File No. 210901 **Committee Item No.** _____
Board Item No. 51

COMMITTEE/BOARD OF SUPERVISORS

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Prepared by: Lisa Lew **Date:** October 15, 2021
Prepared by: _____ **Date:** _____

law offices of
DAVID P. CINCOTTA

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BY

August 19, 2021

President Shamann Walton
San Francisco Board of Supervisors
City Hall, 1 Dr. Carleton B. Goodlett Place
San Francisco, CA 94102

Re: Appeal of Mitigated Negative Declaration of 1525 Pine Street Development

Dear Supervisor Walton:

On behalf of Ms. Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street (the "Appellants"), we are appealing the grossly inadequate environmental review of the Mitigated Negative Declaration (the "MND") for the proposed project at 1525 Pine Street (the " Project"). The MND ignores its required legal obligations under the California Environmental Quality Act ("CEQA") by failing to acknowledge and analyze the most obvious potential significant environmental impacts ---those impacts that negatively impact the actual lives of the residents of San Francisco. The impacts were considerable, in and of themselves, and should require an Environmental Impact Report ("EIR") but the severity of those impacts was increased by the addition of two floors above the existing height limit through the authorization of the State Density Bonus.

History of the Hearing Process

Patricia and Claire Rose filed an appeal of the Preliminary Mitigated Negative Declaration on February 6, 2021 and raised the issues stated below. On May 6, 2021 the Planning Commission heard the Appeal and additional comments from multiple other neighbors and after considerable discussion between the Planning Commissioners the Appeal was denied and the MND was approved.

After consideration of the multiple significant environmental impacts, particularly those impacts related to shadow impacts on adjacent neighbors, a Motion was made to approve the Project. **That Motion to Approve failed by a vote of 4-3 thereby disapproving the Project**. [Planning Code Section 306.5 prevents the Planning Code from reconsidering the application that was disapproved that is the "same or substantially the same as that which was disapproved" for one year.] The Commission then moved to continue the Project Application to June 22, 2021 with direction to the Project Sponsor to address the concerns of the shadow impacts on the adjacent neighbors.

The Project Sponsor did not reach out to the adjacent neighbors about any possible mitigations to the shadow impacts but instead chose to supplement its earlier shadow impacts analysis and so requested to continue the June 22 Hearing to July 22, 2021. The supplemental shadow analysis was completed and presented to the Commission and the public approximately a week before the July 22 Hearing. That supplemental analysis suggested that new lights being added to the Project directed at the adjacent residents of 1545 Pine Street would mitigate the shadow impacts on the adjacent neighbors.

Prior to the scheduled hearing of July 22, the Appellants requested additional time in order to present the Appellants' shadow analysis and respond to and rebut the shadow impact analysis prepared by the Project Sponsor. Additional time was denied by the Commission. Appellants were given directions to have speakers use the one-minute allocation that the Commission granted for each speaker in opposition to present incremental facts of the Appellants' shadow analysis to describe the opposing shadow data. This process did not permit a full presentation by the Appellants of the data and analysis of the shadow impacts on the adjacent neighbors at 1545 Pine Street.

While substantial evidence had been delivered to the Department and the Commission creating a fair argument that significant environmental effects existed, the Appellants were not permitted the necessary opportunity to present that evidence to the Commission.

The Conditional Use Permit Application, which incorporated a State Density Bonus that added two additional floors to the Project, was approved on July 22, 2021 (the vote was 4-2). This Appeal of the MND is filed pursuant to the provisions of San Francisco Administrative Code Section 31. 16(d)(2).

Shadow Impacts Beyond Public Spaces Must Be Analyzed for CEQA As They Are Foreseeable and Negative to Sensitive Receptors

The response by the Planning Department staff regarding the potential negative shadow impacts to adjacent neighbors/ sensitive receptors/ humans is that the only analysis required is to study impacts on publicly accessible open spaces. They claim that is all that is required under CEQA. There is no citation in CEQA that says there should not be analysis of shadow impacts on humans. CEQA guidelines specifically require that there be a mandatory finding of significance when there is a significant environmental impact on humans.

CEQA Guidelines Section 15065. MANDATORY FINDINGS OF SIGNIFICANCE (a) A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur:

(4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly

We have prepared substantial evidence for the record and, with adequate time to present it, there is a compelling case for the significant environmental impact on humans and mandatory finding of significance must be found and an EIR must be required.

The MND neglected to analyze the impacts of shadows on other sensitive receptors, including seniors and other neighbors to the development. In order to appropriately analyze the shadow impacts of the Project, additional analysis must be prepared to review the impacts to the seniors at the Leland- Polk Senior Community Housing as well as those residents of 1545 Pine Street whose only natural light will be lost due to the additional height allowed by the State Density Bonus for the development of the Project at 1525 Pine Street. To repeat, these are foreseeable and potentially significant environmental impacts and must be undertaken through the EIR process.

By just reviewing the history of this Project, it is unquestionable that there are significant shadow impacts that require an EIR. **First**, a shadow study was prepared for the PMND; **then** widespread testimony at the hearing causes the Commission to disapprove the Project and ask for improvements to address the shadow impacts; **then** the Project Sponsor prepares a supplemental shadow analysis to attempt to minimize the shadow impacts; **then**, even after a minimal presentation of additional data on shadow impacts by the Appellants; the Commission barely approves the Project with one Commissioner voting for approval "reluctantly" because he believes the State Density Bonus Law requires the City to do so. Can there be any doubt that the shadow impacts are significant enough to require further analysis through the EIR process?

Cultural Resources Mitigation Measures Are Inadequate To Insure Preservation and Restoration of the Grubstake

It should be understood that the Appellants do not disagree with the findings of the MND that the Grubstake is a historical resource. Quite the contrary! The Appellants believe that the mitigation measures in the MND do not require enough measures to insure that the Grubstake is preserved and restored in the manner required of a significant legacy historic resource.

The MND, beginning with the Historic Resource Evaluation Report, takes the positive step of identifying the **Grubstake** diner as a **historic resource** as it is a **contributor to the Polk Gulch LGBTQ Historic District** and is eligible for listing in the California Register. The PMND also cites the CEQA Guidelines and states that a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that conveys its historical significance."

Then, inexplicably, the MND says the demolition of the Grubstake " would not cause a substantial change in the significance of [the] historical resource" so the demolition of the Grubstake is "Less than Significant". Adding even more confusion to its findings, the MND then states that the existing building, even though it has undergone major alterations, has retained its integrity and continues to convey its significance as a contributor to the historic district.

To summarize, the Grubstake is a historic resource and a contributor to a historic district, its building has retained its integrity to the historic district and the total demolition of the building is "less than significant". This is inconsistent with the CEQA guidelines and the prevailing law of CEQA.

It is noted that there are proposals within the proposed project that attempt to replicate the Grubstake within the proposed new building by removing and reincorporating specific features in the new project. Curiously, though, these specific efforts are not mitigation measures. These efforts are insufficient to mitigate the loss of the historic resource. There is not sufficient discussion in the HRER that could help determine what measures would actually be sufficient to retain some of the key features that would reduce this loss to "less than significant" More importantly though, these are not identified as " mitigation measures"; there is no guarantee that these efforts would actually occur. Further, if these are not "mitigation measures", then the loss of a significant historic resource to the historic district has not reduced this demolition of the resource to "less than significant".

The treatment of this historic resource is embarrassingly inadequate. In order to overcome the demolition of this resource a minimum amount of protections must be present in the MND and would more appropriately be contained in an Environmental Impact Report. First, specific, detailed mitigation measures must be included in order to either preserve or replicate the integrity of the resource. In any case, the Planning Commission would also need to find "overriding circumstances" to approve the project before permitting the demolition of this historic resource.

The discussion of Cultural Resources is wholly inadequate and an EIR must be prepared.

Transportation and Circulation

The MND completely ignores the potential significant environmental impact when it fails to provide any substantive analysis of the potential **cumulative impacts** of all the development that it has identified in the immediate vicinity of the Project.

Cumulative Impacts are Potentially Devastating

The MND identifies that within a quarter-mile of the proposed project there are developments which are either under construction or being processed by the Department for 522 dwelling units, 155,770 square feet of medical office, commercial or office uses. It should also be noted that only about 300 parking spaces will be added with all this cumulative development. The MND then **concludes without any detailed analysis** of the potential impacts of all this development in this neighborhood that there will be **no significant impacts to transportation or circulation.** This becomes obviously incredible when the MND states that the mere 21 units and 2,800 square feet of commercial space of the proposed project at 1525 Pine will generate 112 vehicle trips, 429 walking trips, 213 transit trips, and 70 trips by other modes (e.g., bicycle, motorcycle, taxi).

That would mean that cumulative development, within a quarter-mile of the project, conservatively would be in excess of 3,000 vehicle trips; 6,000 walking trips; 700 transit trips; and 2000 other modes of trips. Yet, the MND has done no significant analysis to determine this would create significant environmental impacts. **Public Transit Must be Impacted Significantly**

More specifically, the MND concludes that there would be no significant impacts and no mitigation measures are necessary for mitigating the potential impacts on Public Transit.

There is Public Transit on Pine, Polk and Sutter Streets and Van Ness Avenue. Only about 300 parking spaces will be added within all the cumulative development projects. So public transit must bear the burden of accommodating all the transportation needs of this cumulative development. It is beyond credibility to imagine how many vehicles will be circling these few blocks in this neighborhood while trying to find parking to go home or those looking for parking before their doctor' s appointments. It is incomprehensible that this traffic would not delay or interrupt Public Transit. Yet no analysis of any intersections was done in the MND. Further, no analysis of the impacts on pedestrians along Polk Street, the narrow,one-way Austin Alley, Pine Street or Van Ness will be impacted. Again, there would only be 27 vehicle trips generated by the Project during the P.M. peak hours for a 21-unit development. How many vehicle trips would be generated by over 522 units and 155,700 square feet of commercial uses? The PMND does not provide this calculation. This is seriously deficient.

Vehicle Miles Traveled Analysis is Grossly Inadequate

The MND focuses its analysis of Vehicle Miles Traveled ("VMT") solely on the impacts within Transportation Analysis Zone 327 (TAZ 327). [See the attached drawing showing the TAZ 327.] It concludes then that there would be no significant impacts and no mitigation measures would be necessary. When reviewing this carefully, it is obvious that the analysis is

remarkably deficient when considering cumulative impacts. The size of TAZ 327 is approximately 4 blocks from Van Ness Avenue to Leavenworth. Of the 522 dwelling units and 155,700 square feet of commercial space of cumulative development only 5 new dwelling units are within TAZ 327. To repeat, in addition to the Project, only 5 new units are in TAZ 327. So 517 dwelling units and 155,700 square feet of commercial space are entirely ignored. Of course there would not be any significant impacts if only considering the Project plus 5 new dwelling units. Yet, the analysis completely ignores the cumulative impacts of the remaining 517 dwelling units and 155,700 square feet of medical offices and commercial space. Yet the MND concludes that no significant impact will occur and no mitigation measures are necessary.

The MND makes 3 conclusions that are just not supported by the evidence and analysis provided in the document:

> Impact C-TR-2: Operation of the proposed project, in combination with cumulative projects, would not create potentially hazardous conditions for people driving, walking, or bicycling, or for public transit operations. (Less than Significant)
>
> Impact C-TR-3: The proposed project, in combination with cumulative projects, would not interfere with accessibility of people walking or bicycling to and from the project site and adjoining areas or result in inadequate emergency access. (Less than Significant)
>
> Impact C-TR-4: The proposed project, in combination with cumulative projects, would not substantially delay public transit. (Less than Significant)
>
> Impact C-TR-5: The proposed project, in combination with cumulative projects, would not cause substantial additional VMT or substantially induce automobile travel by increasing physical roadway capacity in congested areas or by adding roadways to the network.

It just takes common sense to realize that this requires much more and much better analysis of the cumulative transportation and circulation impacts because the potential impacts to this neighborhood are overwhelming.

Wind Analysis is Limited and Incomplete

The wind impacts from the proposed project have not been adequately analyzed. It is clear that there are sensitive receptors immediately adjacent to the proposed development at 1545 Pine Street. We have previously identified the senior housing facilities and medical facilities in the neighborhood whose residents would be particularly impacted by the wind conditions immediately adjacent to the Project and such wind impacts should be considered in light of frail elderly and medical patients. Further, the RWDI analysis has reviewed some of the impacts on

pedestrian and sensitive receptors at the ground level, there is an obvious omission to the analysis by not considering the wind impacts to the deck areas of the adjacent building which are 22 feet wide. This condition is quite likely to create a dangerous wind tunnel at the higher levels which could then create dangers to pedestrians below.

This potential negative impact is foreseeable and significant and should be analyzed before this MND could be considered complete and adequate. It should be noted that this potential wind impact at the higher levels could be a direct result of the additional height being proposed through the State Density Bonus. An additional 18 feet plus a 17-foot mechanical penthouse create an unusual and potentially harmful environmental impact. **Only after such a complete wind analysis of both the impacts on senior citizens and on the upper levels of the adjacent building could the MND determine that there are no significant wind impacts**.

Summary

The MND for the 1525 Pine Street is completely inadequate, incomplete and without proper supportive documentation for its findings and conclusions.

The feeble analysis of shadow impacts are the most glaring omission in the MND as it did not take into consideration the substantial and significant loss of natural sunlight to residents of the adjacent property at 1545 Pine Street. After the weak and apologetic supplemental analysis by the Project Sponsor and its offering of useless inadequate lighting improvements can it still be a question that further analysis is necessary as a minimum. The additional date provided by the Appellants will show the unhealthy conditions these impacts force on humans.

Further, the demolition of the Grubstake diner which is an identified historic resource, contributor to a historic district and is eligible for inclusion to the California Register, has inexplicably not been treated as a historic resource. There are no specific, detailed mitigation measures to mitigate the loss of the historic resource. Moreover, there are no identifiable overriding circumstances that have been prepared to justify the loss of the historic resource.

The Traffic and Circulation analysis completely ignores the cumulative impacts to pedestrians, vehicle trips and public transit. We have pointed out the omission to review the cumulative development projects in the immediate vicinity for their impacts on the neighborhood.

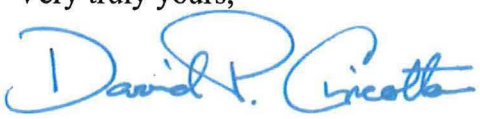
Finally, we have identified the limited analysis of wind impacts as the MND only analyzed the pedestrian impacts when there are clearly other foreseeable and potentially significant impacts which should be considered in order to protect sensitive receptors within the vicinity of the Project.

To repeat, CEQA requires mandatory findings of significance and requires an EIR when it can be shown there are environmental impacts on humans. CEQA doesn't say the humans have to be in parks or on sidewalks to experience negative environmental impacts.

In closing, it should be noted that many, if not all, of the impacts we have identified which are potentially significant negative impacts appear to be a direct result of the increased height being proposed for the Project through the State Density Bonus. An EIR should show the differences in the impacts to Traffic, Wind and Shadow for a project without the State Density Bonus. This would be more appropriately reviewed as an Alternative Project in an Environmental Impact Report. There are **ten** exceptions identified in the PMND that are being sought through the State Density Bonus--- height, bulk, rear yard, usable open space, permitted obstructions, dwelling unit exposure, setbacks on narrow streets, ground-floor ceiling height, ground floor transparency and fenestration. It was never contemplated that the State Density Bonus would be used to grant so many exceptions particularly when the resulting project would create so many significant environmental impacts.

We urge you to require the further analysis of an Environmental Impact Report to adequately review the significant environmental impacts and the Alternatives for the proposed Project. Thank you for your attention.

Very truly yours,



DAVID P. CINCOTTA
Law Offices of David P. Cincotta

DPC/lw
Enclosures

cc: Lisa Gibson, Environmental Review Officer
Michael Li

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
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PLANNING COMMISSION MOTION NO. 20909

HEARING DATE: MAY 6, 2021

Case No.:	**2015-009955ENV**
Project Address:	**1525 PINE STREET**
Zoning:	Polk Street Neighborhood Commercial District 65-A Height and Bulk District
Block/Lot:	0667/020
Project Sponsor:	1525 Pine Street Dev LLC c/o Toby Morris – Kerman Morris Architects LLP 139 Noe Street San Francisco, CA 94114
Property Owner:	1525 Pine Street Dev LLC 1555 Pacific Avenue San Francisco, CA 94109
Staff Contact:	Michael Li 628.652.7538, michael.j.li@sfgov.org

ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2015-009955ENV, FOR THE PROPOSED DEVELOPMENT THAT WOULD DEMOLISH A ONE-STORY RESTAURANT AND CONSTRUCT A NEW EIGHT-STORY, 83-FOOT-TALL BUILDING CONTAINING 21 DWELLING UNITS AND APPROXIMATELY 2,855 SQUARE FEET OF COMMERCIAL SPACE ("PROJECT") AT 1525 PINE STREET, ON ASSESSOR'S BLOCK 0667, LOT 020, IN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

1. On May 9, 2016, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the San Francisco Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.

2. On January 27, 2021, the Department determined that the Project, as proposed, could not have a significant effect on the environment.

3. On January 27, 2021, a notice of determination that a Preliminary Mitigated Negative Declaration (PMND) would be issued for the Project was duly published in a newspaper of general circulation in the City, and the PMND was posted on the Department website and distributed in accordance with law.

4. On February 16, 2021, an appeal of the decision to issue a PMND was timely filed by David Cincotta on behalf of Patricia Rose, Claire Rose, and other neighbors.

5. A staff memorandum, dated April 29, 2021, addresses and responds to all points raised by appellant in the appeal letter. That memorandum is attached as Exhibit A and staff's findings regarding those points are incorporated by reference herein as the Commission's own findings. Copies of that memorandum have been delivered to the Commission, and a copy of that memorandum is on file and available for public review at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

6. On May 6, 2021, amendments were made to the PMND to update two footnotes in the project description in which the project plans were cited and to replace the plans dated July 31, 2020 with plans dated April 20, 2021 (Attachment A). Such amendments do not include new, undisclosed environmental impacts and do not change the conclusions reached in the PMND. The changes do not require "substantial revision" of the PMND, and therefore recirculation of the PMND would not be required.

7. On May 6, 2021, the Commission held a duly noticed and advertised public hearing on the appeal of the PMND, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.

8. All points raised in the appeal of the PMND at the May 6, 2021 hearing have been addressed either in the memorandum or orally at the public hearing.

9. After consideration of the points raised by appellant, both in writing and at the May 6, 2021 hearing, the Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.

10. In reviewing the PMND issued for the Project, the Commission has had available for its review and consideration all information pertaining to the Project in the Department's case file.

11. The Commission finds that Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

12. The Commission Secretary is the Custodian of Records; the File for Record No. 2015-009955ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

DECISION

The Commission HEREBY DOES FIND that the proposed Project could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and HEREBY DOES AFFIRM the decision to issue a Mitigated Negative Declaration, as prepared by the Department.

I hereby certify that the Commission ADOPTED the foregoing Motion on May 6, 2021.

Jonas P Ionin Digitally signed by Jonas P Ionin Date: 2021.05.21 08:41:15 -07'00'

Jonas P. Ionin
Commission Secretary

AYES:	Tanner, Chan, Diamond, Fung, Koppel
NAYS:	Imperial, Moore
ABSENT:	None
ADOPTED:	May 6, 2021

San Francisco Planning

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EXHIBIT A TO DRAFT MOTION
PLANNING DEPARTMENT RESPONSE TO APPEAL OF PRELIMINARY MITIGATED NEGATIVE DECLARATION

PLANNING CASE NO. 2015-009955ENV – 1525 PINE STREET PUBLISHED ON APRIL 29, 2021

Background

The project sponsor submitted an application, 2015-009955ENV, for the proposed project at 1525 Pine Street on May 9, 2016 for a proposal to demolish a one-story restaurant and construct a new eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,855 square feet (sf) of commercial space. The project site is within the Polk Street Neighborhood Commercial use district and a 65-A height and bulk district. The proposed project would require conditional use authorization from the Planning Commission (Commission).

The Planning Department (Department) issued a preliminary mitigated negative declaration (PMND) for the proposed project on January 27, 2021. On February 16, 2021, the appellant filed an appeal of the PMND. A copy of the appeal letter is included with this appeal response packet.

Appeal Filed

David Cincotta submitted the appeal on February 16, 2021.

A copy of the appeal letter is included with this appeal response packet.

Planning Department Responses

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The PMND analyzes the project-level and cumulative transportation impacts associated with the proposed project, and that analysis was conducted in accordance with the methodology established in the Department's 2019 Transportation Impact Analysis Guidelines (TIA Guidelines). The proposed project would generate 12 vehicle trips during the p.m. peak hour, and the Department's transportation planners determined that an in-depth study was not required.

The appeal does not provide any substantial evidence supporting a fair argument to refute the Department's determination that the proposed project would not combine with other projects to result in significant cumulative transportation impacts other than to state the estimated number of vehicle trips that would be generated by the

cumulative projects. Congestion in and of itself is not an impact under CEQA. The appeal does not demonstrate how congestion would create hazardous conditions, interfere with emergency access, or delay public transit.

