

From: [Beinart, Amy \(BOS\)](#)
To: [Jimmy Choi; BOS Legislation.. \(BOS\)](#)
Subject: Re: appeal of 1525 Pine St project
Date: Thursday, September 30, 2021 2:28:53 PM

Hi, Jimmy,
I am forwarding your request to the Clerk of the Board of Supervisors, which oversees requests for appeals.
Amy

>>>>>>>>>>
Amy Beinart | Legislative Aide/Chief of Staff
Office of Supervisor Hillary Ronen
| amy.beinart@sfgov.org
<https://sfbos.org/supervisor-ronen-district-9>

From: Jimmy Choi <jimchoi729@gmail.com>
Sent: Thursday, September 30, 2021, 12:43 PM
To: Beinart, Amy (BOS)
Subject: appeal of 1525 Pine St project

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

Hi Amy,
I am writing to request an appeal the construction of the 1525 Pine St Project

The project sponsors have not adequately studied the significant negative impact of the construction on:

1. access to light and air for 20 units in the light well which will be boxed in on four sides. 10 of those units have no other access to light and air. The study sponsors analyzed only the light outside the window of the units and not inside the unit and minimized the negative impacts in front of the Planning Commission.
2. additional traffic and congestion in the Austin alley and the surrounding area without additional parking spaces
3. increased wind tunnel effects in the area which is dangerous for senior residents in the area and close by senior living facilities

Thanks in advance for your consideration,
-Jimmy Choi

From: [Madeline Snyder](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 10:07:26 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From: [Cassy Alepoudakis](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 4:52:43 PM

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Dear Supervisor Peskin and Supervisors,

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

From: [Mark Langan](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 3:52:28 PM

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Dear Supervisor Peskin and Supervisors,

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Mark Langan
SF District 9 homeowner

Sent from my iPhone

From: [Anastasia Fourakis](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com; anastasia65f@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 1:07:30 PM

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Dear Supervisor Peskin and Supervisors,

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From: [Daisy Gideon](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 11:38:09 AM

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Dear Supervisor Peskin and Supervisors,

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

Sent from my iPhone

From: [Daisy Gideon](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 11:26:56 AM

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Dear Supervisor Peskin and Supervisors,

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

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Sent from my iPhone

From: [Marilynn Bean](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 10:05:31 AM

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Dear Supervisor Peskin and Supervisors,

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

Marilynn Bean
1626 Northpoint St
San Francisco Ca 94123

Sent from my iPhone

From: [Deborah Gehlen](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 6:54:34 PM

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Dear Supervisor Peskin and Supervisors,

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

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

Yours truly,

Deborah Gehlen

From: [Thea Harvey-Brown](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 5:21:54 PM

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Sent from my iPhone

From: [Brad Kayal](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Supporting Grubstake Diner / More Housing in SF
Date: Monday, September 27, 2021 4:55:48 PM

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

Dear Supervisor Peskin and Supervisors,

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

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Thank you,
Brandun Kayal
1790 Broadway, SF 94109

From: [Bernadine Calaguas](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 2:44:33 PM

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

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

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

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

Best,
Bernadine Posadas
(650) 892-7188

From: [Mara Martin](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: I Support Rebuilding Grubstake Diner!
Date: Monday, September 27, 2021 2:41:02 PM

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

Dear Supervisor Peskin and the entire BoS,

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

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

Thank you for your time and consideration!

Mara Martin

--

Mara Martin

*Pronouns: She/Her

Mobile +1 970-430-8425

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

From: [Ian Ho-Wong](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 1:41:12 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Sincerely,

Ian Ho-Wong
Grubstake aficionado

From: [Marc Lewis](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 12:58:32 PM

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

Dear Supervisor Peskin and Supervisors,

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

From: [Tessa Jorgensen](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 12:46:55 PM

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Dear Supervisor Peskin and Supervisors,

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

--

Tessa Jorgensen

Unforeseen Events and Marketing

P: 916.532.8377

E: tessajorg@gmail.com

From: [Lynnie mca](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 12:45:54 PM

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Dear Supervisor Peskin and Supervisors,

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

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

Lynn McArdle

225 Lincoln Way
SF, CA 94122

From: [Jessica Perla](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 12:45:36 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Jessica Perla
Real Estate Broker
Jessicaperla.com
Nexusschools.com

