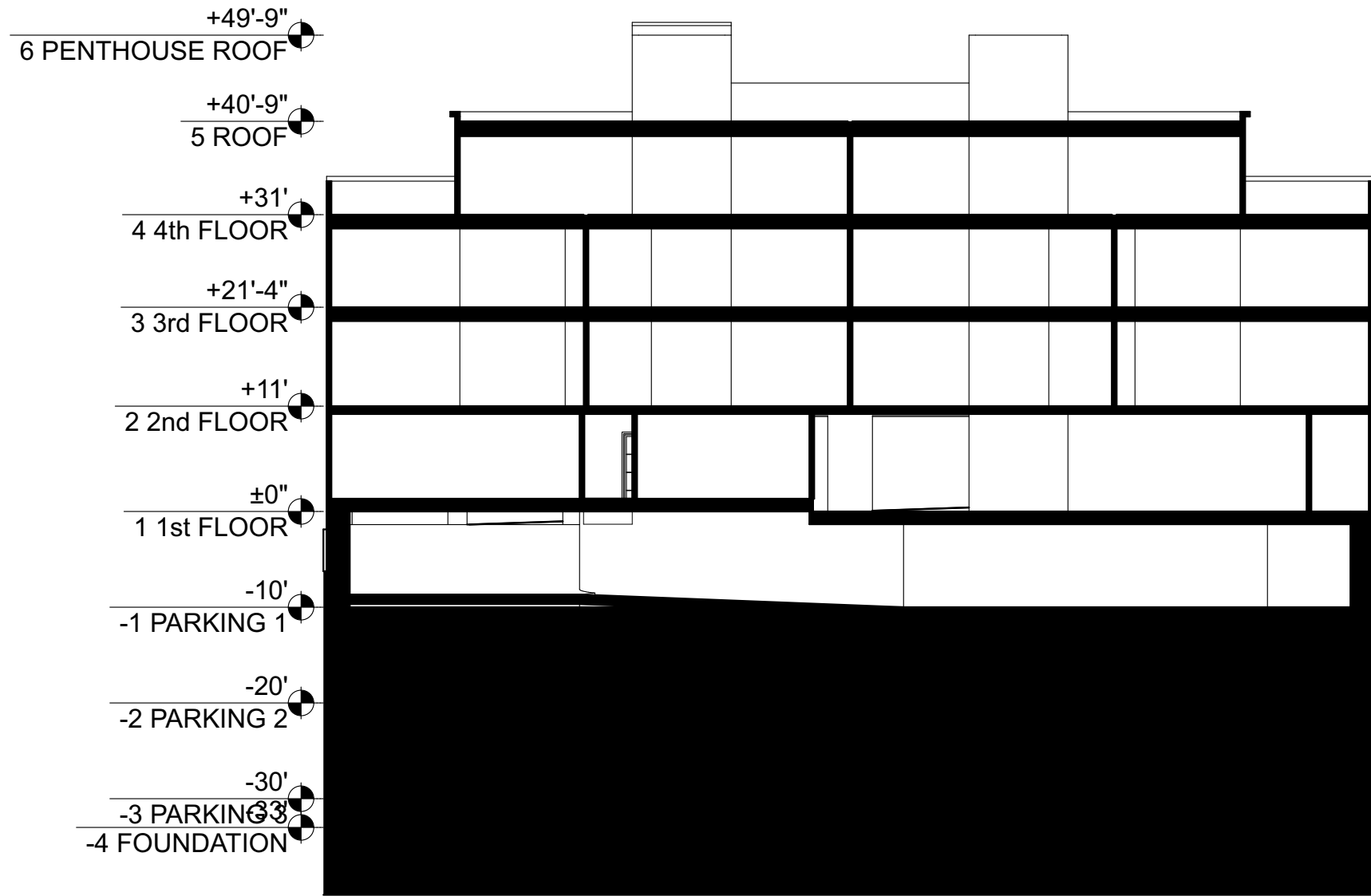
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S-N SECTION

SCALE: 1:192



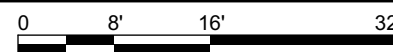
Project:	Scale:	Date
Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	1/3/19
Title	Field Notice No.	Reference / Sheet A-3.2
SECTIONS		Dwg. No.



1

W-E SECTION @ RAMP

SCALE: 1:192



Project	Scale:	Date
Location 3637 SACRAMENTO STREET SAN FRANCISCO CA 94118	Project No.	1/3/19
Title	Field Notice No.	Reference / Sheet A-3.3
SECTIONS		Dwg. No.



1

Sacramento Street View

SCALE: 1:48.67

Project

Location 3637 SACRAMENTO STREET
SAN FRANCISCO CA 94118

Title
Sacramento Street Perspective

Scale:

Project No.

Field Notice No.

Date

1/3/19

Reference / Sheet

A-9.1

Dwg. No.