Impacts C-TR-2, C-TR-3, and C-TR-4 (PMND pp. 38-39) discuss how the proposed project would not combine with cumulative projects to create hazardous conditions for people walking, bicycling, or driving or for public transit operations (C-TR-2), interfere with accessibility of people walking or bicycling or result in inadequate emergency access (C-TR-3), or substantially delay public transit (C-TR-4). Impact C-TR-2 states that the proposed project and five of the seven cumulative projects[1] would not include garages. Collectively, these six projects would not result in vehicles entering and exiting off-street garages at the respective project sites and potentially conflicting with people driving, walking, or bicycling or with public transit operations. The two cumulative projects that include garages, 1101 Sutter Street and 1200 Van Ness Avenue, are each located on a site with three street frontages. Each of these projects could be designed in such a way that the garage fronts on a street that does not include a bicycle lane or public transit service. Impact C-TR-3 discusses how the proposed project and the cumulative projects would not alter the established street grid, degrade or permanently close any streets or sidewalks, eliminate or reconfigure any existing bicycle routes, or preclude or restrict emergency vehicle access to the project sites and surrounding areas. Impact C-TR-4 states that operation of the proposed project and cumulative projects would result in an increase in the number of vehicles on the local roadway network. The cumulative projects are geographically dispersed throughout the project vicinity, and all of the additional vehicle trips would be distributed along the local street network instead of being concentrated on one or two streets on which public transit operates. In addition, the proposed project and six of the seven cumulative projects would also not result in relocation or removal of any existing bus stops or other changes that would alter transit service; the Van Ness Bus Rapid Transit Project is a cumulative project that would implement right-of-way improvements along a two-mile-long segment of Van Ness Avenue (from Mission Street to Lombard Street) to accommodate bus rapid transit service. The PMND concluded that for all three topics discussed above, the cumulative impacts would be less than significant. No further analysis is required under CEQA.

In accordance with the methodology established in the TIA Guidelines, the analysis of the proposed project's transportation impacts related to vehicle miles traveled (VMT) was based on VMT estimates for the Transportation Analysis Zone (TAZ) in which the project site is located; TAZ 327 covers four blocks from Van Ness Avenue to Leavenworth Street between Pine and Bush streets.

As discussed under Impact TR-5 (PMND p. 39), the future 2040 average daily VMT per capita for residential uses and future 2040 average daily VMT per employee for office uses in TAZ 327 are more than 15 percent below the future 2040 regional VMT estimates. Thus, the PMND concluded that the proposed project would not combine with cumulative projects to cause substantial additional VMT. This impact would be less than significant, and no further analysis is required under CEQA.

The appellant contends that the VMT analysis for the cumulative scenario should have considered other TAZs in the project vicinity. The surrounding TAZs (322, 330, 332, 334, 734, and 760) all exhibit similar future 2040 VMT estimates for residential and retail uses as TAZ 327 (i.e., the VMT estimates are all more than 15 percent below the regional VMT estimates).

The VMT methodology established in the TIA Guidelines is consistent with technical advisories published by the California Governor's Office of Planning and Research in January 2016 and December 2018. The use of VMT estimates at the TAZ level is appropriate for the proposed project as it is an infill development in an established neighborhood that is well-served by

[1] The seven cumulative projects are 1567 California Street, 1240 Bush Street, 1101 Sutter Street, 955 Post Street, 1200 Van Ness Avenue, 1033 Polk Street, and the Van Ness Bus Rapid Transit Project.

public transit. Furthermore, the appeal does not provide any evidence to refute the Department's determination that the VMT methodology, significance threshold, approach to analysis, and impact conclusion are based on substantial evidence.

Response 2: The appellant argues that the project's potential impacts on historic resources warrant a higher level of environmental review under CEQA. The appellant does not dispute the Department's finding that the existing building on the project site is not individually eligible as a historic resource or that the existing building is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District (District). The appellant disputes the Department's finding that the proposed project would not result in a significant effect on a historic resource. The Department determined that the proposed demolition of a district contributor would not result in a significant effect on the District, which is the historic resource. The appellant argues that the district contributor is individually an historic resource but does not substantiate this claim.

The Department has determined that the project would not cause a substantial adverse change in the significance of the historic resource for reasons outlined below:

A. The existing building is a district contributor and not an individually eligible historic resource.

The appellant does not dispute the Department's findings that the subject property is not an individually eligible historic resource. The information included below is a summary of the Department's evaluation process and it provides context for the Department's findings, based on the Department's records and the Historic Resource Evaluation (HRE) Part I filed with the Department.

The project site is a through lot located on the south side of Pine Street with a secondary frontage on Austin Street. The surrounding neighborhood consists of mixed-use commercial and residential uses representing a variety of architectural styles and types including Renaissance Revival, Edwardian, Art Deco/Eclectic, post-war Modern, and contemporary. The existing building at 1525 Pine Street is a raised, one-story lunch wagon-style diner that houses Grubstake, a restaurant that has operated at the site since the 1960s. From the 1960s and well into the 1980s and 1990s, Grubstake became well known and loved as a welcoming and open establishment to the LGBTQ community during a time when other businesses did not open their doors to them. The restaurant catered mostly to after-hours crowds searching for late-night meals after a night out and eventually became frequented by transgender women and artists who would perform and participate in drag shows at nearby venues.

The rectilinear plan building covers two-thirds of the frontmost portion of the parcel and includes a large paved space at the rear. The building is comprised of two volumes: a lunch wagon originally constructed before 1916 by an unknown manufacturer/designer that features a sheet metal curved roof and four metal sash, single lite casement windows with awning toplites; and a main wood-frame rectangular volume that was added to the lunch wagon in 1975 and consists of a flat roof, vertical wood siding, two aluminum sliding windows and a partially glazed wood door. To supplement the HRE, an oral history conducted by Page & Turnbull was submitted to the Department which consisted of interviews with local residents and patrons of Grubstake who discussed the history of and their experiences at the restaurant. Based on Department records and the findings of the HRE and oral history, Department staff determined that the existing building at 1525 Pine Street is not individually eligible for inclusion in the California Register. For a property to be considered eligible for listing in the California Register, it must be found significant under one or more of these four criteria: Criterion 1 (Events); Criterion 2 (People); Criterion 3 (Architecture); Criterion 4 (Information Potential). As outlined in the Department's HRER Part I, Department staff determined that the subject property is not individually eligible under any of the four criteria, as it is not directly associated with any qualifying events or persons, does not possess a high degree of architectural interest, and is not a significant example of the work of a master architect. Criterion 4 applies mostly to archeological sites,

and that review was completed by the Department's archeological staff. As such, the proposed project would not result in a significant impact to an individual historic resource.

B. *The Department determined that the existing building is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District and that the project would not cause a significant impact to the District.*

The appellant disputes the Department's finding that the proposed project would not result in a significant impact to a historic resource. The appellant misunderstands that the historic district, not 1525 Pine Street individually, is the historic resource. Under CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." (CEQA Guidelines Section 15064.5(b)). In this case, the "historic resource" is the California Register-eligible Polk Gulch LGBTQ Historic District. The existing building on the project site was determined to be a contributor to the District, but not individually eligible for inclusion in the California Register. Therefore, the Department appropriately analyzed whether the project would cause a substantial adverse change to the California Register-eligible Polk Gulch LGBTQ Historic District.

The California Register-eligible Polk Gulch LGBTQ Historic District was initially identified and discussed in the Department's *Citywide Historic Context Statement for LGBTQ History in San Francisco* (adopted October 2015), which discussed the Polk Gulch neighborhood as a potentially significant LGBTQ neighborhood. The District was evaluated in the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (March 13, 2019) and confirmed in the HRER and found to be significant under Criterion 1 for its association with the development of early LGBTQ enclaves in the Polk Gulch neighborhood beginning in the 1960s through the 1990s.

Although not formally surveyed by the Department, the boundaries of the California Register-eligible Polk Gulch LGBTQ Historic District are generally Washington Street to the north, Geary Street to the south, Hyde Street to the east, and Franklin Street to the west. The district consists of properties associated with LGBTQ businesses and social groups during Polk Gulch's development as a queer enclave during the 1960s and 1970s. The period of significance for the Polk Gulch historic district is identified as approximately 1960 to the 1990s. This period begins with the establishment of the first LGBTQ-associated business in the neighborhood and ends with a period that is associated with the relevant themes identified in the LGBTQ Historic Context Statement. The HRE identified 15 properties that are considered contributors to the Polk Gulch historic district; there is a potential for more properties to be identified upon further research. These properties are not located immediately adjacent to one another, but rather form a noncontiguous physical pattern of development.

Character-defining features associated with the California Register-eligible District include:

- Polk Street commercial corridor "spine" with clusters of contributing properties
- Dense urban fabric with one- and two-way streets, paved sidewalks, and minimal street trees
- Commercial uses of contributing resources, which historically included a variety of LGBTQ-associated businesses such as bars, nightclubs, restaurants, clothing stores, record stores, bathhouses, and theaters.
- Twentieth century commercial blocks and residential-over-commercial buildings (most built between 1907 and 1921) with:
    - One- to four-story massing
    - Classical Revival (Edwardian era), Eclectic, and altered styles
    - Ground-floor storefronts (most are altered)
    - Angled bay windows at upper floors of some buildings
    - Flat roofs

According to the HRER Part I, staff determined that 1525 Pine Street is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District as an early business established in the Polk Gulch neighborhood that accepted and catered to the growing LGBTQ community beginning in the 1960s. The business gained a reputation for being an open and welcoming establishment to the LGBTQ community during a time when businesses often did not open their doors to them.

After reviewing the proposed project and the character-defining features of the California Register-eligible Polk Gulch LGBTQ Historic District identified above, the Department determined that, for the purposes of CEQA, the proposed demolition and new construction would not result in a significant impact to the California Register-eligible District. The proposed project includes the reuse or replication of many of the contributor's character-defining features, including but not limited to: signage, windows, and lighting.[2] Additionally, the demolition of one contributor would not result in the District's inability to continue to convey its significance as the District would continue to retain its character-defining features after project implementation.

A substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired." (CEQA Guidelines Section 15064.5(b)(1).) The significance of a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in" a local register of historical resources pursuant to local ordinance or resolution. Thus, a project may cause a change in a historic resource, but still not have a significant adverse effect on the environment as defined by CEQA, as long as the impact of the change on the historic resource is determined to be less than significant. Where the historic resource is a historic district, as here, a significant impact would exist if the project would result in a substantial adverse change to the historic district. After project completion, the California Register-eligible Polk Gulch LGBTQ Historic District would consist of 14 identified contributing properties, with a potential for more to be identified through further research. The proposed project for the subject property at 1525 Pine Street will incorporate a substantial amount of salvage and reuse of historic materials such that the new construction was found to be compatible with the existing district. Therefore, the California Register-eligible Polk Gulch LGBTQ Historic District would remain eligible for the California Register for its association with the development of early LGBTQ enclaves in the Polk Gulch neighborhood beginning in the 1960s through the 1990s.

C. *The Department determined that the project would not cause a significant impact to a historic resource and therefore determined that no mitigation measures are required.*

The appellant states that the Department should have considered mitigation measures in order to reduce the impact to historical resources. As discussed above, the Department determined that the project would not result in a significant impact to the historic district. CEQA Guidelines 15126.4(3) clearly states that "Mitigation measures are not required for effects which are not found to be significant."

Response 3: As discussed under Impact WI-1 (PMND p. 67), the CEQA significance criterion for wind focuses on whether a project would create wind hazards in publicly accessible areas of substantial pedestrian use. The wind analysis was based on an assessment prepared by a wind consultant with extensive experience in evaluating wind effects from proposed development projects. The wind analysis concluded that the adjacent 12-story, 130-foot-tall building to the west, The Austin, would largely shelter the proposed project from prevailing westerly winds. Due to this sheltering effect, the proposed project would have little to no potential to intercept overhead winds and redirect them downward to the Pine

2 For a complete list of features to be reused or replicated, see *Historic Resource Evaluation Response, Part II, 1525 Pine Street*, October 22, 2020, pp. 1-2.

Street sidewalk. The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. This impact would be less than significant, and no further analysis is required under CEQA.

A project's wind impact on privately accessible spaces does not fall under the scope of CEQA. The appellant's concerns regarding the proposed project's wind effect on the private decks of The Austin may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 4: As discussed under Impact SH-1 (PMND pp. 68-69), the CEQA significance criterion for shadow focuses on whether a project would create new shadow in a manner that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. A shadow analysis prepared by a shadow consultant confirmed that shadow from the proposed project would not reach any nearby publicly accessible open spaces at any time during the year. This impact would be less than significant, and no further analysis is required under CEQA.

A project's shadow impact on private properties, including privately accessible spaces like decks, does not fall under the scope of CEQA. The PMND acknowledges that although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA. The appellant's concerns regarding the proposed project's shadow effect on the private decks and units of The Austin with east-facing windows may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Comment Letters on the PMND, in Addition to Appeal

In addition to the appeal described above, five comment letters were received on the PMND. These letters, which are attached, raise several issues regarding the analyses contained in the PMND. The concerns raised in the comment letters are addressed in the responses below.

Response 1: Some of the comment letters raise issues that are the same or similar to the issues raised in the appeal. These issues include concerns about traffic congestion, pedestrian safety, the historic significance of Grubstake, wind, and shadow/sunlight. These issues are not addressed separately here. Please see the previous discussions of these issues earlier in this appeal response.

Response 2: As discussed under Impact AQ-1 (PMND pp. 55-57), the proposed project's construction activities are subject to the provisions of the Construction Dust Control Ordinance. Required compliance with this ordinance would reduce the quantity of dust generated by the proposed project's construction activities. This impact would be less than significant, and no further analysis is required under CEQA.

Land use projects typically result in emissions of criteria air pollutants (CAPs) and toxic air contaminants (TACs), primarily from an increase in motor vehicle trips. As discussed under Impact AQ-3 (PMND p. 61), the Bay Area Air Quality Management District (air district) has developed screening criteria to determine whether a project requires an analysis of project-generated CAPs. If all of the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment, and it is presumed that such a project would generate CAPs at levels that would not exceed the air district's CEQA significance thresholds. With 21 dwelling units and approximately 2,855 sf of commercial space, the proposed project is expected to generate 97 daily vehicle trips to and from the project site. The proposed project would be 24 times below the screening criterion for the "apartment, high-rise" land use type (510 dwelling units) and 16 times below the screening criterion for the "quality restaurant" land use type (47,000 sf). A

detailed air quality assessment is not required, and the proposed project would not exceed any of the significance thresholds for CAPs. This impact would be less than significant, and no further analysis is required under CEQA.

As discussed under Impact AQ-4 (PMND pp. 61-62), individual projects result in emissions of TACs, primarily from an increase in vehicle trips. The air district considers roads with fewer than 10,000 vehicles per day "minor, low-impact" sources that do not pose a significant health impact even in combination with other nearby sources and recommends that these sources be excluded from the environmental analysis. The proposed project's 97 daily vehicle trips would be 103 times below the 10,000-vehicles-per-day threshold. Therefore, a detailed air quality assessment is not required, and the proposed project would not generate a substantial amount of TAC emissions that could affect nearby sensitive receptors. This impact would be less than significant, and no further analysis is required under CEQA.

The restaurant would have exhaust vents located on the roof of the proposed building. It may be possible to reorient the exhaust vents so that they do not face the existing units at The Austin. This concern may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 3: As discussed under Impact NO-1 (PMND pp. 40-42), the proposed project's construction activities would result in temporary and intermittent increases in noise levels. As shown in Table 2: Typical Noise Levels from Proposed Project Construction Equipment (PMND p. 41), the noise levels generated by the anticipated construction equipment would not exceed the limits established in the San Francisco Noise Ordinance. The increases in noise levels are not expected to be substantially greater than ambient noise levels in the project vicinity, which are already high (greater than 70 dBA during a typical 24-hour period). The proposed project's construction activities would not expose individuals to temporary increases in noise levels that are substantially greater than ambient noise levels. This impact would be less than significant, and no further analysis is required under CEQA.

Response 4: Loss of privacy due to the proximity between new and existing buildings is not an issue that falls under the scope of CEQA. Comments regarding loss of privacy may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

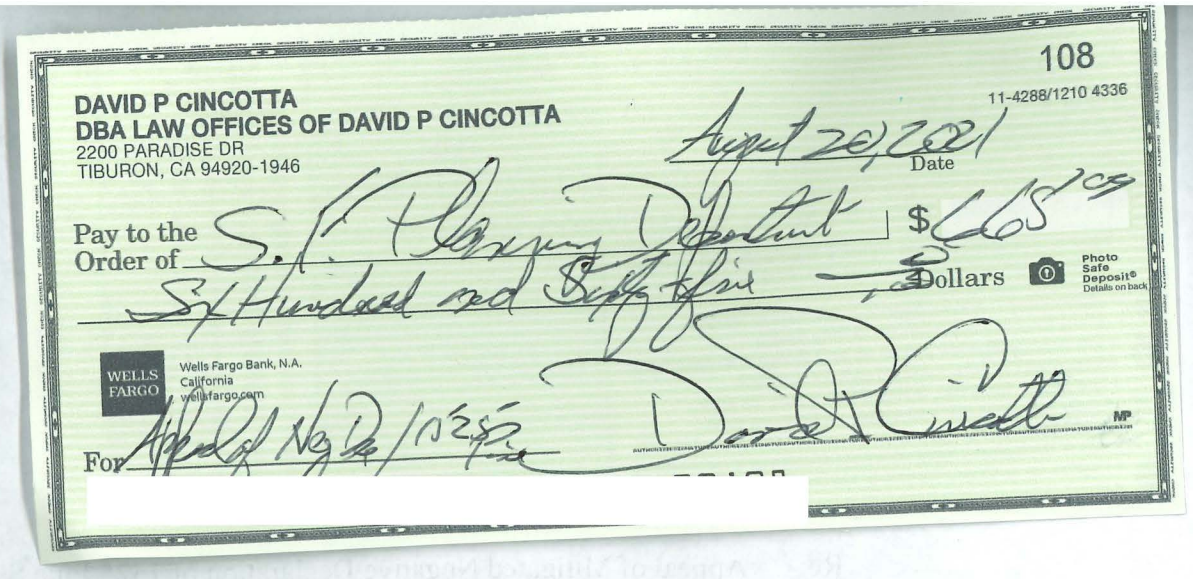
Response 5: The additional building height proposed under state density bonus law would obstruct views from some of the units at The Austin. Loss of private views from private properties is not an issue that falls under the scope of CEQA. Comments regarding the loss of views from some of the units at The Austin may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 6: CEQA focuses on the physical environmental effects that may result from a proposed development project. Pursuant to CEQA Guidelines Section 15131(a), "economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes."

The proposed project's perceived economic effect on the property values of some of the units at The Austin or other adjacent or nearby properties is not a physical effect on the environment that must be analyzed under CEQA. Comments regarding this issue may be considered by the Commission during their deliberations on the merits of the proposed project.

Conclusion

For the reasons provided in this appeal response, Department staff recommends that the Commission deny the appeal of the CEQA determination. The appellant has not provided substantial evidence supporting a fair argument that the project would have significant impacts on the environment with implementation of feasible mitigation measures identified in the PMND that would warrant preparation of an environmental impact report.



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DAVID P CINCOTTA
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August 20, 2021
Date

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For Appeal of Neg Dec / 1525 Fine

David P Cincotta

MP

From:	BOS Legislation, (BOS)
To:	"davidc@dpclawoffices.com"; toby@kermanmorris.com; alexis@pzlandlaw.com; Peter Ziblatt
Cc:	PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); RUIZ-ESQUIDE, ANDREA (CAT); Hillis, Rich (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Li, Michael (CPC); Rosenberg, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021
Date:	Thursday, September 30, 2021 2:59:29 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board received the following supplemental information from David P. Cincotta, on behalf of the appellants Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street regarding the appeal of CEQA Final Mitigated Negative Declaration, for the proposed 1525 Pine Street project.

Appellant Supplemental Information – September 30, 2021

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 210901

Best regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
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(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services

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a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

law offices of
DAVID P. CINCOTTA

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BY

September 29, 2021

President Shamann Walton
San Francisco Board of Supervisors
City Hall, 1 Dr. Carleton B. Goodlett Place
San Francisco, CA 94102

Re: Appeal of Mitigated Negative Declaration of 1525 Pine Street Development/ Board of Supervisors File No. 210901

Dear Supervisor Walton:

On behalf of Ms. Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street (the "Appellants"), we are appealing the Mitigated Negative Declaration (the "MND") for the proposed project at 1525 Pine Street (the "Project"). The MND ignores its required legal obligations under the California Environmental Quality Act ("CEQA") by failing to acknowledge and analyze the potential significant environmental impacts to the adjacent neighbors to the Project. The responses to this Appeal from the Planning Department and the Project Sponsor provide more evidence of the inadequacy of the analysis and the improper interpretation of the standards of review under the California Environmental Quality Act ("CEQA"). The significant environmental impacts of the Project definitively require the further analysis of an Environmental Impact Report ("EIR") to determine the proper mitigation measures for this project to be able to go forward.