From: [Tanya Zimbardo](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 11:16:53 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

From: [Tevon Strand-Brown](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner (from an Austin condo resident)
Date: Monday, September 27, 2021 9:19:37 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Tevon Strand-Brown

From: [Rebecca Michael](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 27, 2021 8:36:33 AM

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Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

From: [Holly Haraguchi](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Please Support Grubstake Diner
Date: Sunday, September 26, 2021 9:46:42 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Thank you,
Holly

From: [Hebert Lucio](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 9:00:09 PM

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Sent from my iPhone

From: [Chad Heimann](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 8:23:02 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From: [Jaclyn Epter](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 8:15:47 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Warmly,

Jaclyn Epter

From: [WALTER GAYTAN](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 7:52:49 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

From: [Noelani Piters](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: !! Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 7:22:55 PM

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Dear Supervisor Peskin and Supervisors,

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Sincerely,
Noelani Piters

From: [Megan Tabel](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 7:13:17 PM

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

From: [Liz J Miller](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 6:53:07 PM

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Dear Supervisor Peskin and Supervisors,

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

Sincerely,
Elizabeth J. Miller
San Francisco Voter

Sent from my iPhone

From: [Ann Wolf](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 26, 2021 6:29:18 PM

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Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

From: [Liz Torres](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 25, 2021 12:55:34 AM

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

SiDear Supervisor Peskin and Supervisors,

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

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

Sincerely
Liz Torres San Francisco Voter
Sent from my iPhone

From: [Allyson Baker](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 24, 2021 8:08:13 PM

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Dear Supervisor Peskin and Supervisors,

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

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From: [Judith Baker](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 24, 2021 6:41:52 PM

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Sent from my iPhone

Judith Baker
415-518-4052
judith_baker@att.net

From: [Roberto Arce](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Cc: [Roberto Arce](#)
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 24, 2021 6:01:38 PM

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Dear Supervisor Peskin and Supervisors,

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Sent from my iPad

From: [Andy Gutierrez](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 24, 2021 4:33:21 PM

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

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

Sincerely,

Andy Gutierrez

From: [Amanda Staight](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 24, 2021 3:05:20 PM

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

Dear Supervisor Peskin and Supervisors,

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Sincerely,
Amanda Staight

From: [Vivek Krishnan](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 24, 2021 12:20:19 AM

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Sent from [Mail](#) for Windows

From: [Brett Jones](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 8:41:05 PM

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Sent from my iPhone

From: [Lisa](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 8:12:51 PM

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From: malindakai@gmail.com
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 6:36:45 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

Thank you very much!

-Malinda Tuazon

From: [Rebecca Hardberger](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 6:08:32 PM

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Rebecca

Sent from my iPhone

From: [Shoshanah Dobry](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 5:16:41 PM

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From: [Cesar Abella](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 5:00:10 PM

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Best,

Cesar Abella
Sent from my iPhone

From: [Sharon Edelson](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 4:42:00 PM

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Get [Outlook for iOS](#)

From: [Cathy Asmus](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 1:45:00 PM

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deny this frivolous appeal.

Resident Cathy Asmus

From: [Will Castañeda](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 9:44:13 AM

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

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

From: [Robert VanCamp](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 10:38:22 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Sent from my iPad

From: [Douglas Hudson](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 10:12:01 AM

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

Dear Supervisor Peskin and Supervisors,

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From: [Oran Scott](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sgrubstake@gmail.com
Subject: Support NOT TO Rebuild Grubstake Diner-EDITED
Date: Thursday, September 23, 2021 11:31:41 AM

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

Dear Supervisor Peskin and Supervisors,

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

housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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

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

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

From: [Douglas Russell](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 11:05:43 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

From: [Janet Witkosky](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 10:48:25 AM

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

Dear Supervisor Peskin and Supervisors,

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Best Regards,

Ms. Janet Witkosky

From: [hsumax](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 10:37:37 AM

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Sent from my Verizon, Samsung Galaxy smartphone

From: [Humberto Vasquez](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 10:13:24 AM

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

Dear Supervisor Peskin and Supervisors,

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Sent from my iPad

From: [Angela Layton](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 8:18:37 AM