Shadow and Light Impacts on Adjacent Neighbors Has Not Been Adequately Analyzed

Both the Planning Department and the Project Sponsor have cited the same CEQA guideline to a ludicrous conclusion. They both say that the shadow and light impacts do not have to be analyzed for impacts on "individuals" but must be analyzed on "persons in general". Yet, they both agree with our citation that CEQA requires "a mandatory finding of a significant impact when "the effects of a project will cause substantial adverse effects on human beings, either directly or indirectly". The question then arises how many "individuals" do we have to assemble together before they can become "human beings" or "persons in general"? We believe the residents of 20 or more units negatively impacted by the loss of light and increased shadow on their homes should be enough to characterize them as human beings.

The Planning Department also states that potential negative shadow impacts to adjacent neighbors/ sensitive receptors/ humans is not required. The only analysis required, according to the Planning Department is to study impacts on publicly accessible open spaces. The Department claims that is all that is required under CEQA. There is no citation in CEQA that says there should not be analysis of shadow or light impacts on humans. CEQA guidelines specifically require that there be a mandatory finding of significance when there is a significant environmental impact on humans.

CEQA Guidelines Section 15065. MANDATORY FINDINGS OF SIGNIFICANCE
(a) A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur:

(4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly

The Project Sponsors and the Planning Department also state that the Appellants have not provided any evidence or standards by which to determine an appropriate measure of adequate light and shadow impacts. We submitted substantial evidence for the record at the second Planning Commission hearing on the Project in response to the Project Sponsor's supplemental shadow analysis. The Appellants' evidence was to show the actual impact of the loss of light within their homes by using Lux measures and the materials it could appropriate from the Project Sponsor's analysis. The Project Sponsor's shadow analysis only bolstered its position that no further mitigation measures were necessary. The Appellants were not given adequate time to present its evidence at that hearing by being limited to one (1) minute increments of testimony, which forced multiple residents to try and distill a 45-page report of charts and graphs in one (1) minute increments.

While the Project Sponsor claims no substantial evidence was submitted to support the argument that there is sufficient controversy over the analysis, the Project Sponsor had its shadow consultant prepare a seven-page response as to why the Appellants' report was not substantial. The shadow consultant for the Project Sponsor did try to refute the Appellants' analysis by saying that the analysis was mixing two different types of measures, that certain measures such as LUX measures used by the Appellant may not have been accurate where they had been taken and that certain methodologies may not be correct. However, it should be noted that the Appellants asked the Project Sponsor to share the base materials in its initial shadow analysis so we may be more accurate in determining potential light and shadow impacts and the Project Sponsor categorically denied any access to those materials. For the record, the major differences in the approaches to determine light and shadow impacts on the adjacent neighbors was that the Project Sponsor's study focused on the shadow that would hit the exterior of the Austin building while the Appellants' study focused on the light that would be experienced inside the dwelling units. Clearly, these are different standards and measures and by establishing these differences it is the ultimate justification for requiring an EIR to further understand and resolve the differences. In that way, appropriate mitigation measures may be fashioned to address the Project's negative impacts but still go forward with a Project.

The Planning Department also states that the Appellants do not present any measures for potential mitigation measures. However, if it had examined the report even in a cursory manner, it would have noticed that it presented various light and shadow impacts based on different heights for the proposed Project building. Examples of the amount of light and shadow for the adjacent neighbors was given at the existing height, a 65-foot height building and a 4-story building.

To repeat my statement from the original appeal letter, by just reviewing the history of this Project, it is unquestionable that there is significant legitimate controversy over the shadow impacts that require an EIR. First, a shadow study was prepared for the PMND; then widespread testimony at the hearing caused the Commission to disapprove the Project and ask for improvements to address the shadow impacts; then the Project Sponsor prepared a supplemental shadow analysis to attempt to minimize the shadow impacts; then, even after a minimal presentation of additional data on shadow impacts by the Appellants; the Commission barely approves the Project with one Commissioner voting for approval "reluctantly" because he believes the State Density Bonus Law required the City to do so. Can there be any doubt that the shadow impacts are significant enough to require further analysis through the EIR process?

- **We Have Always Supported Saving the Grubstake**

The Appellants from the very beginning of this process was that the Grubstake was a significant historic resource and that stronger conditions, i.e., detailed mitigation measures should be imposed on the Project to guarantee that it be saved in the best condition to reflect its storied history. The Project Sponsor is being disingenuous when it says the Appellants are trying to stop the Grubstake from being saved. It helps with their marketing campaign against the Appellants, but nothing could be farther from the truth.

The Appellants have said that the Grubstake should be considered a historic resource in, and of, itself, not just because it is a contributor to the Polk Gulch LGBTQ Historic District, as it is eligible for listing in the California Register. The PMND cited the CEQA Guidelines that a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that conveys its historical significance."

However, the MND says the demolition of the Grubstake " would not cause a substantial change in the significance of [the] historical resource" so the demolition of the Grubstake is "Less than Significant".

To summarize, the Grubstake is a historic resource and a contributor to a historic district, its building has retained its integrity to the historic district and the total demolition of the building is "less than significant". We believe this is inconsistent with the CEQA guidelines and CEQA.

However, the Project Sponsor says our appeal is threatening the saving of the Grubstake. Yet, in the Project Sponsor's response and the Planning Department response to our Appeal, both parties insist no further assurances are necessary, the building is only a contributor and it can be demolished without any specific mitigation measures. (It is noted that there are conditions in the Planning Commission Motion that attempts to require that features of the Grubstake be replicated within the proposed new building by removing and reincorporating specific features in the new project. We just don't believe it's enough; there is no guarantee that these efforts would occur.) The Planning Department and the Project Sponsor have written exhaustive arguments in response to our appeal that nothing further needs to be done to ensure the protections of restoring the Grubstake. We hope they are right!

If an EIR is prepared, detailed mitigation measures would be possible to guarantee is preserved as the community would want it to be.

Cumulative Impacts of Transportation and Circulation

The MND identifies that within a quarter-mile of the proposed project there are developments which are either under construction or being processed by the Department for 522 dwelling units, 155,770 square feet of medical office, commercial or office uses. It should also be noted that only about 300 parking spaces will be added with all this cumulative development. The MND does not make any reference to the negative environmental impacts on traffic created by the COVID-19 pandemic of 2 years. Public transit is down dramatically, Uber and Lyft usage is up dramatically but there is not a word of this in the MND. No other segment of our society believes it will be going back to the ways things were done but we are to assume that there will be no changes to traffic and circulation either now in the midst of the pandemic or after it.

The MND then concludes without any detailed analysis of COVID or the potential impacts of all this development in this neighborhood that there will be no significant impacts to transportation or circulation. We can agree that the Project itself will not have a Signiant traffic or circulation impact.

However, it's the cumulative impact of all this development and COVID which would mean that cumulative development, within a quarter-mile of the project, conservatively would be in excess of 3,000 vehicle trips; 6,000 walking trips; 700 transit trips; and 2000 other modes of

trips. Yet, the MND has done no significant analysis to determine this would create significant environmental impacts. Public Transit Must be Impacted Significantly

More specifically, the MND concludes that no mitigation measures are necessary for mitigating the potential impacts on Public Transit.

There is Public Transit on Pine, Polk and Sutter Streets and Van Ness Avenue. Only about 300 parking spaces will be added within all the cumulative development projects. So public transit must bear the burden of accommodating all the transportation needs of this cumulative development. How many vehicles will be circling these few blocks in this neighborhood while trying to find parking to go home or those looking for parking before their doctor's appointments? None of this traffic would delay or interrupt Public Transit? No analysis of any intersections was done in the MND. Further, no analysis of the impacts on pedestrians along Polk Street, Austin Alley, Pine Street or Van Ness will be impacted. This is seriously deficient.

The MND focuses its analysis of Vehicle Miles Traveled ("VMT") solely on the impacts within Transportation Analysis Zone 327 (TAZ 327). It concludes that there would be no significant impacts and no mitigation measures would be necessary. The size of TAZ 327 is approximately 4 blocks from Van Ness Avenue to Leavenworth. Of the 522 dwelling units and 155,700 square feet of commercial space of cumulative development only 5 new dwelling units are within TAZ 327. To repeat, in addition to the Project, only 5 new units are in TAZ 327--- 517 dwelling units and 155,700 square feet of commercial space are entirely ignored. We agree there would not be any significant impacts if only considering the Project plus 5 new dwelling units. Yet, the analysis completely ignores the cumulative impacts of the remaining 517 dwelling units and 155,700 square feet of medical offices and commercial space. Yet the MND concludes that no significant impact will occur, and no mitigation measures are necessary.

Wind Analysis

The wind impacts from the proposed project have not been adequately analyzed. It is clear that there are sensitive receptors **immediately adjacent to the proposed development at 1545 Pine Street. We ha**ve previously identified the senior housing facilities and medical facilities in the neighborhood whose residents would be particularly impacted by the wind conditions immediately adjacent to the Project and such wind impacts should be considered in light of frail elderly and medical patients .

This potential negative impact is foreseeable and significant and should be analyzed before this MND could be considered complete and adequate.

Key Events in the History of the Project

I add this section only to give a complete picture of the discussions surrounding this Project during the approval process. Patricia and Claire Rose filed an appeal of the Preliminary Mitigated Negative Declaration on February 6, 2021. On May 6, 2021 the Planning Commission heard the Appeal and additional comments from multiple other neighbors and after considerable discussion between the Planning Commissioners the Appeal was denied and the MND was approved.

After considerable discussion by the Commissioners of the considerable light and shadow impacts, a Motion was made to approve the Project. That Motion to Approve failed by a vote of 4-3 thereby disapproving the Project. [*Planning Code Section 306.5 prevents the Planning Code from reconsidering the application that was disapproved that is the "same or substantially the same as that which was disapproved" for one year.*] The Commission then moved to continue the Project Application to June 22, 2021 with direction to the Project Sponsor to address the concerns of the shadow impacts on the adjacent neighbors. The Commission did not rescind its first vote; the Commission did not say there would be a "substitute" motion to continue. {The Project Sponsor, and possibly the Planning Commission, attempts to argue that there was no disapproval of the project by referring to the Planning Commission's Procedures. These Procedures are not part of the Planning Code and while they do reference a possible manner to rescind a vote and continue the matter, the Procedures also specifically states that a Motion to Approve a Conditional Use with less than 4 votes is a disapproval.}

The Project Sponsor did not reach out to the adjacent neighbors about any possible mitigations to the shadow impacts but instead chose to supplement its earlier shadow impacts analysis and so requested to continue the June 22 Hearing to July 22, 2021. The supplemental shadow analysis was completed and presented to the Commission and the public approximately a week before the July 22 Hearing. That supplemental analysis suggested that new lights being added to the Project directed at the adjacent residents of 1545 Pine Street would mitigate the light and shadow impacts on the adjacent neighbors. As mentioned previously, the neighbors were not given adequate time to present their analysis of the light impacts on their homes.

The Planning Commission deliberated extensively over what their authority was related to the State Density Bonus Law that added two additional floors to the Project. They sought advice from the Planning Department and the City Attorney's Office about the authority the Commission might have in rejecting some of the exceptions and conditions granted through the State Density Bonus Law. They were advised that they had no authority to overrule the State Density Bonus Law unless they found direct, significant, objective health reasons to overturn the State Density Bonus Law. When the final vote was taken, the vote was 4-2. One of the Commissioners said he was voting in favor of approval reluctantly. It is my opinion, and that of

others, that he interpretation given to the Commissioners is not the prevailing interpretation of the State Density Bonus Law. I refer you to the comments of Assemblyman David Chiu during a housing conference on September 19, 2021.

Conclusion: At a Minimum an EIR should be Required for Further Review and Mitigation Measures for Shadow Impacts and Preserving the Grubstake

The Appellants have never spoken in opposition to this Project going forward. The primary goals have been to protect the light and air to their homes and preserve the history of their great neighbor, The Grubstake.

The lack of a true analysis of the loss of light and the shadow impacts are the most glaring omission in the MND as it did not take into consideration the substantial and significant loss of natural sunlight to residents of the adjacent property at 1545 Pine Street. The Project Sponsor, without any consultation with the neighbors at 1545 Pine Street, made the meager offering of useless inadequate lighting on their building directed at the lightwell of 1545 Pine Street. The Appellants' analysis shows that the loss of light to their homes will create unhealthy dark and pitch-black conditions. These conditions do not have to be forced on the adjacent neighbors to the Project.

Further, the demolition of the Grubstake diner which is an identified historic resource, contributor to a historic district and is eligible for inclusion to the California Register, has inexplicably not been treated as a historic resource. There are no specific, detailed mitigation measures to mitigate the loss of the historic resource. Moreover, there are no identifiable overriding circumstances that have been prepared to justify the loss of the historic resource.

To repeat, CEQA requires mandatory findings of significance and requires an EIR when it can be shown there are environmental impacts on humans. CEQA doesn't say the humans have to be in parks or on sidewalks to experience negative environmental impacts.

In closing, it should be noted that many, if not all, of the impacts we have identified which are potentially significant negative impacts appear to be a direct result of the increased height being proposed for the Project through the State Density Bonus. An EIR should show the differences in the impacts to Traffic, Wind and Shadow for a project without the State Density Bonus. This would be more appropriately reviewed as an Alternative Project in an Environmental Impact Report. There are ten exceptions identified in the MND that are being sought through the State Density Bonus--- height, bulk, rear yard, usable open space, permitted obstructions, dwelling unit exposure, setbacks on narrow streets, ground-floor ceiling height, ground floor transparency and fenestration. It was never contemplated that the State Density

Bonus would be used to grant so many exceptions particularly when the resulting project would create so many significant environmental impacts.

We urge you to require the further analysis of an Environmental Impact Report to adequately review the significant environmental impacts and the Alternatives for the proposed Project. Thank you for your attention.

Very truly yours,

DAVID P. CINCOTTA
Law Offices of David P. Cincotta

DPC/lw

From:	BOS Legislation, (BOS)
To:	"davidc@dpclawoffices.com"; toby@kermanmorris.com; alexis@pzlandlaw.com; Peter Ziblatt
Cc:	PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Hillis, Rich (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Li, Michael (CPC); Rosenberg, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PLANNING DEPARTMENT RESPONSE: Appeal of CEQA Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021
Date:	Monday, September 27, 2021 11:23:31 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board received the following response from the Planning Department regarding the appeal of CEQA Final Mitigated Negative Declaration, for the proposed 1525 Pine Street project.

Planning Department Response – September 27, 2021

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 210901

Best regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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From:	Li, Michael (CPC)
To:	BOS Legislation, (BOS)
Cc:	Navarrete, Joy (CPC); Jain, Devyani (CPC); RUIZ-ESQUIDE, ANDREA (CAT)
Subject:	FMND Appeal Response - 1525 Pine Street
Date:	Monday, September 27, 2021 11:05:26 AM
Attachments:	FMND Appeal Response_1525 Pine Street_Final.pdf

Good Morning.

The Planning Department's FMND appeal response for the October 5 hearing is attached.

Please contact me if you have any questions or need additional information.

Thank you.

Michael Li, Senior Environmental Planner
Environmental Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7538 | www.sfplanning.org
San Francisco Property Information Map

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

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FINAL MITIGATED NEGATIVE DECLARATION APPEAL

1525 PINE STREET

Date:	September 27, 2021
To:	Angela Calvillo, Clerk of the Board of Supervisors
From:	Lisa Gibson, Environmental Review Officer – (628) 652-7571 Michael Li, michael.j.li@sfgov.org, (628) 652-7538
RE:	**Planning Case No. 2015-009955ENV** **Appeal of the Final Mitigated Negative Declaration for 1525 Pine Street**
Hearing Date:	October 5, 2021
Attachment(s):	Exhibit A – PMND Appeal Response
Project Sponsor:	Toby Morris, Kerman Morris Architects LLP, (415) 749-0302
Appellant:	David Cincotta

Introduction

This memorandum and the attached documents are a response to the letter of appeal to the board of supervisors (the board) regarding the issuance of a final mitigated negative declaration (FMND) under the California Environmental Quality Act (CEQA) for 1525 Pine Street (the proposed project). The planning commission (the commission) adopted the FMND on May 6, 2021. On August 20, 2021, David Cincotta filed an appeal of the planning commission's action on the FMND to the board on behalf of Patricia Rose, Claire Rose, and other neighbors.

The FMND was provided to the clerk of the board on September 15, 2021.

The decision before the board is whether to uphold the adoption of the FMND by the commission and deny the appeal, or to overturn the commission's decision to adopt the FMND and return the project to the planning department (the department) for additional review.

Site Description and Existing Use

The project site (Assessor's Block 0667, Lot 020) is a 3,000-square-foot rectangular parcel on the south side of Pine Street between Van Ness Avenue and Polk Street in San Francisco's Nob Hill neighborhood. The project site is a through lot with one frontage on Pine Street and one frontage on Austin Street, and it is occupied by a one-story restaurant called Grubstake. The project site slopes up gradually from east to west (Polk Street to Van Ness Avenue) and from south to north (Austin Street to Pine Street).

Project Description

The proposed project consists of demolishing the existing one-story restaurant and constructing an eight-story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building and will include reuse or replication of many of Grubstake's existing features. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed.

Background

On May 9,2016, Toby Morris (project sponsor) filed an application for the proposed project with the department to demolish the existing restaurant and construct a new six-story mixed-use building. The application was subsequently modified to utilize state density bonus law to construct an eight-story mixed-use building.

On January 27, 2021, the department published a preliminary mitigated negative declaration (PMND) with an initial study, analyzing the potential environmental impacts of the project. On February 16, 2021, David Cincotta (Appellant) filed a letter appealing the PMND. The appeal concerns were addressed in the department's April 29, 2021 response to appeal, attached as **Exhibit A**. On May 6, 2021, the commission held a public hearing on the merits of the appeal and adopted Motion No. 20909 affirming the decision to adopt a mitigated negative declaration.

The FMND was published on May 6, 2021. David Cincotta filed an appeal of the FMND on August 20, 2021. The appeal letter and attached FMND are included in Board File No. 210901. The approval action for this project occurred on July 22, 2021.

Planning Department Responses

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The FMND adequately analyzed the proposed project's shadow impacts.

As discussed under Impact SH-1 (FMND pp. 68-69), the CEQA significance criterion for shadow focuses on whether a project would create new shadow in a manner that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. A shadow analysis prepared by a shadow consultant confirmed that shadow from the proposed project would not reach any nearby publicly accessible open spaces at any time during the year. This impact would be less than significant, and no further analysis is required under CEQA.

A project's shadow impact on private properties, including privately accessible spaces like decks, does not fall under the scope of CEQA. The PMND acknowledges that although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA. Appellant's

concerns regarding the proposed project's shadow effect on the private decks and units of the adjacent building with east-facing windows may be addressed through the design review/entitlement process and/or may be considered by the City decision-makers during their deliberations on the merits of the proposed project.

As discussed above, the CEQA significance criterion for shadow does not address impacts on private residences or individuals. Under CEQA, the question is whether a project will affect the environment of persons in general, not whether a project will affect particular individuals. CEQA Guidelines section 15065 requires a mandatory finding of a significant impact when "the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly." For topics such as noise, air quality, and hazards and hazardous materials, lead agencies can rely upon quantitative standards adopted by federal, state, and local government agencies to determine if human exposure to noise, air pollutant emissions, or hazardous materials would result in substantial adverse effects on human beings. There is no such government-adopted quantitative standard for shadow. In the absence of a standard that establishes what amount of shadow would result in substantial adverse effects on human beings, a lead agency has discretion to rely on its own significance criteria and methodologies to determine whether an impact has occurred under CEQA Guidelines section 15065. Appellant has not provided or suggested a standard that should be used to make such a determination.

Response 2: The proposed project would not result in a significant impact to a historic resource that warrants preparation of an environmental impact report.

Appellant argues that the project's potential impact to a historic resource warrants a higher level of environmental review under CEQA (i.e., an environmental impact report). Appellant does not dispute the department's finding that the existing building is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District (District). Appellant disputes the department's finding that the proposed project would not result in a significant effect on a historic resource. The department determined that the proposed demolition of a district contributor would not result in a significant effect on the District, which is the historic resource. Appellant argues that the proposed project would result in a significant effect on a historic resource, the on-site district contributor.

The department determined that the project would not cause a substantial adverse change in the significance of the historic resource for reasons outlined below:

A. The existing building is a district contributor and not an individually eligible historic resource.

Appellant does not dispute the department's findings that the subject property is not an individually eligible historic resource. The information included below is a summary of the department's evaluation process and it provides context for the department's findings, based on the department's records and the Historic Resource Evaluation (HRE) Part I prepared by Page & Turnbull (March 13, 2019) and filed with the department.

The existing building at 1525 Pine Street is a raised, one-story lunch wagon-style diner that houses Grubstake, a restaurant that has operated at the site since the 1960s. From the 1960s and well into the 1980s and 1990s, Grubstake became well known and loved as a welcoming and open establishment

to the LGBTQ community during a time when other businesses did not open their doors to them. The restaurant catered mostly to after-hours crowds searching for late-night meals after a night out and eventually became frequented by transgender women and artists who would perform and participate in drag shows at nearby venues.

The building is comprised of two volumes: a lunch wagon originally constructed before 1916 by an unknown manufacturer/designer that features a sheet metal curved roof and four metal sash, single lite casement windows with awning toplites; and a main wood-frame rectangular volume that was added to the lunch wagon in 1975 and consists of a flat roof, vertical wood siding, two aluminum sliding windows and a partially glazed wood door.

To supplement the HRE, an oral history conducted by Page & Turnbull was submitted to the department. The oral history consisted of interviews with local residents and patrons of Grubstake who discussed the history of and their experiences at the restaurant. Based on department records and the findings of the HRE and oral history, department staff determined that the existing building at 1525 Pine Street is not individually eligible for inclusion in the California Register. For a property to be considered eligible for listing in the California Register, it must be found significant under one or more of these four criteria: Criterion 1 (Events); Criterion 2 (People); Criterion 3 (Architecture); Criterion 4 (Information Potential). As outlined in the department's Historic Resource Evaluation Response (HRER) Part I, department staff determined that the subject property is not individually eligible under any of the four criteria, as it did not appear to have individually made any significant contributions to the early development of the Polk Gulch neighborhood. It was not one of the first LGBTQ-associated businesses to open in the Polk Gulch neighborhood, and no significant events that influenced local, regional, or national trends related to LGBTQ history took place at this establishment. Additionally, the subject property is not directly associated with any qualifying persons, does not possess a high degree of architectural interest, and is not a significant example of the work of a master architect. Criterion 4 applies mostly to archeological sites, and that review was completed by the department's archeological staff. As such, the proposed project would not result in a significant impact to an individual historic resource.

The department further determined that the subject property is a contributor to the identified-eligible Polk Gulch LGBTQ Historic District, which is significant under Criterion 1 (Events) for its association with the establishment and development of LGBTQ enclaves in the Polk Gulch neighborhood in the 1960s and 1970s. The historic district is not significant under Criterion 2 (People), Criterion 3 (Architecture), or Criterion 4 (Information Potential).

B. The department determined that the existing on-site building is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District and that the project, with its proposed demolition and new construction on-site, would not cause a significant impact to the District.

Appellant disputes the department's finding that the proposed project would not result in a significant impact to a historic resource. Appellant misunderstands that the historic district, not 1525 Pine Street individually, is the historic resource. Under CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." (CEQA Guidelines Section 15064.5(b)). In this case, the "historic

resource" is the California Register-eligible Polk Gulch LGBTQ Historic District. The existing building on the project site was determined to be a contributor to the District, but not individually eligible for inclusion in the California Register. Therefore, the department appropriately analyzed whether the project would cause a substantial adverse change to the California Register-eligible Polk Gulch LGBTQ Historic District.

The California Register-eligible Polk Gulch LGBTQ Historic District was initially identified and discussed in the department's *Citywide Historic Context Statement for LGBTQ History in San Francisco* (adopted October 2015), which discussed the Polk Gulch neighborhood as a potentially significant LGBTQ neighborhood. The District was evaluated in the HRE and confirmed in the HRER and found to be significant under Criterion 1 for its association with the development of early LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s through the 1990s.

The district consists of properties associated with LGBTQ businesses and social groups during Polk Gulch's development as a queer enclave during the 1960s and 1970s. The period of significance for the Polk Gulch historic district is identified as approximately 1960 to the 1990s. This period begins with the establishment of the first LGBTQ-associated business in the neighborhood and ends with a period that is associated with the relevant themes identified in the LGBTQ Historic Context Statement. The HRE identified 15 properties that are considered contributors to the Polk Gulch historic district; there is a potential for more properties to be identified upon further research. These properties are not located immediately adjacent to one another, but rather form a discontiguous physical pattern of development.

Character-defining features associated with the California Register-eligible District include:

- Polk Street commercial corridor "spine" with clusters of contributing properties
- Dense urban fabric with one- and two-way streets, paved sidewalks, and minimal street trees
- Commercial uses of contributing resources, which historically included a variety of LGBTQ-associated businesses such as bars, nightclubs, restaurants, clothing stores, record stores, bathhouses, and theaters.
- Twentieth century commercial blocks and residential-over-commercial buildings (most built between 1907 and 1921) with:
    - One- to four-story massing
    - Classical Revival (Edwardian era), Eclectic, and altered styles
    - Ground-floor storefronts (most are altered)
    - Angled bay windows at upper floors of some buildings
    - Flat roofs

According to the HRER Part I, staff determined that 1525 Pine Street is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District.

After reviewing the proposed project and the character-defining features of the California Register-eligible Polk Gulch LGBTQ Historic District identified above, the department determined that, for the purposes of CEQA, the proposed demolition and new construction on-site would not result in a significant impact to the California Register-eligible District. The proposed project includes the reuse

or replication of many of the contributor's character-defining features, including but not limited to: metal barrel vault ceiling, train car façade, murals, the wooden bar, interior features such as tile floor, chrome accents, linear counter and backless stools, menu, signage, windows, and lighting.[1] Along with the substantial reuse or replication, the proposed project will also include public interpretation of Grubstake and the historic district.

Additionally, the demolition of one contributor would not result in the District's inability to continue to convey its significance as the District would continue to retain its character-defining features after project implementation.

A substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired." (CEQA Guidelines Section 15064.5(b)(1).) The significance of a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in" a local register of historical resources pursuant to local ordinance or resolution. Thus, a project may cause a change in a historic resource, but still not have a significant adverse effect on the environment as defined by CEQA, as long as the impact of the change on the historic resource is determined to be less than significant. Where the historic resource is a historic district, as here, a significant impact would exist if the project would result in a substantial adverse change to the historic district. After project completion, the California Register-eligible Polk Gulch LGBTQ Historic District would consist of 14 identified contributing properties, with a potential for more to be identified through further research. The proposed project for the subject property at 1525 Pine Street will incorporate a substantial amount of salvage and reuse of historic materials such that the new construction was found to be compatible with the existing district. Therefore, the California Register-eligible Polk Gulch LGBTQ Historic District would remain eligible for the California Register for its association with the development of early LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s through the 1990s.

C. The department determined that the project would not cause a significant impact to a historic resource and therefore determined that no mitigation measures are required.

Appellant states that the department should have considered mitigation measures in order to reduce the impact to historical resources. As discussed above, the department determined that the project would not result in a significant impact to the historic district. CEQA Guidelines section 15126.4(3) clearly states that "Mitigation measures are not required for effects which are not found to be significant."

Appellant has not provided substantial evidence to support a fair argument to refute the department's determination that the proposed project would result in a less-than-significant impact to a historic resource. In accordance with CEQA Guidelines section 15070(a), the initial study showed that the proposed project would not have a significant effect on the environment. Therefore, a negative

1 For a complete list of features to be reused or replicated, see *Historic Resource Evaluation Response, Part II, 1525 Pine Street*, October 22, 2020, pp. 1-2.

declaration or a mitigated negative declaration, not an environmental impact report, is the legally appropriate document for environmental review. The department's analysis is supported by substantial evidence in the record, as discussed in this response.

Response 3: The FMND adequately evaluated whether the proposed project would combine with other development projects to result in significant cumulative transportation impacts.

The FMND analyzed the project-level and cumulative transportation impacts associated with the proposed project, and that analysis was conducted in accordance with the methodology established in the department's 2019 Transportation Impact Analysis Guidelines (TIA Guidelines). The proposed project would generate 12 vehicle trips during the p.m. peak hour, and the department's transportation planners determined that an in-depth study was not required.

Appellant does not provide any substantial evidence supporting a fair argument to refute the department's determination that the proposed project would not combine with other projects to result in significant cumulative transportation impacts other than to state that there would be more than 3,000 vehicle trips that would be generated by the cumulative projects. Congestion in and of itself is not an impact under CEQA. Appellant does not demonstrate how congestion would create hazardous conditions, interfere with emergency access, or delay public transit, thereby resulting in significant impacts.

Impacts C-TR-2, C-TR-3, and C-TR-4 (FMND pp. 38-39) discuss how the proposed project would not combine with cumulative projects to create hazardous conditions for people walking, bicycling, or driving or for public transit operations (C-TR-2), interfere with accessibility of people walking or bicycling or result in inadequate emergency access (C-TR-3), or substantially delay public transit (C-TR-4). Impact C-TR-2 states that the proposed project and five of the seven cumulative projects[2] would not include garages. Collectively, these six projects would not result in vehicles entering and exiting off-street garages at the respective project sites and potentially conflicting with people driving, walking, or bicycling or with public transit operations. The two cumulative projects that include garages, 1101-1123 Sutter Street and 1200 Van Ness Avenue, have recently undergone environmental review. The CEQA documents for these two projects concluded that neither project would combine with cumulative projects to result in significant cumulative transportation impacts.[3, 4]. Impact C-TR-3 discusses how the proposed project and the cumulative projects would not alter the established street grid, degrade or permanently close any streets or sidewalks, eliminate or reconfigure any existing bicycle routes, or preclude or restrict emergency vehicle access to the project sites and surrounding areas. Impact C-TR-4 states that operation of the proposed project and cumulative projects would result in an increase in the number of vehicles on the local roadway network. The cumulative projects are geographically dispersed throughout the project vicinity, and all of the additional vehicle trips would be distributed along the local street network instead of being concentrated on one or two streets on which public transit operates. In addition, the proposed

2 The seven cumulative projects are 1567 California Street, 1240 Bush Street, 1101 Sutter Street, 955 Post Street, 1200 Van Ness Avenue, 1033 Polk Street, and the Van Ness Bus Rapid Transit Project.

3 San Francisco Planning Department, *Draft Environmental Impact Report, Case No. 2019-022850ENV, 1101-1123 Sutter Street*, August 18, 2021, Appendix A, pp. 41-45.

4 San Francisco Planning Department, *Final Mitigated Negative Declaration, Case No. 2015-012577ENV, 1200 Van Ness Avenue*, July 8, 2021, pp. 69-72.

project and six of the seven cumulative projects would also not result in relocation or removal of any existing bus stops or other changes that would alter transit service; the Van Ness Bus Rapid Transit Project is a cumulative project that would implement right-of-way improvements along a two-mile-long segment of Van Ness Avenue (from Mission Street to Lombard Street) to accommodate bus rapid transit service. The FMND concluded that for all three topics discussed above, the cumulative impacts would be less than significant. No further analysis is required under CEQA.

Regarding vehicle miles traveled (VMT), CEQA statute section 21099(b)(1) and CEQA guidelines section 15064.3(b)(4) identify VMT efficiency metrics as potential metrics to evaluate transportation impacts. Consistent with the statute and the guidelines, the department uses efficiency metrics in its VMT analyses (i.e., VMT per capita or VMT per employee) and compares that metric to the regional average for determining significance. For example, VMT per capita estimates the average daily VMT per person in one household's location. It compares the VMT efficiency at that location to the average of a larger geographic area (i.e., the region).

On average, persons living or working in San Francisco result in lower amounts of VMT per person than persons living or working elsewhere in the nine-county San Francisco Bay Area region. The city displays different amounts of VMT per capita geographically through Transportation Analysis Zones (TAZs) from a modeling process conducted by the San Francisco County Transportation Authority. The modeling methodology results in similar VMT at TAZs near each other given that location is a primary factor in travel behavior, including VMT.

For this project, VMT estimates for the TAZ in which the project site is located, TAZ 327, covers four blocks from Van Ness Avenue to Leavenworth Street between Pine and Bush streets.

As discussed under Impact C-TR-5 (FMND p. 39), the future 2040 average daily VMT per capita for residential uses and future 2040 average daily VMT per employee for retail uses in TAZ 327 are more than 15 percent below the future 2040 regional VMT estimates. Thus, the PMND concluded that the proposed project would not combine with cumulative projects to cause substantial additional VMT. This impact would be less than significant, and no further analysis is required under CEQA.

Appellant contends that the VMT analysis for the cumulative scenario should have considered other TAZs in the project vicinity. VMT by its nature is largely a cumulative impact. The number and distance of vehicular trips associated with past, present, and future projects might contribute to the secondary physical environmental impacts associated with VMT. It is likely that no single project by itself would be sufficient in size to prevent the region or state from meeting its VMT reduction goals. Instead, a project's individual VMT contributes to cumulative VMT impacts. As discussed above and shown in Impact TR-5 (FMND p. 35), the project would not exceed the project-level quantitative thresholds of significance for VMT. Furthermore, the surrounding TAZs (322, 330, 332, 334, 734, and 760) all exhibit similar future 2040 VMT estimates for residential and retail uses as TAZ 327 (i.e., the VMT estimates are all more than 15 percent below the regional VMT estimates).

The use of VMT estimates at the TAZ level is appropriate for the proposed project as it is an infill development in an established neighborhood that is well-served by public transit and incorporates similar features of surrounding developments in the area. Furthermore, the appeal does not provide any

evidence to refute the department's determination that the VMT methodology, significance threshold, approach to analysis, and impact conclusion are based on substantial evidence.

Response 4: The FMND adequately evaluated the proposed project's wind impacts.

As discussed under Impact WI-1 (FMND p. 67), the CEQA significance criterion for wind focuses on whether a project would create wind hazards in publicly accessible areas of substantial pedestrian use. The wind analysis was based on an assessment prepared by a wind consultant with extensive experience in evaluating wind effects from proposed development projects. The wind analysis concluded that the adjacent 12-story, 130-foot-tall building to the west of the project site, would largely shelter the proposed project from prevailing westerly winds. Due to this sheltering effect, the proposed project would have little to no potential to intercept overhead winds and redirect them downward to the Pine Street sidewalk. The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. This impact would be less than significant, and no further analysis is required under CEQA.

A project's wind impact on privately accessible spaces does not fall under the scope of CEQA. Appellant's concerns regarding the proposed project's wind effect on the private decks of the adjacent building may be addressed through the design review/entitlement process and/or may be considered by City decision-makers during their deliberations on the merits of the proposed project.

Conclusion

For all of the reasons provided in this appeal response, department staff respectfully recommends that the board uphold the commission's adoption of the FMND and deny the appeal. Appellant has not provided substantial evidence supporting a fair argument that the proposed project would have significant impacts on the environment with implementation of feasible mitigation measures identified in the FMND that would warrant preparation of an environmental impact report.

EXHIBIT A
PMND Appeal Response

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San Francisco Planning

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EXECUTIVE SUMMARY
APPEAL OF PRELIMINARY MITIGATED NEGATIVE DECLARATION

HEARING DATE: MAY 6, 2021

Continued from the March 18, 2021 Hearing

Case No.:	2015-009955ENV
Project Address:	1525 Pine Street
Zoning:	Polk Street Neighborhood Commercial District District 65-A Height and Bulk District
Block/Lot:	0667/020
Project Sponsor:	1525 Pine Street Dev LLC c/o Toby Morris – Kerman Morris Architects LLP 139 Noe Street San Francisco, CA 94114
Property Owner:	1525 Pine Street Dev LLC 1555 Pacific Avenue San Francisco, CA 94109
Staff Contact:	Michael Li 628.652.7538, michael.j.li@sfgov.org
Recommendation:	Uphold

Background

On March 18, 2021, the Commission continued the hearing to allow the project sponsor more time to engage with community organizations. The plans have been revised to correct minor errors in gross floor area calculations, and the revised plans are referenced in the attached documents. There are no changes to the appeal response.

Project Description

The proposed project consists of the demolition of a one-story restaurant and the construction of a new eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,855 square feet of commercial space.

Required Commission Action

In order for the proposed project to proceed, the Commission must uphold the Department's decision to prepare a Mitigated Negative Declaration (MND).

Issues and Other Considerations

The Department published a Preliminary Mitigated Negative Declaration on January 27, 2021 and received an appeal letter from David Cincotta on February 16, 2021, appealing the determination to issue an MND. The appeal letter states that the MND fails to adquately address the following issues:

- Transportation: The analysis of cumulative transportation impacts, including impacts related to public transit and vehicle miles traveled, is inadequate
- Historic Resources: The analysis of the proposed project's impact on a historic resource is contradictory and inadequate
- Wind: The analysis of the proposed project's wind impact on the adjacent property to the west is inadequate
- Shadow: The analysis of the proposed project's shadow impact on the adjacent property to the west is inadequate

The Department received five letters supporting the appeal. In addition to the topics listed above, the letters supporting the appeal state that the MND fails to adequately address the following issues:

- Air Quality: The analysis of the proposed project's construction and operational air quality impacts is inadequate
- Noise: The analysis of the proposed project's construction-related noise impacts is inadequate
- Privacy: The MND does not analyze the proposed project's impact on privacy for some of the units on the adjacent property to the west
- Views and Property Values: The MND does not analyze the proposed project's impact on views from some of the units on the adjacent property to the west. The loss of views would impact the property values of the affected units.

The Department has addressed all of the issues listed above in its appeal response. The Department has amended the MND to update two footnotes in the project description in which the project plans were cited and to replace the plans dated July 31, 2020 with plans dated April 20, 2021 (Attachment A).

Basis for Recommendation

The Department recommends that the Commission adopt the motion to uphold the MND. No substantial evidence supporting a fair argument that a significant environmental effect may occur as a result of the proposed project has been presented that would warrant preparation of an Environmental Impact Report. By upholding the MND, the Commission would not prejudge or restrict its ability to consider whether the proposed project's land uses or design is appropriate for the neighborhood.

Attachments:

Draft Motion
Exhibit A – Planning Department Response to Appeal of PMND
Exhibit B – Appeal and Letters Supporting the Appeal
Exhibit C – Mitigated Negative Declaration

San Francisco Planning

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PLANNING COMMISSION DRAFT MOTION

HEARING DATE: MAY 6, 2021

Case No.:	**2015-009955ENV**
Project Address:	**1525 PINE STREET**
Zoning:	Polk Street Neighborhood Commercial District 65-A Height and Bulk District
Block/Lot:	0667/020
Project Sponsor:	1525 Pine Street Dev LLC c/o Toby Morris – Kerman Morris Architects LLP 139 Noe Street San Francisco, CA 94114
Property Owner:	1525 Pine Street Dev LLC 1555 Pacific Avenue San Francisco, CA 94109
Staff Contact:	Michael Li 628.652.7538, michael.j.li@sfgov.org

ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2015-009955ENV, FOR THE PROPOSED DEVELOPMENT THAT WOULD DEMOLISH A ONE-STORY RESTAURANT AND CONSTRUCT A NEW EIGHT-STORY, 83-FOOT-TALL BUILDING CONTAINING 21 DWELLING UNITS AND APPROXIMATELY 2,855 SQUARE FEET OF COMMERCIAL SPACE ("PROJECT") AT 1525 PINE STREET, ON ASSESSOR'S BLOCK 0667, LOT 020, IN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

1. On May 9, 2016, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the San Francisco Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.

2. On January 27, 2021, the Department determined that the Project, as proposed, could not have a

significant effect on the environment.

3. On January 27, 2021, a notice of determination that a Preliminary Mitigated Negative Declaration (PMND) would be issued for the Project was duly published in a newspaper of general circulation in the City, and the PMND was posted on the Department website and distributed in accordance with law.

4. On February 16, 2021, an appeal of the decision to issue a PMND was timely filed by David Cincotta on behalf of Patricia Rose, Claire Rose, and other neighbors.

5. A staff memorandum, dated April 29, 2021, addresses and responds to all points raised by appellant in the appeal letter. That memorandum is attached as Exhibit A and staff's findings regarding those points are incorporated by reference herein as the Commission's own findings. Copies of that memorandum have been delivered to the Commission, and a copy of that memorandum is on file and available for public review at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

6. On May 6, 2021, amendments were made to the PMND to update two footnotes in the project description in which the project plans were cited and to replace the plans dated July 31, 2020 with plans dated April 20, 2021 (Attachment A). Such amendments do not include new, undisclosed environmental impacts and do not change the conclusions reached in the PMND. The changes do not require "substantial revision" of the PMND, and therefore recirculation of the PMND would not be required.

7. On May 6, 2021, the Commission held a duly noticed and advertised public hearing on the appeal of the PMND, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.

8. All points raised in the appeal of the PMND at the May 6, 2021 hearing have been addressed either in the memorandum or orally at the public hearing.

9. After consideration of the points raised by appellant, both in writing and at the May 6, 2021 hearing, the Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.

10. In reviewing the PMND issued for the Project, the Commission has had available for its review and consideration all information pertaining to the Project in the Department's case file.

11. The Commission finds that Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

12. The Commission Secretary is the custodian of records; the File for Record No. 2015-009955ENV is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

DECISION

The Commission HEREBY DOES FIND that the proposed Project could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and HEREBY DOES AFFIRM the decision to issue a Mitigated Negative Declaration, as prepared by the Department.

I hereby certify that the Commission ADOPTED the foregoing Motion on May 6, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: May 6, 2021

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San Francisco Planning

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EXHIBIT A TO DRAFT MOTION
PLANNING DEPARTMENT RESPONSE TO APPEAL OF PRELIMINARY MITIGATED NEGATIVE DECLARATION

PLANNING CASE NO. 2015-009955ENV – 1525 PINE STREET PUBLISHED ON APRIL 29, 2021

Background

The project sponsor submitted an application, 2015-009955ENV, for the proposed project at 1525 Pine Street on May 9, 2016 for a proposal to demolish a one-story restaurant and construct a new eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,855 square feet (sf) of commercial space. The project site is within the Polk Street Neighborhood Commercial use district and a 65-A height and bulk district. The proposed project would require conditional use authorization from the Planning Commission (Commission).