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Dear Supervisor Peskin and Supervisors,

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Thank you for listening!
Angela Layton

Sent from my iPhone

From: [Ken Walczak](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 3:21:28 AM

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Dear Supervisor Peskin and Supervisors,

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From: [Anthony](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 1:39:49 AM

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Dear Supervisor Peskin and Supervisors,

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-Anthony

From: [Ruth Nott](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Thursday, September 23, 2021 12:52:20 AM

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

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

- Ruth

Ruth Nott
415-793-5330

Preferred Gender Pronouns: she/her/hers

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

From: [Terri Fellers](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 11:52:03 PM

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

Dear Supervisor Peskin and Supervisors,

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Terri Fellers
1890 Clay ST

From: [Cameron Scott Espinoza Ohl](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 9:35:49 PM

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

From: [Stacey Haysler](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [SF Grubstake](#)
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 9:00:17 PM

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Regards,

Stacey Haysler

From: [Gina Latter](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 5:43:36 PM

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

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Sent from my iPhone

From: [Kenneth r Jackman](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 5:38:20 PM

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Ken Jackman
SF Resident 16 years

Sent from my iPhone

From: [Brad Armenti](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 4:30:53 PM

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Sent from my iPhone

From: [Lutf Mohsin](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 3:57:13 PM

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Sent from my iPhone

From: jamil.mohamed
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 3:54:55 PM

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Sent from my iPhone

From: [Marissa Barker](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 3:36:02 PM

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Thank you,

Marissa Barker

From: [Lidia G Davis](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 3:30:23 PM

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Thanks,

Lidia G Davis

From: [Liam Hennessy](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner(FROM A NATIVE SAN FRANCISCAN)
Date: Wednesday, September 22, 2021 3:10:23 PM

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Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sincerely,
Liam Hennessy
169 Pfeiffer St
San Francisco
CA 94131
dolbay@hotmail.com

From: [carolyn](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 1:33:54 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

carolyn conwell

From: [Jason Owens](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 1:25:01 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

From: [chezza](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner - it was made very clear as the Austin went up that this deal was made
Date: Wednesday, September 22, 2021 9:19:38 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Please support The Grubstake.

Sincerely,

C. Martin

From: [Andres Chavez](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 8:07:37 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

Sent from my iPhone

From: [Larry Finn](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 7:20:28 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

Sent from my iPhone

From: [Linda Carneiro](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, September 22, 2021 5:50:26 AM

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

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

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

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

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

Sent from my iPhone

From: [Barbara Conwell](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:57:48 PM

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

Dear Supervisor Peskin and Supervisors:

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

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

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Sincerely,
Barbara Conwell
SF Homeowner and Grubstake lover

From: [David Mauroff](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:44:55 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Thank you,
David Mauroff

From: [SamuelLK me](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](#)
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:14:08 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Samuel L. Krauth
701.318.9362
samuelkrauth@gmail.com

From: [Michael Gonos](#)
To: [Stefani, Catherine \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 3:24:47 PM

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

Dear Supervisor Stefani,

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

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Michael Gonos
Resident of District Two
San Francisco, CA

From: [Giovanna Soto](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 3:21:10 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Sent from my iPhone

From: [John Mccutchen](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 2:14:09 PM

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

Dear Supervisor Peskin and Supervisors,

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From: [David Colbert](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 1:52:10 PM

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Sincerely yours,
David S Colbert

From: [Henry Ostendorf](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 12:36:16 PM

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Sent from my iPhone

From: [liz Rigali](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 12:07:57 PM

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From: [Donna Amador](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:45:10 AM

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Sent from my iPhone

From: [Eric Bishop](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:28:35 AM

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Get [Outlook for Android](#)

From: [Robb Fleischer](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:12:16 AM

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Robb Fleischer



Powered by
[cloudHQ](#)

x

From: [Steve Gallagher](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 10:04:40 AM

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Steve Gallagher

From: [Irving](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 9:14:57 AM

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From: [Sandy Joachim](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 9:06:53 AM

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Sent from my iPhone

From: [Rolo Talorda](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 8:59:38 AM

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

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

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

From: [Christopher Wichlan](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 11:41:48 PM

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

Dear Supervisor Peskin and Supervisors,

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

The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet.