The Planning Department (Department) issued a preliminary mitigated negative declaration (PMND) for the proposed project on January 27, 2021. On February 16, 2021, the appellant filed an appeal of the PMND. A copy of the appeal letter is included with this appeal response packet.

Appeal Filed

David Cincotta submitted the appeal on February 16, 2021.

A copy of the appeal letter is included with this appeal response packet.

Planning Department Responses

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The PMND analyzes the project-level and cumulative transportation impacts associated with the proposed project, and that analysis was conducted in accordance with the methodology established in the Department's 2019 Transportation Impact Analysis Guidelines (TIA Guidelines). The proposed project would generate 12 vehicle trips during the p.m. peak hour, and the Department's transportation planners determined that an in-depth study was not required.

The appeal does not provide any substantial evidence supporting a fair argument to refute the Department's determination that the proposed project would not combine with other projects to result in significant cumulative transportation impacts other than to state the estimated number of vehicle trips that would be generated by the

cumulative projects. Congestion in and of itself is not an impact under CEQA. The appeal does not demonstrate how congestion would create hazardous conditions, interfere with emergency access, or delay public transit.

Impacts C-TR-2, C-TR-3, and C-TR-4 (PMND pp. 38-39) discuss how the proposed project would not combine with cumulative projects to create hazardous conditions for people walking, bicycling, or driving or for public transit operations (C-TR-2), interfere with accessibility of people walking or bicycling or result in inadequate emergency access (C-TR-3), or substantially delay public transit (C-TR-4). Impact C-TR-2 states that the proposed project and five of the seven cumulative projects[1] would not include garages. Collectively, these six projects would not result in vehicles entering and exiting off-street garages at the respective project sites and potentially conflicting with people driving, walking, or bicycling or with public transit operations. The two cumulative projects that include garages, 1101 Sutter Street and 1200 Van Ness Avenue, are each located on a site with three street frontages. Each of these projects could be designed in such a way that the garage fronts on a street that does not include a bicycle lane or public transit service. Impact C-TR-3 discusses how the proposed project and the cumulative projects would not alter the established street grid, degrade or permanently close any streets or sidewalks, eliminate or reconfigure any existing bicycle routes, or preclude or restrict emergency vehicle access to the project sites and surrounding areas. Impact C-TR-4 states that operation of the proposed project and cumulative projects would result in an increase in the number of vehicles on the local roadway network. The cumulative projects are geographically dispersed throughout the project vicinity, and all of the additional vehicle trips would be distributed along the local street network instead of being concentrated on one or two streets on which public transit operates. In addition, the proposed project and six of the seven cumulative projects would also not result in relocation or removal of any existing bus stops or other changes that would alter transit service; the Van Ness Bus Rapid Transit Project is a cumulative project that would implement right-of-way improvements along a two-mile-long segment of Van Ness Avenue (from Mission Street to Lombard Street) to accommodate bus rapid transit service. The PMND concluded that for all three topics discussed above, the cumulative impacts would be less than significant. No further analysis is required under CEQA.

In accordance with the methodology established in the TIA Guidelines, the analysis of the proposed project's transportation impacts related to vehicle miles traveled (VMT) was based on VMT estimates for the Transportation Analysis Zone (TAZ) in which the project site is located; TAZ 327 covers four blocks from Van Ness Avenue to Leavenworth Street between Pine and Bush streets.

As discussed under Impact TR-5 (PMND p. 39), the future 2040 average daily VMT per capita for residential uses and future 2040 average daily VMT per employee for office uses in TAZ 327 are more than 15 percent below the future 2040 regional VMT estimates. Thus, the PMND concluded that the proposed project would not combine with cumulative projects to cause substantial additional VMT. This impact would be less than significant, and no further analysis is required under CEQA.

The appellant contends that the VMT analysis for the cumulative scenario should have considered other TAZs in the project vicinity. The surrounding TAZs (322, 330, 332, 334, 734, and 760) all exhibit similar future 2040 VMT estimates for residential and retail uses as TAZ 327 (i.e., the VMT estimates are all more than 15 percent below the regional VMT estimates).

The VMT methodology established in the TIA Guidelines is consistent with technical advisories published by the California Governor's Office of Planning and Research in January 2016 and December 2018. The use of VMT estimates at the TAZ level is appropriate for the proposed project as it is an infill development in an established neighborhood that is well-served by

1 The seven cumulative projects are 1567 California Street, 1240 Bush Street, 1101 Sutter Street, 955 Post Street, 1200 Van Ness Avenue, 1033 Polk Street, and the Van Ness Bus Rapid Transit Project.

public transit. Furthermore, the appeal does not provide any evidence to refute the Department's determination that the VMT methodology, significance threshold, approach to analysis, and impact conclusion are based on substantial evidence.

Response 2: The appellant argues that the project's potential impacts on historic resources warrant a higher level of environmental review under CEQA. The appellant does not dispute the Department's finding that the existing building on the project site is not individually eligible as a historic resource or that the existing building is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District (District). The appellant disputes the Department's finding that the proposed project would not result in a significant effect on a historic resource. The Department determined that the proposed demolition of a district contributor would not result in a significant effect on the District, which is the historic resource. The appellant argues that the district contributor is individually an historic resource but does not substantiate this claim.

The Department has determined that the project would not cause a substantial adverse change in the significance of the historic resource for reasons outlined below:

A. The existing building is a district contributor and not an individually eligible historic resource.

The appellant does not dispute the Department's findings that the subject property is not an individually eligible historic resource. The information included below is a summary of the Department's evaluation process and it provides context for the Department's findings, based on the Department's records and the Historic Resource Evaluation (HRE) Part I filed with the Department.

The project site is a through lot located on the south side of Pine Street with a secondary frontage on Austin Street. The surrounding neighborhood consists of mixed-use commercial and residential uses representing a variety of architectural styles and types including Renaissance Revival, Edwardian, Art Deco/Eclectic, post-war Modern, and contemporary. The existing building at 1525 Pine Street is a raised, one-story lunch wagon-style diner that houses Grubstake, a restaurant that has operated at the site since the 1960s. From the 1960s and well into the 1980s and 1990s, Grubstake became well known and loved as a welcoming and open establishment to the LGBTQ community during a time when other businesses did not open their doors to them. The restaurant catered mostly to after-hours crowds searching for late-night meals after a night out and eventually became frequented by transgender women and artists who would perform and participate in drag shows at nearby venues.

The rectilinear plan building covers two-thirds of the frontmost portion of the parcel and includes a large paved space at the rear. The building is comprised of two volumes: a lunch wagon originally constructed before 1916 by an unknown manufacturer/designer that features a sheet metal curved roof and four metal sash, single lite casement windows with awning toplites; and a main wood-frame rectangular volume that was added to the lunch wagon in 1975 and consists of a flat roof, vertical wood siding, two aluminum sliding windows and a partially glazed wood door. To supplement the HRE, an oral history conducted by Page & Turnbull was submitted to the Department which consisted of interviews with local residents and patrons of Grubstake who discussed the history of and their experiences at the restaurant. Based on Department records and the findings of the HRE and oral history, Department staff determined that the existing building at 1525 Pine Street is not individually eligible for inclusion in the California Register. For a property to be considered eligible for listing in the California Register, it must be found significant under one or more of these four criteria: Criterion 1 (Events); Criterion 2 (People); Criterion 3 (Architecture); Criterion 4 (Information Potential). As outlined in the Department's HRER Part I, Department staff determined that the subject property is not individually eligible under any of the four criteria, as it is not directly associated with any qualifying events or persons, does not possess a high degree of architectural interest, and is not a significant example of the work of a master architect. Criterion 4 applies mostly to archeological sites,

and that review was completed by the Department's archeological staff. As such, the proposed project would not result in a significant impact to an individual historic resource.

B. The Department determined that the existing building is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District and that the project would not cause a significant impact to the District.

The appellant disputes the Department's finding that the proposed project would not result in a significant impact to a historic resource. The appellant misunderstands that the historic district, not 1525 Pine Street individually, is the historic resource. Under CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." (CEQA Guidelines Section 15064.5(b)). In this case, the "historic resource" is the California Register-eligible Polk Gulch LGBTQ Historic District. The existing building on the project site was determined to be a contributor to the District, but not individually eligible for inclusion in the California Register. Therefore, the Department appropriately analyzed whether the project would cause a substantial adverse change to the California Register-eligible Polk Gulch LGBTQ Historic District.

The California Register-eligible Polk Gulch LGBTQ Historic District was initially identified and discussed in the Department's *Citywide Historic Context Statement for LGBTQ History in San Francisco* (adopted October 2015), which discussed the Polk Gulch neighborhood as a potentially significant LGBTQ neighborhood. The District was evaluated in the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (March 13, 2019) and confirmed in the HRER and found to be significant under Criterion 1 for its association with the development of early LGBTQ enclaves in the Polk Gulch neighborhood beginning in the 1960s through the 1990s.

Although not formally surveyed by the Department, the boundaries of the California Register-eligible Polk Gulch LGBTQ Historic District are generally Washington Street to the north, Geary Street to the south, Hyde Street to the east, and Franklin Street to the west. The district consists of properties associated with LGBTQ businesses and social groups during Polk Gulch's development as a queer enclave during the 1960s and 1970s. The period of significance for the Polk Gulch historic district is identified as approximately 1960 to the 1990s. This period begins with the establishment of the first LGBTQ-associated business in the neighborhood and ends with a period that is associated with the relevant themes identified in the LGBTQ Historic Context Statement. The HRE identified 15 properties that are considered contributors to the Polk Gulch historic district; there is a potential for more properties to be identified upon further research. These properties are not located immediately adjacent to one another, but rather form a noncontiguous physical pattern of development.

Character-defining features associated with the California Register-eligible District include:

- Polk Street commercial corridor "spine" with clusters of contributing properties
- Dense urban fabric with one- and two-way streets, paved sidewalks, and minimal street trees
- Commercial uses of contributing resources, which historically included a variety of LGBTQ-associated businesses such as bars, nightclubs, restaurants, clothing stores, record stores, bathhouses, and theaters.
- Twentieth century commercial blocks and residential-over-commercial buildings (most built between 1907 and 1921) with:
    - One- to four-story massing
    - Classical Revival (Edwardian era), Eclectic, and altered styles
    - Ground-floor storefronts (most are altered)
    - Angled bay windows at upper floors of some buildings
    - Flat roofs

According to the HRER Part I, staff determined that 1525 Pine Street is a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District as an early business established in the Polk Gulch neighborhood that accepted and catered to the growing LGBTQ community beginning in the 1960s. The business gained a reputation for being an open and welcoming establishment to the LGBTQ community during a time when businesses often did not open their doors to them.

After reviewing the proposed project and the character-defining features of the California Register-eligible Polk Gulch LGBTQ Historic District identified above, the Department determined that, for the purposes of CEQA, the proposed demolition and new construction would not result in a significant impact to the California Register-eligible District. The proposed project includes the reuse or replication of many of the contributor's character-defining features, including but not limited to: signage, windows, and lighting.[2] Additionally, the demolition of one contributor would not result in the District's inability to continue to convey its significance as the District would continue to retain its character-defining features after project implementation.

A substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired." (CEQA Guidelines Section 15064.5(b)(1).) The significance of a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in" a local register of historical resources pursuant to local ordinance or resolution. Thus, a project may cause a change in a historic resource, but still not have a significant adverse effect on the environment as defined by CEQA, as long as the impact of the change on the historic resource is determined to be less than significant. Where the historic resource is a historic district, as here, a significant impact would exist if the project would result in a substantial adverse change to the historic district. After project completion, the California Register-eligible Polk Gulch LGBTQ Historic District would consist of 14 identified contributing properties, with a potential for more to be identified through further research. The proposed project for the subject property at 1525 Pine Street will incorporate a substantial amount of salvage and reuse of historic materials such that the new construction was found to be compatible with the existing district. Therefore, the California Register-eligible Polk Gulch LGBTQ Historic District would remain eligible for the California Register for its association with the development of early LGBTQ enclaves in the Polk Gulch neighborhood beginning in the 1960s through the 1990s.

C. *The Department determined that the project would not cause a significant impact to a historic resource and therefore determined that no mitigation measures are required.*

The appellant states that the Department should have considered mitigation measures in order to reduce the impact to historical resources. As discussed above, the Department determined that the project would not result in a significant impact to the historic district. CEQA Guidelines 15126.4(3) clearly states that "Mitigation measures are not required for effects which are not found to be significant."

Response 3: As discussed under Impact WI-1 (PMND p. 67), the CEQA significance criterion for wind focuses on whether a project would create wind hazards in publicly accessible areas of substantial pedestrian use. The wind analysis was based on an assessment prepared by a wind consultant with extensive experience in evaluating wind effects from proposed development projects. The wind analysis concluded that the adjacent 12-story, 130-foot-tall building to the west, The Austin, would largely shelter the proposed project from prevailing westerly winds. Due to this sheltering effect, the proposed project would have little to no potential to intercept overhead winds and redirect them downward to the Pine

2 For a complete list of features to be reused or replicated, see *Historic Resource Evaluation Response, Part II, 1525 Pine Street*, October 22, 2020, pp. 1-2.

Street sidewalk. The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. This impact would be less than significant, and no further analysis is required under CEQA.

A project's wind impact on privately accessible spaces does not fall under the scope of CEQA. The appellant's concerns regarding the proposed project's wind effect on the private decks of The Austin may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 4: As discussed under Impact SH-1 (PMND pp. 68-69), the CEQA significance criterion for shadow focuses on whether a project would create new shadow in a manner that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. A shadow analysis prepared by a shadow consultant confirmed that shadow from the proposed project would not reach any nearby publicly accessible open spaces at any time during the year. This impact would be less than significant, and no further analysis is required under CEQA.

A project's shadow impact on private properties, including privately accessible spaces like decks, does not fall under the scope of CEQA. The PMND acknowledges that although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA. The appellant's concerns regarding the proposed project's shadow effect on the private decks and units of The Austin with east-facing windows may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Comment Letters on the PMND, in Addition to Appeal

In addition to the appeal described above, five comment letters were received on the PMND. These letters, which are attached, raise several issues regarding the analyses contained in the PMND. The concerns raised in the comment letters are addressed in the responses below.

Response 1: Some of the comment letters raise issues that are the same or similar to the issues raised in the appeal. These issues include concerns about traffic congestion, pedestrian safety, the historic significance of Grubstake, wind, and shadow/sunlight. These issues are not addressed separately here. Please see the previous discussions of these issues earlier in this appeal response.

Response 2: As discussed under Impact AQ-1 (PMND pp. 55-57), the proposed project's construction activities are subject to the provisions of the Construction Dust Control Ordinance. Required compliance with this ordinance would reduce the quantity of dust generated by the proposed project's construction activities. This impact would be less than significant, and no further analysis is required under CEQA.

Land use projects typically result in emissions of criteria air pollutants (CAPs) and toxic air contaminants (TACs), primarily from an increase in motor vehicle trips. As discussed under Impact AQ-3 (PMND p. 61), the Bay Area Air Quality Management District (air district) has developed screening criteria to determine whether a project requires an analysis of project-generated CAPs. If all of the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment, and it is presumed that such a project would generate CAPs at levels that would not exceed the air district's CEQA significance thresholds. With 21 dwelling units and approximately 2,855 sf of commercial space, the proposed project is expected to generate 97 daily vehicle trips to and from the project site. The proposed project would be 24 times below the screening criterion for the "apartment, high-rise" land use type (510 dwelling units) and 16 times below the screening criterion for the "quality restaurant" land use type (47,000 sf). A

detailed air quality assessment is not required, and the proposed project would not exceed any of the significance thresholds for CAPs. This impact would be less than significant, and no further analysis is required under CEQA.

As discussed under Impact AQ-4 (PMND pp. 61-62), individual projects result in emissions of TACs, primarily from an increase in vehicle trips. The air district considers roads with fewer than 10,000 vehicles per day "minor, low-impact" sources that do not pose a significant health impact even in combination with other nearby sources and recommends that these sources be excluded from the environmental analysis. The proposed project's 97 daily vehicle trips would be 103 times below the 10,000-vehicles-per-day threshold. Therefore, a detailed air quality assessment is not required, and the proposed project would not generate a substantial amount of TAC emissions that could affect nearby sensitive receptors. This impact would be less than significant, and no further analysis is required under CEQA.

The restaurant would have exhaust vents located on the roof of the proposed building. It may be possible to reorient the exhaust vents so that they do not face the existing units at The Austin. This concern may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 3: As discussed under Impact NO-1 (PMND pp. 40-42), the proposed project's construction activities would result in temporary and intermittent increases in noise levels. As shown in Table 2: Typical Noise Levels from Proposed Project Construction Equipment (PMND p. 41), the noise levels generated by the anticipated construction equipment would not exceed the limits established in the San Francisco Noise Ordinance. The increases in noise levels are not expected to be substantially greater than ambient noise levels in the project vicinity, which are already high (greater than 70 dBA during a typical 24-hour period). The proposed project's construction activities would not expose individuals to temporary increases in noise levels that are substantially greater than ambient noise levels. This impact would be less than significant, and no further analysis is required under CEQA.

Response 4: Loss of privacy due to the proximity between new and existing buildings is not an issue that falls under the scope of CEQA. Comments regarding loss of privacy may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 5: The additional building height proposed under state density bonus law would obstruct views from some of the units at The Austin. Loss of private views from private properties is not an issue that falls under the scope of CEQA. Comments regarding the loss of views from some of the units at The Austin may be addressed through the design review/entitlement process and/or may be considered by the Commission during their deliberations on the merits of the proposed project.

Response 6: CEQA focuses on the physical environmental effects that may result from a proposed development project. Pursuant to CEQA Guidelines Section 15131(a), "economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes."

The proposed project's perceived economic effect on the property values of some of the units at The Austin or other adjacent or nearby properties is not a physical effect on the environment that must be analyzed under CEQA. Comments regarding this issue may be considered by the Commission during their deliberations on the merits of the proposed project.

Conclusion

For the reasons provided in this appeal response, Department staff recommends that the Commission deny the appeal of the CEQA determination. The appellant has not provided substantial evidence supporting a fair argument that the project would have significant impacts on the environment with implementation of feasible mitigation measures identified in the PMND that would warrant preparation of an environmental impact report.

EXHIBIT B
Appeal and Letters Supporting the Appeal

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79518-0001

February 16, 2021

President Joel Koppel
SF Planning Commission
49 South Van Ness Avenue, Ste. 1400
San Francisco, CA 94103

Re: Appeal of Preliminary Mitigated Negative Declaration of 1525 Pine Street Development ("PMND")

Dear Mr. Koppel:

On behalf of Ms. Patricia Rose and Claire Rose and other neighbors, we are appealing the grossly inadequate environmental review being presented as a PMND for the proposed project at 1525 Pine Street (the "Project"). As analyzed and presented below, it is without question that further research and analysis is necessary before the Planning Commission has sufficient information to make an informed decision about the merits of the proposed project.

While we believe there are multiple areas of inadequacy in this PMND we will be providing specific analysis of several areas of review.

Transportation and Circulation

The PMND completely ignores the potential significant environmental impact when it fails to provide any substantive analysis of the potential cumulative impacts of all the development that it has identified in the immediate vicinity of the Project.

Cumulative Impacts are Potentially Devastating

The PMND identifies that within a quarter-mile of the proposed project there are developments which are either under construction or being processed by the Department for 522 dwelling units, 155,770 square feet of medical office, commercial or office uses. It then **concludes without any detailed analysis** of the potential impacts of all this development in this neighborhood that there will be **no significant impacts to transportation or circulation**. This becomes obviously incredible when the PMND states that the mere 21 units and 2,800 square feet of commercial space of the proposed project at 1525 Pine will generate 112 vehicle trips, 429 walking trips, 213 transit trips, and 70 trips by other modes (e.g., bicycle, motorcycle, taxi).

That would mean that cumulative development, within a quarter-mile of the project, conservatively would be in excess of 3,000 vehicle trips; 6,000 walking trips; 700 transit trips; and 2000 other modes of trips. Yet, the PMND has done no significant analysis to determine this would create significant environmental impacts. It should be noted that only about 300 parking spaces will be added with all the cumulative development.

Public Transit Must be Impacted Significantly

More specifically, the PMND concludes that there would be no significant impacts and no mitigation measures are necessary for mitigating the potential impacts on Public Transit. There is Public Transit on Pine, Polk and Sutter Streets and Van Ness Avenue. Only about 300 parking spaces will be added within all the cumulative development projects. It is beyond credibility to imagine how many vehicles will be circling these few blocks in this neighborhood while trying to find parking to go home or those looking for parking before their doctor's appointments. It is incomprehensible that this traffic would not delay or interrupt Public Transit. Yet no analysis of any intersections was done in the PMND. Further, no analysis of the impacts on pedestrians along Polk Street, Austin Alley, Pine Street or Van Ness will be impacted. Again, there would only be 27 vehicle trips generated by the Project during the P.M. peak hours for a 21-unit development. How many vehicle trips would be generated by over 522 units and 155,700 square feet of commercial uses? The PMND does not provide this calculation. This is seriously deficient.

Vehicle Miles Traveled Analysis is Grossly Inadequate

The PMND focuses its analysis of Vehicle Miles Traveled ("VMT") solely on the impacts within Transportation Analysis Zone 327 (TAZ 327). [See the attached drawing showing the TAZ 327.] It concludes then that there would be no significant impacts and no mitigation measures would be necessary. When reviewing this carefully, it is obvious that the analysis is remarkably deficient when considering cumulative impacts. The size of TAZ 327 is approximately 4 blocks from Van Ness Avenue to Leavenworth. Of the 522 dwelling units and 155,700 square feet of commercial space of cumulative development only 5 new dwelling units are within TAZ 327. To repeat, in addition to the Project, only 5 new units are in TAZ 327. So 517 dwelling units and 155,700 square feet of commercial space are entirely ignored. Of course there would not be any significant impacts if only considering the Project plus 5 new dwelling units. Yet, the analysis completely ignores the cumulative impacts of the remaining 517 dwelling units and 155,700 square feet of medical offices and commercial space. Yet the PMND concludes that no significant impact will occur and no mitigation measures are necessary.

The PMND makes 3 conclusions that are just not supported by the evidence and analysis provided in the document:

Impact C-TR-2: Operation of the proposed project, in combination with cumulative projects, would not create potentially hazardous conditions for people driving, walking, or bicycling, or for public transit operations. (Less than Significant)

Impact C-TR-3: The proposed project, in combination with cumulative projects, would not interfere with accessibility of people walking or bicycling to and from the project site and adjoining areas or result in inadequate emergency access. (Less than Significant)

Impact C-TR-4: The proposed project, in combination with cumulative projects, would not substantially delay public transit. (Less than Significant)

Impact C-TR-5: The proposed project, in combination with cumulative projects, would not cause substantial additional VMT or substantially induce automobile travel by increasing physical roadway capacity in congested areas or by adding roadways to the network.

It just takes common sense to realize that this requires much more and much better analysis of the cumulative transportation and circulation impacts because the potential impacts to this neighborhood are overwhelming.

Cultural Resources Findings Are Inconsistent

The PMND, through the Historic Resource Evaluation Report, takes the positive step of identifying the **Grubstake** diner as a **historic resource** as it is a **contributor to the Polk Gulch LGBTQ Historic District** and is eligible for listing in the California Register. The PMND also cites the CEQA Guidelines and states that a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that conveys its historical significance."

Then, inexplicably, the PMND says the demolition of the Grubstake "would not cause a substantial change in the significance of [the] historical resource" so the demolition of the Grubstake is "Less than Significant". Adding even more confusion to its findings, the PMND then states that the existing building, even though it has undergone major alterations, has retained its integrity and continues to convey its significance as a contributor to the historic district.

To summarize, the Grubstake is a historic resource and a contributor to a historic district, its building has retained its integrity to the historic district and the total demolition of the building is "less than significant". This is inconsistent with the CEQA guidelines and the prevailing law of CEQA.

It is noted that there are proposals within the proposed project that attempt to replicate the Grubstake within the proposed new building by removing and reincorporating specific features in the new project. Curiously, though, these specific efforts are not mitigation measures. It could

be argued that even these efforts are insufficient to mitigate the loss of the historic resource. There is not sufficient discussion in the HRER that could help determine what measures would actually be sufficient to retain some of the key features that would reduce this loss to "less than significant" More importantly though, these are not identified as "mitigation measures"; there is no guarantee that these efforts would actually occur. Further, if these are not "mitigation measures", then the loss of a significant historic resource to the historic district has not reduced this demolition of the resource to "less than significant".

The treatment of this historic resource is embarrassingly inadequate. In order to overcome the demolition of this resource a minimum amount of protections must be present in the PMND and would more appropriately be contained in an Environmental Impact Report. First, specific, detailed mitigation measures must be included in order to either preserve or replicate the integrity of the resource. In any case, the Planning Commission would also need to find "overriding circumstances" to approve the project before permitting the demolition of this historic resource.

The discussion of Cultural Resources is wholly inadequate and an EIR must be prepared or the PMND and the HRER must be rewritten to address the legal insufficiencies to demolish the historic resource.

Wind Analysis is Limited and Incomplete

As is noted in other letters attached to this appeal, the wind impacts from the proposed project have not been adequately analyzed. It is clear that there are sensitive receptors immediately adjacent to the proposed development at 1545 Pine Street. While the RWDI analysis has reviewed the impacts on pedestrian and sensitive receptors at the ground level, there is an obvious omission to the analysis by not considering the wind impacts to the deck areas of the adjacent building which are 22 feet wide. This condition is quite likely to create a dangerous wind tunnel at the higher levels which could then create dangers to pedestrians below.

This potential negative impact is foreseeable and significant and should be analyzed before this PMND could be considered complete and adequate. It should be noted that this potential wind impact at the higher levels could be a direct result of the additional height being proposed through the State Density Bonus. An additional 18 feet plus a 17 foot mechanical penthouse create an unusual and potentially harmful environmental impact. Only after such a complete wind analysis could the PMND determine that there are no significant wind impacts.

We urge you to require further wind analysis at the higher levels of 1545 Pine Street before the environmental review process could be considered complete.

Shadow Impacts Beyond Public Spaces Are Foreseeable and Negative to Sensitive Receptors

As also mentioned by other neighbors to the proposed Project, the PMND neglects to analyze the impacts of shadows on other sensitive receptors, including seniors and other neighbors to the development. In order to appropriately analyze the shadow impacts of the Project, additional analysis should be prepared to review the impacts to the seniors at the Leland-Polk Senior Community Housing as well as those residents of 1545 Pine Street whose only natural light will be lost due to the State Density Bonus being sought for the development of the Project at 1525 Pine Street. To repeat, these are foreseeable and potentially significant environmental impacts and must be undertaken before this environmental review process can be considered adequate and complete.

Summary

The PMND for the 1525 Pine Street is completely inadequate, incomplete and without proper supportive documentation for its findings and conclusions.

More specifically, the Traffic and Circulation analysis completely ignores the cumulative impacts to pedestrians, vehicle trips and public transit. We have pointed out the omission to review the cumulative development projects in the immediate vicinity for their impacts on the neighborhood.

Further, the demolition of the Grubstake diner which is an identified historic resource, contributor to a historic district and is eligible for inclusion to the California Register, has inexplicably not been treated as a historic resource. There are no specific, detailed mitigation measures to mitigate the loss of the historic resource. Moreover, there are no identifiable overriding circumstances that have been prepared to justify the loss of the historic resource.

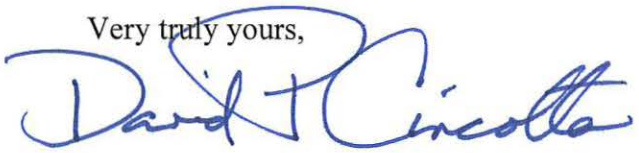
Finally, we have identified the limited analysis of wind and shadow impacts as they only analyze the pedestrian and open space impacts when there are other foreseeable and potentially significant impacts which should be considered in order to protect sensitive receptors within the vicinity of the Project.

In closing, it should be noted that many, if not all, of the impacts we have identified which are potentially significant negative impacts appear to be a direct result of the increased height being proposed for the Project through the State Density Bonus. The analysis should show the differences in the impacts to Traffic, Wind and Shadow for a project without the State Density Bonus. This would be more appropriately reviewed as an Alternative Project in an Environmental Impact Report. There are **ten** exceptions identified in the PMND that are being sought through the State Density Bonus--- height, bulk, rear yard, usable open space, permitted obstructions, dwelling unit exposure, setbacks on narrow streets, ground-floor ceiling height, ground floor transparency and fenestration. It was never contemplated that the State Density

Bonus would be used to grant so many exceptions particularly when the resulting project would create so many significant environmental impacts.

We urge you to require the further analysis of an Environmental Impact Report to adequately review the significant environmental impacts and the Alternatives for the proposed Project. Thank you for your attention.

Very truly yours,

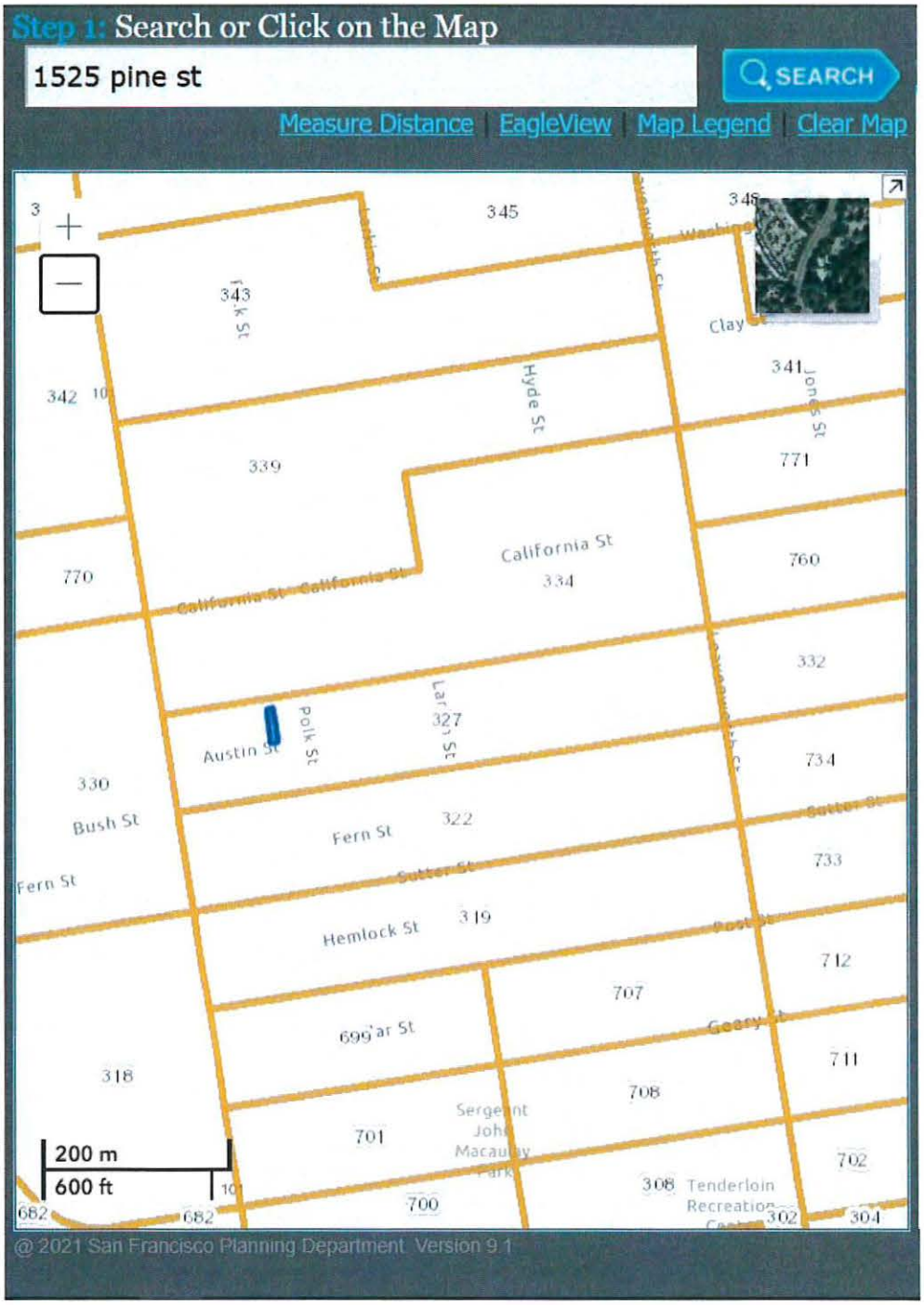


DAVID P. CINCOTTA, Of Counsel to
Jeffer Mangels Butler & Mitchell LLP

DPC:gd
Enclosures

cc: Lisa Gibson, Environmental Review Officer
Michael Li
Samantha Updegrave

JMBM Jeffer Mangels Butler & Mitchell LLP
jmbm.com


Step 1: Search or Click on the Map
1525 pine st
SEARCH
Measure Distance | EagleView | Map Legend | Clear Map
345
343
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Hyde St
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Jones St
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Austin St
Polk St
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699
Geary St
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318
708
701
Sergeant John Macaulay Park
702
200 m
600 ft
308
Tenderloin Recreation
700
682
302
304
@ 2021 San Francisco Planning Department Version 9.1

02/14/2021

Dear Mr. Koppel,

This letter is regarding the Mitigated Negative Declaration and the Environmental Review Documents for 1525 Pine St.

As the owner of unit 701 in The Austin building, directly west of the proposed project, we have several concerns regarding this project and the documents that support it. They are as follows:

1. Air Quality: The erection of this building, with the only entrance being on Austin Alley, will create a traffic nightmare on the alley with increased pollution from vehicles and rideshares dropping off and picking up residents. In addition, car owners in the building without parking will need to circle the neighborhood for limited street parking. The increased traffic on the surrounding blocks will also cause further pollution to sensitive receptors.

    1a. Ingress/Egress from 1545 Pine St garage on Austin Alley will be impacted, as it is a one way, very narrow street already. Austin owners may not be able to exit if there are rideshares or other cars waiting for residents from 1525.

2. Shade: The study does not address the shade issue of an 83ft tall building (with an elevator penthouse of an additional 17ft) on the residents/homeowners of The Austin directly west.

    2a. Currently, as the sun rises in the east, Austin residents enjoy sunshine into our homes from sunrise over Nob Hill only until 12 Noon at best. With the erection of this 83 ft building, the only sunshine will be brief, perhaps for 30 minutes a day and NOT be into our homes, but onto our decks. The shade factor will be negatively impactful all day.

3. Wind: The Wind study does not address the wind tunnel that will be created by an 83 ft building next to The Austin, west of the proposed structure. There will be a gap, 22 ft wide from the 7th floor up to the proposed 83 ft plus structure.

    3a. Currently, the wind blowing in from the north, or any storm, is so strong that furniture needs to be tied down. Creating more of a funnel from Pine St to Austin Alley will make the patios totally unusable, unlivable and dangerous, as items can fly off the balconies onto the streets below.

4. Construction Impact during Covid: The east side of The Austin is all glass; units have floor to ceiling windows. Most residents of The Austin, during the pandemic, are working from home. The noise from the erection of this building would severely impact homeowners on the east side with noise disruptions, dust and dirt all day long.

5. Loss of Privacy: The east side of The Austin is glass, each unit above the 6th floor have floor to ceiling windows. An 83ft building with a roof top patio will directly impact the privacy of all homes and balconies from the 7th floor to the 10th floor with onlookers from the proposed building.

Respectfully,

Patricia Rose & Claire Rose
1545 Pine Street, Unit 701
San Francisco, CA 94109

Shawn Farrell
1545 Pine Street, #702
San Francisco, CA 94109

RE: 1525 Pine Street - Grubstake

Dear Planning Commission,

I am a resident of The Austin which was built in 2018, the property adjacent to the proposed project at 1525 Pine Street. When we purchased our east facing condominium located on the seventh floor with a large terrace in 2018 it was under the assumption that when the new Grubstake building was built it would be 65-feet or lower. The gentleman who owns the property at 1525 Pine Street actually rented a unit at The Austin and was informing all new owners at The Austin he would not build anything taller than 65 feet because he did not want to block our views. It was one of the factors why we purchased our condominium. Our seventh floor terrace is approximately 300 square feet. Our condominium is 700 square feet. The terrace and the view is the entire reason we purchased the condominium.

Alas, with the newly available State Density Bonus Program, our Grubstake neighbor modified his originally submitted architectural drawings to the City Planning Dept and increased the height of the building to 85 feet, which I believe will now greatly diminish our property value by several hundred thousand dollars because the view will become completely obstructed (circled in red below).

But perhaps even more important -- with no underground parking at this proposed new taller building, and with the Grubstake restaurant taking the entirety of the front portion of the building, all residents must enter and exit through Austin Alley. Austin Alley is a small one lane alley which I do not believe can handle the amount of automobile traffic (Uber, Lyft, cars dropping off homeowners, guests, cars waiting, etc.) that will be caused by an 8-story building. I think this will simply cause too much congestion and a bottleneck and do not believe there has been a sufficient traffic analysis done on Austin Alley to warrant approval of this 8-story building.

Therefore, I would recommend the requested State Density Bonus Program be denied and the Planning Commission require a more in-depth traffic analysis be complete before any approval is finalized on his project. Thank you for your consideration.



Sincerely,

Shawn Farrell

Attention:
Joel Koppel
President
San Francisco Planning Commission

Cc: Michael Li
Senior Environmental Planner

Date: February 15, 2021

RE: 2015-009955ENV, 1525 Pine Street (Grubstake)

Dear Mr. Koppel:

Please accept the following appeal comments with regards to the preliminary mitigated negative declaration report for the project titled: 1525 Pine St.

The newly proposed designs for a taller building of 83ft (plus an additional 17ft elevator penthouse) severely impacts my east facing home in The Austin at 1545 Pine st.
When purchasing my home at The Austin, it was my understanding that a smaller development might happen at this site. With the designs available for this development at that time, the impact should not have been as severe. But now with a 100ft tall structure to the east, it changes the environment of my home severely. Had this plan been available at the time of purchase - I wouldn't have purchased a home here.

1. **Outdoor living terrace**: My home has an attached (23ft in length) east-facing terrace with the only source of sun coming from the east direction. This space was sold as an extension of the home - and it's actively used as a living + gardening space (Attachments B, C and D). With the proposed plan, my sunny terrace with active gardening would be akin to a shaded prison yard (Attachment A) that as a homeowner, I can no longer utilize in the same way.
   Additionally, I also have major safety concerns with there being a possibility of someone being able to climb onto the terrace that opens right into my residence.
2. **Sunlight**: The only source of any sun and direct light inside my home is from a direct east facing sun, in through a large window. I am extremely concerned that this development will cause direct emotional and mental impact for me by completely blocking access to all sunlight. Especially in challenging times like the ones we saw during the pandemic, where I will have to spend extended periods of time at home.
3. **Density**: I believe there is an inclination to maximize units in new developments in San Francisco. However, the design of this project doesn't support that in a practical way. There are plans for tiny 290sqft studios, and no one-bedroom units - which are arguably the most sought after home configuration in this neighborhood. There are also several other recent new developments on Polk St (at Sutter, California, Bush) which are all increasing the number of housing units in this general area, so I feel strongly against this project needing to utilize the state's density bonus program.
4. **Overly congested Austin St**: The above point is a good segue into congestion. With no car parking being planned for this development and the increased ridership from

ride-sharing apps, as well as the entrance to the residential units being from Austin St - it appears that Austin st will get extremely congested. This alley is already being used for neighboring restaurants for outdoor dining which means residents of this new development won't be able to get rides to their dwellings or move in/out without disrupting outdoor dining. Austin St congestion is also a severe concern during the construction phase of this development, which will completely disrupt outdoor dining as well.

5. **Privacy**: There are two open spaces in the proposed new development, both of which bring up privacy and safety concerns for Austin homeowners. These spaces are directly facing my residential windows which they put occupants of the new development at less than 30ft away from my bedroom. Which means that any activity in my home can be easily seen, and I no longer have any privacy whatsoever.
6. **Grubstake significance**: As an original railroad wagon restaurant, Grubstake has a lot of historic and LGBTQ signficance which is at the core of why some of us bought homes in The Austin. When Grubstake first changed ownership in 2015, during the Lower Polk CBD meetings - the new owners, Jimmy & Nick had assured neighbors that the restaurant wouldn't lose its current form. And no high-rise development will happen over it. Yet, it seems like the place will be changed altogether. I have reviewed the proposals for reusing some of the existing materials, but not having the restaurant there for 2 years and changing its original shape as well as staff, will lose the frequent patronage that a lot of us were hoping to continue having as neighbors.
7. **Air quality**: The proposed plans have Grubstake restaurant's exhaust creating emissions at their rooftop and pointing towards my east facing home. This has a lot of health and particle pollution concerns for me, now that the exhaust vent will be less than 20ft away from my windows and outdoor space. In addition to the fact that their kitchen will be operating at late night hours. As a homeowner, I'm quite concerned about the potential for respiratory illnesses developing from continued exposure to smoke and particles for extended times during the evening and late night.

I hope the planning commission will take into account the several concerns from my appeal letter, in response to the PMND issued recently.

I would also urge the commission to consider asking the developer to plan for a shorter building with total height (including mechanical penthouse) equal to or less than 55ft. In addition to having a residential entrance from Pine st, instead of being exclusively on Austin St.

With Regards,



Rajan Arora
1545 Pine St, Unit 703
San Francisco CA 94109

ATTACHMENTS



A.



B.



C.



D.

Amir Kavousian
1545 Pine St, Apt 902
San Francisco, CA 94110

To: Mr. Joel Koppel, President of the SF Planning Commission
49 South Van Ness, Ste 1400 San Francisco, CA 94103

Copied: Mr. Michael Li

RE: 1525 Pine Street projects (Grubstake Project) - 2015-009955ENV

Dear Mr. Koppel,

As a long-term San Francisco resident and an owner of unit #902 at 1545 Pine St (The Austin), I am writing to express my deep concern for the results of the environment review referenced above, and request for an appeal of the decision. I am particularly concerned by the negative long-term impacts that the proposed project would have on air quality, congestion level, natural light, and wind for neighborhood residents.