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

The Grubstake is a SF institution. Having worked in the hotel industry many years in SF it is one of the requested places to dine for our international guests. Please assist to settle this dispute and compromise for both parties.

Kind Regards,

Chris Wichlan

From: [Jerry W. Brown](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 8:45:22 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Covia and Front Porch have come together as one organization!

Learn more at <https://covia.org/affiliation/>

From: [Jason Heffel](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 8:30:46 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

From: [Alexi Adams](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 8:27:53 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

Please save grubstake!!!

Sent from my iPhone

From: [Sharon Ireland](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 7:58:44 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Sent from my iPhone

From: [Eddie Jen](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 7:10:48 AM

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

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

Eddie Jen
5 Corbett ave
San Francisco ca
94114

From: [Lawrence Helman](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 4:52:37 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPad

From: [Kimya Dawson](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, September 21, 2021 12:41:10 AM

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

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

From: [Martha](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 10:01:57 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Martha Brooder
(many good times there)!
Sent from my iPhone

From: [William Hack](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 9:48:27 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

William Hack
1728 Laguna street

From: [marowak105](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 8:18:59 PM

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

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance not only to the LGBTQ+ community, but the entire Upper Polk community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood.

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

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

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

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

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

Sent from my Galaxy

From: [Roger Adkins](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 4:44:45 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Please Save Grubstake, they have great food there and we don't need to see another long time

business, that is loved by many, go kerplunk! Please save it, Thanks!

Sincerely,
Roger Adkins

From: [Julian Carey](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 4:35:59 PM

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Dear Supervisor Peskin and Supervisors,

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

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The Grubstake team has made every attempt possible to address any

issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

From: [Bruce R Parnas](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 4:05:16 PM

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Dear Supervisor Peskin and Supervisors,

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

From: [Thomas Chimento](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 4:00:39 PM

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

Dear Supervisor Peskin and Supervisors,

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

From: [James Rumohr](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 11:27:58 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

*Sent from a mobile phone – please excuse the brevity and typos.

From: [Kenneth Cross](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 2:18:44 PM

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

Dear Supervisor Peskin and Supervisors, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting over six-years to redevelop the site with 21-units of middle-income housing over a new Grubstake Diner, the project continues to face opposition from adjacent residents who only recently moved into the neighborhood. The Grubstake team has worked tirelessly to address its next-door neighbors' concerns, including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard which with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, even though residents of the Austin will receive sufficient sunlight and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."

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

Thank you for hearing my concerns.

Ken Cross

Pine Street neighbor of Grubsteak

From: [marcella sanchez](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [sfgrubstake@gmail.com](#)
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 2:07:01 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

Grubstake is a piece of San Francisco's history. Please don't let it crumble like so many other historic SF restaurants and safe havens.

Sincerely,

Marcella Sanchez

Sent from my iPhone

From: [Jim Kroupa](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 12:35:53 PM

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Dear Supervisor Peskin and Supervisors,

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Sincerely,
Jim Kroupa

From: lisa.moschetti
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 12:28:58 PM

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

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

Sent from my iPhone

From: [John Shifler](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 11:53:16 AM

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Sent from my iPhone

From: [Debbie Persselin](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 11:50:55 AM

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Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From: [Candace Jordan](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 11:42:29 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

Sent from my iPhone

From: [Lewis Brown Jr](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 9:33:09 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

Thank you,
Lewlu Brown
Tenderloin resident

Sent from my iPhone

From: [Rob Rothrock](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 6:13:52 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my Verizon, Samsung Galaxy smartphone

From: [Robyn](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Monday, September 20, 2021 2:39:57 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sincerely,
Robyn Marsh
San Francisco, CA

From: [Marco Place](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 19, 2021 10:14:44 PM

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

Dear Supervisors,

I am writing in support of The Grubstake Diner. The Grubstake has held great importance to the LGBTQ+ community over the decades. Now, after waiting over six-years to redevelop the site with 21-units of middle-income housing over their business, the project continues to face opposition from adjacent residents.

The Grubstake team has worked to address its neighbors' concerns, including having a light analysis prepared. The analysis found that the project meets CEQA requirements and the units would receive light via the interior courtyard which, with a matching lightwell on the project would be greater than 25 by 25 feet. Additionally, the project sponsor has voluntarily added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Residents of the Austin condominium have tried to file appeals to various aspects of the project while their intent is to block any additional height adjacent to their building. Please note that all Austin owners signed pre-sale disclosures stating their knowledge that the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.