In particular, the decision to extend the project height above the 65-ft height restrictions of the zone will severely impact the livelihood of the residents with units facing the project (us included). For many units in The Austin project, an east-facing window is the only source of natural light. By extending the project height above 65', several families at The Austin will lose access to this basic need (natural light). This is particularly concerning during these times when we are all following officials' guidelines to shelter in place and help protect each other from the spread of COVID-19.

Additionally, by overreaching beyond its 65-ft height limit and dwelling unit density, the project will negatively impact the livability of the block by adding congestion and traffic to the already-strained Austin Alley. While the project does not include car parking, each residence will, without doubt, contribute to car traffic by using deliveries, ride-sharing, and other car-centric modes of transportation and shipment.

Lastly, the proposed project will have a considerable negative economic impact on The Austin homeowners by negatively impacting their property values. This is particularly concerning during these times when we are collectively more vulnerable to the economic shocks as a result of COVID-19 impacts.

Thank you for providing an opportunity for residents to express their concern over this project.

Sincerely,



Amir Kavousian

Dr. Jimmy Choi
The Austin
1545 Pine Street, Unit 704
San Francisco, CA 94109
(415) 794-7468
jimchoi729@gmail.com

February 12, 2021

Joel Koppel
San Francisco Planning Department,
49 South Van Ness, Ste 1400
San Francisco, CA 94103

RE: 1525 Pine Street Project

Dear Mr. Koppel,

As a resident of The Austin, at 1545 Pine Street, directly adjacent to the 1525 Pine Street project, I would like to offer my comments and concerns regarding the project. I am particularly concerned with what appears to be inadequate consideration of problems posed by the location of the proposed project immediately across from the Leland-Polk Senior Community Housing, which provides affordable housing for persons 62 years and older. Residents of this senior community housing will be severely affected by the noise impact of the construction and by the long term impact of deteriorated air quality and wind and shadow problems posed by construction of a facility less than 17 feet from their rooms. The ramifications are troublesome and will be felt for years to come after construction is completed.

1) Shadow Impacts

A. The Preliminary Mitigated Negative Declaration fails to address the enormous extent of shadows cast by the project on sidewalks, streets, and adjacent buildings, especially the senior living center. To reduce shadow impacts, the City should consider reducing the building height footprint. The PMND considers only new shadows on public open spaces. The PMND must also evaluate shadow impacts on private spaces that serve confined seniors unable to access public open space. The PMND must also consider

the impact to frail seniors associated with the permanent loss of natural sunlight to windows at the Leland-Polk Senior Community. Residents of this community rely on light from the north facing windows that will no longer be available due to the 1525 Polk project. Gerontologists have determined that artificial light is not effective mitigation for shadow impacts. This could be accomplished by reducing the height of the project.

2) Transportation Impacts

A. The project will dramatically increase traffic on Austin Street, which is in conflict with pedestrians using the already narrow sidewalks. The PMND does not account for the special needs of elderly residents in the area, many of whom have impaired vision, hearing, and mobility. These pedestrians would be less able to avoid collisions with vehicles in the already congested main streets of Polk, and especially, Van Ness. The analysis of pedestrian safety and hazards should be revised to account for the special needs of pedestrians near the proposed project. The project, located in between major transit corridors of Polk and Van Ness will create added traffic , not only due to private vehicles, but also the ride sharing platforms of Uber and causing more conflicts between pedestrians and vehicles.

There are many other criticisms of this project, many of which were not considered in the PMND (because its contents are limited to specific environmental issues). The impact of a building so much "out of scale" with the neighborhood and its impact on the quality of life for residents in the area which the 72 seniors residents of the nearby area are extremely serious issues which I am sure the Planning Department and Commission will weigh carefully in making a decision. Thank you for providing an opportunity for residents to express their serious concern over the 1525 Pine Street project.

Sincerely,



Jimmy Choi, MD

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EXHIBIT C
Mitigated Negative Declaration

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San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

MITIGATED NEGATIVE DECLARATION

PMND Date:	January 27, 2021; amended on May 6, 2021
Case No.:	2015-009955ENV, 1525 Pine Street
Zoning:	Polk Street Neighborhood Commercial District 65-A Height and Bulk District
Plan Area:	Not applicable
Block/Lot:	0667/020
Lot Size:	3,000 square feet
Project Sponsor:	1525 Pine Street Dev LLC c/o Toby Morris – Kerman Morris Architects LLP 415.749.0302, *toby@kermanmorris.com*
Staff Contact:	Michael Li 628.652.7538, *michael.j.li@sfgov.org*

Project Description

The project site (Assessor's Block 0667, Lot 020) is a 3,000-square-foot rectangular parcel on the south side of Pine Street between Van Ness Avenue and Polk Street in San Francisco's Nob Hill neighborhood. The project site is a through lot with one frontage on Pine Street and one frontage on Austin Street, and it is occupied by a one-story restaurant called Grubstake. The project site slopes up gradually from east to west (Polk Street to Van Ness Avenue) and from south to north (Austin Street to Pine Street). The project site is in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

The proposed project consists of demolishing the existing one-story restaurant and constructing an eight-story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed. A total of 32 bicycle parking spaces would be provided (28 Class 1 spaces in a storage room in the basement of the proposed building and two Class 2 spaces on both the Pine Street and Austin Street sidewalks adjacent to the project site). Usable open space for the residents of the proposed project would be provided in the form of a common roof deck.

A substantial amount of interior and exterior features of the existing building would be removed and reused and/or replicated in the new commercial space:

- Match the original footprint/orientation of the lunch wagon
- Match the existing scale and proportion of the lunch wagon
- Replicate the metal barrel vault ceiling
- Replicate the train car façade
- Reuse/replicate decorative lights and side globe lights
- Reuse existing windows where possible and where not possible, replicate to match existing
- Salvage, restore and reuse murals
- Reuse the existing Grubstake signage, including light box signage and neon lights
- Replicate the wooden bar
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools
- Retain the menu style and most-liked traditional dishes

In addition, the project sponsor would develop and implement an interpretive program that focuses on the history of the project site. The primary goal of the interpretive program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. The interpretive program would include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products.

Finding

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the initial study for the project, which is attached. Mitigation measures are included for this project to avoid potentially significant effects (see Section F, Mitigation Measures and Improvement Measures, pp. 96-110).

In the independent judgment of the Planning Department, there is no substantial evidence the project could have a significant effect on the environment.

_____	_____
Lisa Gibson Environmental Review Officer	Date of Adoption of Final Mitigated Negative Declaration

cc: Toby Morris – Kerman Morris Architects LLP
Alexis Pelosi – Pelosi Law Group
Claudine Asbagh – Current Planning Division
Supervisor Aaron Peskin, District 3

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Attachment A – Project Plans (April 20, 2021)

Initial Study

1525 Pine Street

Planning Department Case No. 2015-009955ENV

A. Project Description

Project Location

The project site (Assessor's Block 0667, Lot 020) is a 3,000-square-foot rectangular parcel on the south side of Pine Street between Van Ness Avenue and Polk Street in San Francisco's Nob Hill neighborhood (see Figure 1). The project site is a through lot with one frontage on Pine Street and one frontage on Austin Street, and it is occupied by a one-story restaurant called Grubstake. The project site slopes up gradually from east to west (Polk Street to Van Ness Avenue) and from south to north (Austin Street to Pine Street). The project site is in the Polk Street Neighborhood Commercial District (NCD) and a 65-A Height and Bulk District.

Project Characteristics

The proposed project consists of demolishing the existing one-story restaurant and constructing an eight-story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed. A total of 32 bicycle parking spaces would be provided (28 Class 1 spaces in a storage room in the basement of the proposed building and two Class 2 spaces on both the Pine Street and Austin Street sidewalks adjacent to the project site). Usable open space for the residents of the proposed project would be provided in the form of a common roof deck. See Attachment A for the project plans.

A substantial amount of interior and exterior features of the existing building would be removed and reused and/or replicated in the new commercial space:[1]

- Match the original footprint/orientation of the lunch wagon
- Match the existing scale and proportion of the lunch wagon
- Replicate the metal barrel vault ceiling
- Replicate the train car façade
- Reuse/replicate decorative lights and side globe lights
- Reuse existing windows where possible and where not possible, replicate to match existing

[1] Project plans for 1525 Pine Street, Sheets G6.00 and G6.01, ~~July 31, 2020~~ April 20, 2021. All documents cited in this Initial Study are available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California as part of the project file for Case No. 2015-009955ENV.



Figure 1: Project Location

SOURCE: San Francisco Planning Department

- Salvage, restore and reuse murals
- Reuse the existing Grubstake signage, including light box signage and neon lights
- Replicate the wooden bar
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools
- Retain the menu style and most-liked traditional dishes

In addition, the project sponsor would develop and implement an interpretive program that focuses on the history of the project site.[2] The primary goal of the interpretive program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. The interpretive program would include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. See Section E.3, Cultural Resources, of this initial study for more information.

Project Construction

Construction of the proposed project is expected to last 18 months. The proposed building would rest on a concrete mat slab foundation supported by drilled piers; pile driving would not be required. Construction of the proposed project would require excavation to a depth of up to 14 feet below ground surface and the removal of about 1,500 cubic yards of soil from the project site.

Project Approvals

The proposed project would require the following approvals:

Planning Commission

- Conditional Use Authorization to develop a lot larger than 2,499 square feet, establish a nonresidential use larger than 1,999 square feet, establish a restaurant on the ground floor, establish a liquor license, operate a business between the hours of 2:00 a.m. and 6:00 a.m., reuse the vintage projecting blade sign, and modify the required dwelling unit mix
- Granting of waivers under the Individually Requested State Density Bonus Program related to building height/bulk, rear yard, usable open space, permitted obstructions, dwelling unit exposure, setbacks on narrow streets, ground-floor ceiling height, and ground-floor transparency and fenestration.

Actions by Other City Departments

- Demolition Permit *(Planning Department and Department of Building Inspection)*
- Site/Building Permit *(Planning Department and Department of Building Inspection)*

Conditional Use Authorization by the Planning Commission constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day period for the appeal of the Final Mitigated Negative Declaration to the Board of Supervisors pursuant to Section 31.04(h) of the San Francisco Administrative Code.

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[2] Project plans for 1525 Pine Street, Sheet G6.01, ~~July 31, 2020~~ April 20, 2021.

B. Project Setting

Project Site and Surrounding Land Uses

The project site is on the northern half of an improved block bounded by Pine Street on the north, Polk Street on the east, Bush Street on the south, and Van Ness Avenue on the west. Austin Street, which runs east-west and divides the project block into northern and southern halves, forms the southern boundary of the project site. The topography of the project site and the project vicinity slopes up from east to west.

Existing buildings on the project block vary in height from one story to 12 stories. The property adjacent to and east of the project site is occupied by a three-story building with residential uses above a ground-floor commercial use. Other buildings on the project block that front Polk Street, Bush Street, and Van Ness Avenue vary in height from one story to five stories and contain residential, commercial, and industrial uses. The property adjacent to and west of the project site is occupied by a six-story building and a 12-story building containing a total of approximately 100 dwelling units and 10,000 square feet of ground-floor commercial space.

The project vicinity is characterized by residential, retail, office, hotel, and automotive uses. The scale of development in the project vicinity ranges in height from 15 feet to 225 feet. On the northeast corner of Pine Street and Van Ness Avenue, there is a 25-story, 225-foot-tall hotel (Holiday Inn). On the southwest corner of Pine Street and Van Ness Avenue, there is a 12-story, 128-foot-tall retirement home (San Francisco Towers). Other land uses in the area include Stuart Hall High School (0.3 mile west of the project site), Lafayette Park (0.3 mile northwest), Redding Elementary School (0.1 mile east), Saint Francis Memorial Hospital (0.2 mile east), and Sergeant John Macaulay Park (0.3 mile southeast).

The project site is well served by public transit. Within one-quarter mile of the project site, Muni operates the 1 California, 1AX California "A" Express, 1BX California B" Express, 2 Clement, 3 Jackson, 19 Polk, 27 Bryant, 31AX Balboa "A" Express, 31BX Balboa "B" Express, 38 Geary, 38AX Geary "A" Express, 38BX Geary "B" Express, 38R Geary Rapid, 47 Van Ness, and 49 Van Ness/Mission bus lines and the California cable car. Golden Gate Transit operates multiple bus lines along Van Ness Avenue, one-half block west of the project site.

Cumulative Context

The cumulative context for land use effects are typically localized, within the immediate vicinity of the project site, or at the neighborhood level. Cumulative development in the project vicinity (within approximately a quarter-mile radius of the project site) includes the following projects, which are either under construction or for which the Planning Department has a project application on file. The areas and the projects relevant to the analysis vary, depending on the topic, as detailed in the cumulative analyses presented in subsequent sections of this document.

- Case No. 2018-011249ENV: 1567 California Street (demolition of an existing two-story commercial building and construction of an eight-story building containing 100 dwelling units and approximately 9,825 square feet of commercial space)
- Case No. 2020-004634ENV: 1240 Bush Street (addition of five dwelling units to an existing 16-unit building)
- Case No. 2019-022850ENV: 1101 Sutter Street (renovation of an existing three-story building, demolition of an existing two-story building, and construction of a 14-story building containing a total of 201 dwelling

units, approximately 6,970 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, and 59 parking spaces)

- Case No. 2015-015950ENV: 955 Post Street (demolition of an existing two-story building and construction of an eight-story building containing 90 dwelling units and approximately 1,540 square feet of commercial space)
- Case No. 2015-012577ENV: 1200 Van Ness Avenue (demolition of an existing five-story medical office building and construction of a 13-story building containing 107 dwelling units, approximately 109,260 square feet of medical offices, approximately 25,570 square feet of commercial space, and 275 parking spaces)
- Case No. 2014.0914ENV: 1033 Polk Street (demolition of an existing two-story commercial building and construction of an eight-story building containing 19 dwelling units and approximately 605 square feet of commercial space)
- Van Ness Bus Rapid Transit Project: Implementation of right-of-way improvements along a two-mile-long segment of Van Ness Avenue (from Mission Street to Lombard Street) to accommodate bus rapid transit service

Implementation of the nearby cumulative development projects would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity.

C. Compatibility with Existing Zoning and Plans

	Applicable	*Not Applicable*
Discuss any variances, special authorizations, or changes proposed to the planning code or zoning map, if applicable.	☒	☐
Discuss any conflicts with any adopted plans and goals of the City or region, if applicable.	☒	☐
Discuss any approvals and/or permits from city departments other than the planning department or the Department of Building Inspection, or from regional, state, or federal agencies.	☒	☐

San Francisco Planning Code and Zoning Maps

The San Francisco Planning Code, which incorporates by reference the City's zoning maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings or to alter or demolish existing buildings may not be issued unless the proposed project complies with the Planning Code, an exception or variance is granted pursuant to the provisions of the Planning Code, or legislative amendments to the Planning Code are included and adopted as part of the proposed project.

Land Use

The project site is in the Polk Street NCD. Pursuant to Planning Code Section 723, the zoning controls of the Polk Street NCD are designed to encourage and promote development that is compatible with the surrounding neighborhood. The building standards monitor large-scale development and protect rear yards at residential

levels. Consistent with the mixed-use character of Polk Street, new buildings may contain most types of commercial uses on the ground and second floors. The zoning controls encourage neighborhood-serving businesses but limit new eating, drinking, other entertainment, and financial service uses, which can produce parking congestion, noise, and other nuisances. The proposed project's residential and restaurant uses are principally permitted and conditionally permitted, respectively (i.e., conditional use authorization from the Planning Commission pursuant to Planning Code Section 723, Table 723) is required for the restaurant).

Height and Bulk

The project site is in a 65-A Height and Bulk District, which permits a maximum building height of 65 feet. Bulk controls reduce the size of a building's floorplates as the building increases in height. Pursuant to Planning Code Section 270(a), the bulk controls in an "A" Bulk District become effective at a building height of 40 feet. Beginning at a building height of 40 feet, the maximum length of any wall shall not exceed 110 feet, and the maximum diagonal dimension shall not exceed 125 feet. The proposed project would exceed the height and bulk controls for the project site. The project sponsor is requesting that the Planning Commission grant waivers from the height and bulk controls pursuant to the Individually Requested State Density Bonus Program.

Parking and Loading

Pursuant to Planning Code Section 151, parking for residential and commercial uses is not required. Pursuant to Planning Code Section 151.1, up to 0.5 parking spaces is permitted for each dwelling in the Polk Street NCD. Additionally, up to one parking space for every 2,000 square feet of occupied floor area is permitted for eating and drinking uses. The proposed project would not provide any parking spaces. Pursuant to Planning Code Section 152, off-street freight loading loading spaces are required for residential uses that exceed 100,000 square feet of occupied floor area and for retail uses that exceed 10,000 square feet of occupied floor area. The proposed residential and restaurant uses would not exceed these thresholds; no off-street freight loading spaces are required or proposed. Pursuant to Planning Code Section 155.2, the project is required to provide 21 Class 1 bicycle parking spaces (21 for the dwelling units, none for the restaurant) and three Class 2 bicycle parking spaces (one for the dwelling units, two for the restaurant). The project would provide a total of 32 bicycle parking spaces (28 Class 1 spaces in a storage room in the basement of the proposed building and two Class 2 spaces on both the Pine Street and Austin Street sidewalks adjacent to the project site).

Floor Area Ratio

Floor area ratio (FAR) is the ratio of gross floor area of all the buildings on a lot to the area of the lot. Pursuant to Planning Code Section 124(b), FAR shall not apply to dwellings or other residential uses in NCDs. The proposed project consists of residential and commercial uses in the Polk Street NCD. FAR is not applicable to the residential component of the proposed project, but the nonresidential component of the proposed project complies with the 2.5 to 1 FAR applicable to the project site. The project site has an area of 3,000 square feet. Up to 7,500 square feet of nonresidential space could be developed on the project site, and the restaurant would be approximately 2,855 square feet.

Plans and Policies

San Francisco General Plan

The *San Francisco General Plan* (*General Plan*)establishes objectives and policies to guide land use decisions related to the physical development of San Francisco. It is comprised of ten elements, each of which addresses a particular topic that applies citywide: Air Quality; Arts; Commerce and Industry; Community Facilities; Community Safety; Environmental Protection; Housing; Recreation and Open Space; Transportation; and Urban Design. Any conflict between the proposed project and polices that relate to physical environmental issues are discussed in Section E, Evaluation of Environmental Effects. The compatibility of the proposed project with *General Plan* policies that do not relate to physical environmental issues will be considered by decision-makers as part of their deliberations on whether to approve or disapprove the proposed project.

Proposition M – The Accountable Planning Initiative

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the Planning Code and established eight Priority Policies. These policies, and the topics in Section E, Evaluation of Environmental Effects, that address the environmental issues associated with these policies, are: (1) preservation and enhancement of neighborhood-serving retail uses; (2) protection of neighborhood character; (3) preservation and enhancement of affordable housing (Question 2b, Population and Housing, regarding housing supply and displacement issues); (4) discouragement of commuter automobiles (Questions 5a and 5b, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; (6) maximization of earthquake preparedness (Question 15a, Geology and Soils); (7) landmark and historic building preservation (Question 3a, Cultural Resources); and (8) protection of open space (Question 10a, Shadow, and Question 11a, Recreation).

Prior to issuing a permit for any project that requires an Initial Study under CEQA, prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action that requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation would be consistent with the Priority Policies.

As noted above, the compatibility of the proposed project with *General Plan* objectives and policies that do not relate to physical environmental issues will be considered by decision-makers as part of their deliberations on whether to approve or disapprove the proposed project. Any potential conflicts that are identified as part of the process would not alter the physical environmental effects of the proposed project and are not required to be addressed in this Initial Study.

Regional Plans and Policies

The five principal regional planning agencies and their overarching policy-plans to guide planning in the nine-county Bay Area include the Association for Bay Area Governments' *Plan Bay Area* and *Projections 2040*, the Bay Area Air Quality Management District's *Bay Area 2017 Clean Air Plan*, the Metropolitan Transportation Commission's *Regional Transportation Plan – Transportation 2035*, the San Francisco Regional Water Quality Control Board's *San Francisco Basin Plan*, and the San Francisco Bay Conservation and Development Commission's *San Francisco Bay Plan*. Based on the size and nature of the proposed project, no anticipated conflicts with regional plans would occur.

D. Summary of Environmental Effects

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

☐ Land Use and Planning	☐ Greenhouse Gas Emissions	☐ Hydrology and Water Quality
☐ Aesthetics	☐ Wind	☐ Hazards and Hazardous Materials
☐ Population and Housing	☐ Shadow	☐ Mineral Resources
☒ Cultural Resources	☐ Recreation	☐ Energy
☒ Tribal Cultural Resources	☐ Utilities and Service Systems	☐ Agriculture and Forestry Resources
☐ Transportation and Circulation	☐ Public Services	☐ Wildfire
☒ Noise	☐ Biological Resources	☐ Mandatory Findings of Significance
☒ Air Quality	☒ Geology and Soils	

This Initial Study examines the proposed project to identify potential effects on the environment. For each item on the Initial Study checklist, the evaluation has considered the impacts of the proposed project both individually and cumulatively. All items on the Initial Study checklist that have been checked "Less than Significant Impact with Mitigation Incorporated," "Less than Significant Impact," "No Impact," or "Not Applicable" indicate that, upon evaluation, the Planning Department has determined that the proposed project could not have a significant adverse environmental effect relating to that issue. A discussion is included for those issues checked "Less than Significant Impact with Mitigation Incorporated" and "Less than Significant Impact," and for most items checked with "No Impact" or "Not Applicable." For all of the items checked "No Impact" or "Not Applicable" without discussion, the conclusions regarding potential significant adverse environmental effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Planning Department, such as the *Transportation Impact Analysis Guidelines for Environmental Review* or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Wildlife. The items checked above have been determined to be "Less than Significant with Mitigation Incorporated."