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

The Grubstake team has addressed every issue brought forth by the Austin residents. I urge you to support the efforts of this historical establishment - The Grubstake.

Respectfully,
Marco Place

From: [Anna Lederman](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 19, 2021 7:07:39 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Thank you very much for your time,
-Anna Lederman

Sent from my iPhone

From: [Justine Stanis](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 19, 2021 4:08:18 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From: [David Maddox](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 19, 2021 1:45:37 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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



David Maddox
Creative Services
[2092 University Circle](#)
[Memphis, Tennessee 38112](#)
9901.489.8548
dminmem@yahoo.com

From: [Gilbert A Villareal](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 19, 2021 11:59:58 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Warm regards,
Gilbert A. Villareal
150 Highland Ave
San Francisco, CA 94110
415-572-3966

Sent from my iPhone
Please forgive any typos.

From: [Jeff Suntech Gmail](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 18, 2021 2:11:34 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

Sent from my iPhone

Sent from my iPhone

From: Brent Pogue
To: [Carmen Arroyo \(BOC\)](#), [Carmen Calhoun \(BOC\)](#), [Derek Wolf \(BOC\)](#), [Dustin Wolf \(BOC\)](#), [Candice Wolf \(BOC\)](#), [Carmen Wolf \(BOC\)](#), [Mikayla Wolf \(BOC\)](#), [Mackenzie Wolf \(BOC\)](#), [Sara Wolf \(BOC\)](#), [Walter Wolf \(BOC\)](#), [Board of Supervisors \(BOC\)](#), [brent.pogue@cityofaustin.com](#)
Subject: Support the Rebuilding of the Grubstake Diner
Date: Saturday, September 18, 2021 1:44:03 PM

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

Dear Supervisor Peskin and Supervisors,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

I have expressed my support in numerous hearings with the planning commission, and just recently, on the day they voted approval of the project! I am a former PG&E engineer and know full well of the time and effort that went into the planning and construction particulars of this project.

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

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

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

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

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

Best Regards,
Brent D Pogue
Linked In Profile:
<https://avanan.ar1-protection.com/v1/ur/?o=inp%3A/ww.linkedin.com/in/brentpogue&g=YWU1NjhiYzYwYW11NT11Zg==&h=YT0YQ2NjNjZlC2NzY1M2QwYml1MzFkYjMyNWQwMGI5NGYwMzgzZDExYTdnNzVINzJlNjU3YTJmUwYQ==&p=YXAzOnNmZHFzOmF2YW50bjpwOmFkMzAzYjA0ZjE5ZDZjZjA2MWRkYadnThNGL2RkOnYx415.309.2309>

From: [Jennivine Lee](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 18, 2021 11:52:12 AM

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

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

--

Be Well,

Jennivine Lee

Certified Ideal Protein Coach/

CEO iWellness Plan

Direct-415-562-5881

Click here for more info.:

[*Introduction to Fundamentals of Ideal Protein*](#)

Clinic Locations:

San Mateo Clinic

951 Mariners Island Blvd., Suite 300

San Mateo, CA 94404

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From: [Robert Young](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 18, 2021 11:30:11 AM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

Robert Young

From: [Laura Mahoney](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Saturday, September 18, 2021 12:12:26 AM

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Dear Supervisor Peskin and Supervisors,

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

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

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

Sent from my iPhone

From: [Kelly Hernandez](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 11:57:21 PM

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Dear Supervisor Peskin and Supervisors,

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

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

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

From: [Erick Francisco](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 8:59:44 PM

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Dear Supervisor Peskin and Supervisors,

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

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

Erick Francisco

From: [Brigida Vaccaro](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 8:54:13 PM

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

Thank you for your kind attention

Brigida

From: [Sarena Foster](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 7:52:15 PM

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

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

From: devinposey@aol.com
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 7:16:05 PM

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

From: [Chip Gower](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 6:58:30 PM

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

Dear Supervisor Peskin and Supervisors:

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

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

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

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

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

— Harry Gower
1355 48th Ave, Apt 4
San Francisco

Sent from my phone----

From: [Lou Cook](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 6:32:13 PM

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

Dear Supervisor Peskin and all Supervisors,

I would like to express my support for the rebuilding of the **Grubstake Diner**, a San Francisco community treasure. So much of historic San Francisco has already been destroyed and disappeared forever. There is no good reason to continue on this pathway!

For over six years, the redevelopment of this site has faced opposition from adjacent residents. Please note that all owners at the Austin were **required to sign pre-sale disclosures stating the Grubstake site would be developed**, and that light, air and views on the eastern side of the building, where a lightwell exists, would be impacted.

The Grubstake team has worked tirelessly to address our neighbor's concerns. This includes: a light analysis that found the project meets CEQA requirements. All these units will continue to receive light from the interior courtyard, in addition to a matching lightwell on the project greater than 25 by 25 feet. These residents will receive sufficient sunlight: we have proven that the project does not pose a health or safety hazard. Nonetheless, the project sponsor has voluntarily and in good faith added UV lights to its building, timed to match daylight hours to enhance the light in the interior courtyard further.

Residents of the neighboring Austin condominium building have filed appeals to numerous aspects of this project, in every way possible trying to block any additional height adjacent to their building. Some of these owners continue their years-long **abuse of the City's land use entitlement process**, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood." Does the City not need more housing?

The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to **generate increased housing in urban neighborhoods**. The SDBP provides flexibility in planning and financing

new home development. This will help ensure the viability of this important LGBTQ+ preservation project.

The Grubstake team has made every attempt possible to address all the issues brought forth. We urge you see the value of this project in the proposed form.

Please deny this frivolous appeal.

Sincerely,
Louise D. Cook, San Francisco Resident

From: [Ernie Gilbert](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 5:55:08 PM

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

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

--

"Let's stop trying to impress others with the things that we own, and start trying to inspire them by the lives that we live." Joshua Becker

www.erniegilbert.com

From: [William OConnor](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 5:50:02 PM

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

Dear Supervisor Peskin and Supervisors,

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

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Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission,
Sent from [Mail](#) for Windows

From: [Robert G Brown](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 5:23:19 PM

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

Dear Supervisor Peskin and Supervisors,

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So FUCK these entitled assholes at the Austin and let's get on to building affordable housing with keeping our iconic LGBTQ+ spaces preserved for our community.

The Grubstake team has made every attempt possible to address any issues brought forth by

the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Robert G Brown

From: [Brienne Ligon](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 5:20:17 PM

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Dear Supervisor Peskin and Supervisors,

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

Brienne

From: [SS](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 5:15:33 PM

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Dear Supervisor Peskin and Supervisors,

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

From: [Lauren Graffort](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 5:13:51 PM

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

Dear Supervisor Peskin and Supervisors,

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

From: [craig Jones](#)
To: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [RonenStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Marstaff \(BOS\)](#); [MeigarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); sfgrubstake@gmail.com; [Waltonstaff \(BOS\)](#)
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:58:18 PM

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

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

--

Craig A. Jones

From: [Brian Carbajal](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:44:50 PM

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

Dear Supervisor Peskin and Supervisors,

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From: [Aaron VanDevender](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [SF Grubstake](#)
Subject: Please Support Rebuilding Grubstake Diner and More Housing!
Date: Friday, September 17, 2021 4:28:37 PM

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

Dear Supervisor Peskin and Supervisors,

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Yours, Truly

-Aaron VanDevender

From: [Jo Anne Appel](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:17:41 PM

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Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

From: [Margaret Lawrence](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:12:49 PM

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Dear Supervisor Peskin and Supervisors,

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Sent from [Mail](#) for Windows

From: [Danielle Lopez](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:12:00 PM

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

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

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

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

Kind regards,

Danielle Lopez

From: [Ryan Stout](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:10:48 PM

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

Dear Supervisor Peskin and Supervisors,

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

From: [Brett Marlin](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Cc: [Kate Colantuono](#)
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:10:01 PM

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--
Brett Marlin
(415) 851-4679

From: [Kara Cooper](#)
To: [Peskin, Aaron \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Marstaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [ChanStaff \(BOS\)](#); [Haneystaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [RonenStaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Friday, September 17, 2021 4:07:38 PM

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