Aesthetics and Parking

In accordance with CEQA Section 21099: Modernization of Transportation Analysis for Transit-Oriented Projects, aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

a) The project is in a transit priority area;

b) The project is on an infill site; and

c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above criteria; therefore, this initial study does not consider aesthetics or parking in determining the significance of project impacts under CEQA.[3]

Automobile Delay and Vehicle Miles Traveled

In addition, CEQA Section 21099(b)(1) requires that the Governor's Office of Planning and Research (OPR) develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." CEQA Section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to Section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment under CEQA.

In January 2016, the OPR published for public review and comment a *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*[4] recommending that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted the OPR's recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution No. 19579). The VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.

E. Evaluation of Environmental Effects

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
1.	LAND USE AND PLANNING. Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒	☐
b)	Cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☐

Impact LU-1: The proposed project would not physically divide an established community. *(No Impact)*

The division of an established community typically involves the construction of a physical barrier to neighborhood access, such as a new freeway, or the removal of a means of access, such as a bridge or a roadway.

[3] San Francisco Planning Department, *Eligibility Checklist for CEQA Section 21099: Modernization of Transportation Analysis, 1525 Pine Street* (hereinafter "*CEQA section 21099 Checklist*"), December 30, 2020.

[4] Governor's Office of Planning and Research. Available at http://opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf, accessed August 23, 2020.

Implementation of the proposed project would not result in the construction of a physical barrier to neighborhood access or the removal of an existing means of access; it would result in the construction of a new building containing 21 dwelling units and approximately 2,855 square feet of commercial space. Implementation of the proposed project would not alter the established street grid or permanently close any streets or sidewalks. Although portions of the sidewalks adjacent to the project site could be closed for periods of time during project construction, these closures would be temporary in nature. For these reasons, the proposed project would not physically divide an established community and would have no impact.

Impact LU-2: The proposed project would not cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. *(Less than Significant)*

Land use impacts would be considered significant if the proposed project would conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Environmental plans and policies are those that directly address environmental issues and/or contain targets or standards that must be met in order to preserve or improve characteristics of the City's physical environment. Examples of such plans, policies, or regulations include the Bay Area Air Quality Management District's *2017 Clean Air Plan* and the San Francisco Regional Water Quality Control Board's *San Francisco Basin Plan*. As discussed in Section C, Compatibility with Existing Zoning and Plans, the proposed project would not substantially conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including Article 10 of the San Francisco Planning Code, the *2017 Clean Air Plan*, San Francisco's *Strategies to Address Greenhouse Gas Emissions* (GHG Reduction Strategy), and the San Francisco Urban Forestry Ordinance, as discussed in Section E.3, Cultural Resources, Section E.7, Air Quality, Section E.8 Greenhouse Gas Emissions, and Section E.14, Biological Resources, respectively. Therefore, the proposed project would have a less-than-significant impact related to conflicts with land use plans, policies, or regulations.

Impact C-LU-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative land use impact. *(Less than Significant)*

Cumulative development in the project vicinity (within a quarter-mile radius of the project site) includes projects that are either under construction or for which the Planning Department has a project application on file.

As previously discussed in the Project Setting, the nearby cumulative development projects would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity. The nearby cumulative development projects would not physically divide an established community by constructing a physical barrier to neighborhood access or removing a means of access. Like all projects proposed in San Francisco, the nearby cumulative development projects are required to comply with applicable plans, policies, and regulations, including those adopted for the purpose of avoiding or mitigating an environmental effect such as Article 10 of the San Francisco Planning Code, the *2017 Clean Air Plan*, San Francisco's GHG Reduction Strategy, and the San Francisco Urban Forestry Ordinance. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects to conflict with such plans, policies, or regulations and would not create a significant cumulative land use impact.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
2.	POPULATION AND HOUSING. Would the project:					
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐	☐
b)	Displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing?	☐	☐	☒	☐	☐

Impact PH-1: The proposed project would not directly or indirectly induce substantial unplanned population growth. *(Less than Significant)*

In general, a project would be considered growth-inducing if its implementation would result in substantial unplanned population growth or new development that might not otherwise occur without the project. The proposed project, which would result in the construction of a new building containing 21 dwelling units and approximately 2,855 square feet of commercial space, would directly increase the residential population on the project site and contribute to anticipated population growth in both the neighborhood and citywide contexts.

The 2010 United States Census reported a population of 805,235 persons in San Francisco.[5] Based on an average of 2.36 persons per household from 2014 to 2018, implementation of the proposed project would increase the residential population at the project site by about 50 residents.[6] The increase in the number of dwelling units and residents associated with the proposed project is not considered substantial unplanned population growth that would cause a substantial adverse physical change to the environment. Moreover, the project site is already developed, is in an established neighborhood, is in a zoning district that principally permits residential uses, and is served by existing infrastructure. The proposed project would not indirectly induce substantial population growth in the project vicinity because it would not extend any roads or other infrastructure into areas where roads or other infrastructure currently do not exist.

The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The restaurant would increase in size from 1,660 to 2,855 square feet, but the number of employees is not expected to increase substantially, if at all. Implementation of the proposed project would not induce substantial unplanned employment growth that would cause a substantial adverse physical change to the environment.

The proposed project would be consistent with *San Francisco General Plan* objectives and policies and Association of Bay Area Governments (ABAG) priority development area goals and criteria; it is located on an infill site, would be served by existing transit, and is in an area containing a mix of moderate density housing, services, retail, employment, and civic or cultural uses.

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5 United States Census Bureau, QuickFacts, San Francisco County, California. Available at https://www.census.gov/quickfacts/fact/table/sanfranciscocountycalifornia,US/PST045219, accessed October 1, 2020.

6 *Ibid.*

The proposed project would not directly or indirectly induce substantial population or employment growth in the project vicinity or citywide such that an adverse physical change to the environment would occur. This impact would be less than significant, and no mitigation measures are necessary.

Impact PH-2: The proposed project would not displace substantial numbers of existing housing units or people necessitating the construction of replacement housing. *(Less than Significant)*

The proposed project would not displace substantial numbers of existing housing units because there are no existing housing units on the project site. Implementation of the proposed project would not result in the need to construct replacement units to house substantial numbers of people. The project sponsor is also the owner/operator of Grubstake, the existing restaurant on the project site. Grubstake would be temporarily displaced from the project site during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. For these reasons, the proposed project would not displace substantial numbers of existing housing units or people. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-PH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to population and housing. *(Less than Significant)*

The cumulative context for population and housing effects is typically citywide. Over the last several years, the supply of housing has not met the demand for housing in San Francisco. In December 2013, the ABAG projected regional housing needs in the *Regional Housing Need Plan, San Francisco Bay Area: 2015-2023*. According to this plan, the housing growth need of San Francisco for 2015 through 2023 is 28,869 dwelling units: 6,234 units in the very low income level (0 to 50 percent of the area median income); 4,639 units in the low income level (51 to 80 percent); 5,460 units in the moderate income level (81 to 120 percent); and 12,536 units in the above moderate income level (120 percent and higher).[7] These numbers are consistent with the development pattern identified in *Plan Bay Area 2040*, a state-mandated, integrated long-range transportation, land use, and housing plan.[8] As part of the planning process for *Plan Bay Area 2040*, San Francisco identified priority development areas, which consist of areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. The project site is located within the Downtown/Van Ness/Northeast Neighborhoods Priority Development Area. Although the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would increase the population in the area, it would not induce substantial population growth beyond that already anticipated to occur. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a significant cumulative impact related to population and housing.

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7 Association of Bay Area Governments (ABAG), *Regional Housing Need Plan, San Francisco Bay Area: 2015-2023*, July 2013. Available at https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf, accessed December 28, 2020.

8 Metropolitan Transportation Commission and ABAG, *Plan Bay Area 2040*, July 26, 2017. Available at https://www.planbayarea.org/plan-bay-area-2040, accessed December 28, 2020.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
3.	CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code?	☐	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐	☐
c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☐

Impact CR-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource. *(Less than Significant)*

Historical resources are those properties that meet the definitions in Section 21084.1 of the CEQA statute and Section 15064.5 of the CEQA Guidelines. Historical resources include properties listed in, or formally determined eligible for listing in, the California Register of Historical Resources (California Register) or in an adopted local historic register. Historical resources also include resources identified as significant in a historical resource survey meeting certain criteria. Additionally, properties that are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. The significance of a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance ..."[9]

Existing Building

The existing building on the project site is a raised one-story lunch-wagon-style diner that consists of two volumes. The western volume is a lunch wagon originally constructed before 1916 that features a curved sheet metal roof and four metal sash, single lite casement windows with awning toplites. The eastern volume, which wraps around the rear of the western volume is a wood-frame rectangular structure that was added to the lunch wagon in 1975 and consists of a flat roof, vertical wood siding, two aluminum sliding windows, and a partially glazed wood door. The eastern volume is set back from the front property line, and the setback is filled with a raised porch that extends to the sidewalk.

Determining whether the existing building is a historical resource under CEQA involves an assessment of the building's significance, integrity, and character-defining features.

Significance

The existing building is a contributor to the Polk Gulch LGBTQ Historic District and is eligible for listing in the California Register under Criterion 1 (Events) for its association with the development of LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s to the 1970s.[10] The existing building is a contributor to the historic

9 CEQA Guidelines Section 15064.5(b)(2)(A).

10 San Francisco Planning Department, *Historic Resource Evaluation Response, Part I, 1525 Pine Street* (hereinafter *"HRER, Part I"*), May 15, 2019, p. 3.

district based on its strong association with LGBTQ businesses and social groups. The restaurant (re)opened as Grubstake in the 1960s and was a popular destination for the LGBTQ community through the 1980s. Grubstake developed a reputation for being an open and welcoming establishment to members of the LGBTQ community during a time when businesses often did not open their doors to them.

The existing building is not eligible for listing in the California Register as an individual resource under Criterion 1 (Events).[11] The existing building does not appear to have individually made any significant contributions to the early development of the Polk Gulch neighborhood. The original lunch wagon structure was relocated to the project site from Sutter Street around 1916 after the neighborhood had been largely redeveloped and reconstructed following the 1906 earthquake. Additionally, no significant events were identified through archival research or through oral history as having taken place at Grubstake that on their own influenced local, regional or national trends related to LGBTQ rights, activism, or cultural and social trends.

Under Criterion 2 (Persons), the existing building is not eligible for listing in the California Register as an individual resource or as a contributor to the Polk Gulch LGBTQ Historic District.[12] In order to be considered eligible under Criterion 2, a property must illustrate (rather than commemorate) a person's important achievements and must be associated with the person's productive life and work during the period in which those achievements were accomplished. From the 1910s through the 1980s, the restaurant changed ownership several times. Although many of the owners were successful businessmen and/or restaurateurs, none of them appear to have made significant contributions to local, state, or national history such that the subject property would be individually significant for its association with their work. During the 1960s and 1970s, Grubstake became a popular late-night eatery among the LGBTQ community that thrived in the Polk Gulch neighborhood at the time. While many patrons of the Grubstake included prominent figures within the LGBTQ community, such as Harvey Milk, Grubstake was not a primary place where significant or recognizable individuals conducted their business.

Under Criterion 3 (Architecture), the existing building is not eligible for listing in the California Register as an individual resource or as a contributor to the Polk Gulch LGBTQ Historic District.[13] The existing building is not the work of a master architect or builder and does not embody the distinctive characteristics of a type, period, region, or method of construction. Prior to or around 1916, a lunch wagon, the manufacturer and origins of which are unknown, was relocated to the project site from Sutter Street. The lunch wagon sustained a minor gabled roof rear addition shortly after being relocated to the project site. In 1975, additional alterations to expand the lunch wagon at the east side and rear created the current conditions on the project site. Many of the prominent features that characterize lunch wagons (e.g., small rectilinear layout, simple entrance stairs, decorative glazing, an interior layout/circulation defined by a lunch counter with limited seating, and the relationship of a small wagon to the overall site) no longer exist due to the 1975 expansion. The existing building is no longer representative of a lunch wagon as it appears to have evolved from a lunch wagon into a diner by way of the 1975 expansion. The additions that allowed the existing building to transition from a mobile eatery to a larger permanent restaurant were not completed by a master architect or builder and do not characterize the building in a unique or outstanding manner such that it would be considered an individually eligible resource. Additionally, 1525 Pine Street was surveyed as part of the Planning Department's *Draft Neighborhood Commercial Buildings Historic Resources Survey*

11 *HRER, Part I*, p. 5.

12 *HRER, Part I*, pp. 6-7.

13 *HRER, Part I*, pp. 7-8.

and was determined not to be significant under Criterion 3 (Architecture) as an exemplary or outstanding storefront.

Under Criterion 4 (Information Potential), the existing building is not eligible for listing in the California Register as an individual resource or as a contributor to the Polk Gulch LGBTQ Historic District.[14] Regarding the built environment, this criterion applies to rare construction types. The existing building is not an example of a rare construction type.

Integrity

Although the existing building has undergone major alterations, those alterations were implemented in 1975, which is within the period of significance of the Polk Gulch LGBTQ Historic District (1960s to 1990s). Therefore, the existing building retains integrity and conveys its overall significance as a contributor to the historic district.[15]

Character-Defining Features

The character-defining features of the existing building include the following and express its historical significance as a contributor to the Polk Gulch LGBTQ Historic District under Criterion 1 (Events) for its association with the development of LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s to the 1970s:[16]

- Polk Street commercial corridor "spine" with clusters of contributing properties
- Dense urban fabric with one- and two-way streets, paved sidewalks, and minimal street trees
- Commercial uses of contributing resources, which historically included a variety of LGBTQ-associated businesses such as bars, nightclubs, restaurants, clothing stores, record stores, bathhouses, and theaters.
- Twentieth century commercial blocks and residential-over-commercial buildings (most constructed between 1907 and 1921) with:
    - One- to four-story massing
    - Classical Revival (Edwardian era), Eclectic, and altered styles
    - Ground-floor storefronts (most are altered)
    - Angled bay windows at upper floors of some buildings
    - Flat roofs

The character-defining features of the existing building include the following:[17]

- Stepped up, one-story massing that includes a raised porch at the front and a stepped up entry
- Projecting volume at the front comprised of the former lunch wagon structure that includes a curved sheet metal roof and four front-facing and three side-facing metal-sash, single-lite casement windows with narrow awning-style toplites of green marbled decorative glazing

14 *HRER, Part I*, p. 9.

15 *HRER, Part I*, p. 9.

16 *HRER, Part I*, pp. 9-10.

17 *HRER, Part I*, p. 10.

- Prominent signage including the projecting sign at the front and the business sign above the rectangular massing
- Interior features including:
    - Two distinct interior spaces: the dining room and the lunch wagon space occupied by a bar partially separated by the east wall of the lunch wagon
    - Large mural located along the east wall by Jason Philips, dated 1976
    - Chevron-shaped bar that extends the length of the lunch wagon space
    - Stained glass infilled skylight openings in the curved roof of the lunch wagon volume
    - Checkered patterned floor tiles within the lunch wagon volume
    - Globe light fixtures mounted to the walls throughout the dining room and lunch wagon
    - Mixture of booth and table seating

In summary, the existing building is eligible for listing in the California Register as a contributor to the Polk Gulch LGBTQ Historic District under Criterion 1 (Events), retains its integrity, and exhibits character-defining features. For these reasons, the existing building is considered a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District, which is a historical resource under CEQA.

Proposed Project

The proposed project consists of the demolition of the existing one-story restaurant, Grubstake, and the construction of an eight-story mixed-use building. The ground floor would contain a one-story-with-mezzanine commercial space to be reoccupied by Grubstake, and the second through eighth floors would contain 21 dwelling units. A substantial amount of interior and exterior features of the existing building would be removed and reincorporated replicated in the new commercial space:[18]

- Match the original footprint/orientation of the lunch wagon
- Match the existing scale and proportion of the lunch wagon
- Replicate the metal barrel vault ceiling
- Replicate the train car façade
- Reuse/replicate decorative lights and side globe lights
- Reuse existing windows where possible and where not possible, replicate to match existing
- Remove, restore and reinstall murals
- Reuse the existing Grubstake signage, including light box signage and neon lights
- Replicate the wooden bar
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools

[18] San Francisco Planning Department, *Historic Resource Evaluation Response, Part II, 1525 Pine Street* (hereinafter *"HRER, Part II"*), October 22, 2020, pp. 1-2.

- Retain the menu style and most-liked traditional dishes

The Polk Gulch LGBTQ Historic District is significant for its association with the LGBTQ community that developed as an enclave in the Polk Gulch neighborhood beginning in the 1960s and generally is exhibited by the character-defining features discussed on the preceding page. The historic district currently contains 15 identified known contributing properties, including the existing building, and has the potential for more contributors to be identified through additional research.

Although the proposed project includes the demolition of a contributor to the historic district, the proposed project would not cause a significant impact to the historic district; additionally, the existing building is not an individually eligible historic resource.[19] There would be 14 known contributing properties remaining after the proposed project has been completed, and there is the potential for more contributing properties to be identified through additional research. As discussed above, many of the character-defining features of the existing building would be reincorporated, or otherwise replicated in the new commercial space (interior and exterior) to be reoccupied by Grubstake as part of the design of the proposed project. Retention of character-defining features through reincorporation and/or replication improves the proposed project's compatibility with the character of the historic district.

The proposed eight-story building would generally be compatible with the character-defining features of the Polk Gulch LGBTQ Historic District:[20]

- The existing commercial use's relationship to the Polk Street commercial corridor "spine" would not change.
- The proposed project would maintain the existing sidewalk widths and features and would add street trees on Pine and Austin streets.
- While the existing building would be demolished, the new building would include a ground-floor-with-mezzanine commercial space to be reoccupied by Grubstake. Interior and exterior character-defining features from the existing Grubstake space would be removed and reincorporated, or otherwise replicated in the new commercial space. The features to be reincorporated are those that have been identified as illustrating the significance of the contributing space to the Polk Gulch LGBTQ Historic District.
- The proposed project would include a ground-floor storefront to be reoccupied by Grubstake, angled bay windows at the residential upper floors above, and a flat roof.

While the proposed project includes the demolition of a contributing property in an identified-eligible historic district, the new building would retain and reuse and/or replicate many of the historic aspects and features of the property that make it a contributor such that it would generally be compatible with the character-defining features of the district. The character-defining features to be retained and incorporated into the design of the proposed project are features that illustrate and will continue to illustrate the existing building's significance as a contributor to the Polk Gulch LGBTQ Historic District. Overall, the proposed project would not result in the material impairment of the district, as the district would still convey its significant association with the

19 *HRER, Part II*, p. 2.

20 *HRER, Part II*, pp. 2-3.

development of LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s to the 1990s.[21] This impact would be less than significant, and no mitigation measures are necessary.

The project sponsor has agreed to implement Improvement Measures I-CR-1a: Documentation, I-CR-1b: Interpretation, and I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse.[22]

Improvement Measure I-CR-1a: Documentation

A. Historic American Building/Historic American Landscape Survey

Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property, structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.

Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.

Historic American Buildings/Historic American Landscape Survey Level Photographs: Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set.

21 *HRER, Part II*, p. 3.

22 *Agreement to Implement Mitigation Monitoring and Reporting Program, 2019-009955ENV, 1525 Pine Street*, January 25, 2021.

The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories.

The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource.

The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.

B. Video Recordation

Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources.

The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project.

Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

<u>Improvement Measure I-CR-1b: Interpretation</u>

The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed

and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project.

This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit.

The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available.

The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy.

Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan.

The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required.

The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.

Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse

As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit.

Implementation of these improvement measures would further reduce the proposed project's less-than-significant impacts.

Impact CR-2: The proposed project would cause a substantial adverse change in the significance of an archeological resource. *(Less than Significant with Mitigation)*

Determining the potential for encountering archeological resources is based on relevant factors such as the location, depth, and amount of excavation proposed as well as any recorded information on known resources in the area. Construction of the proposed project would require excavation to a depth of up to 14 feet below ground surface and the removal of about 1,500 cubic yards of soil. Due to the depth of the proposed excavation, the Planning Department conducted a Preliminary Archeological Review and determined that the project site is sensitive for prehistoric archeological resources and human remains as well as historic-period archeological resources.[23]

Excavation as part of the proposed project could damage or destroy these subsurface archeological resources, which would impair their ability to convey important scientific and historical information. The proposed project could result in a significant impact on archeological resources if such resources are present within the project site. Implementation of Mitigation Measure M-CR-2, Archeological Testing, would be required to reduce the potential impact on archeological resources to a less-than-significant level. Archeological testing, monitoring, and data recovery would preserve and realize the information potential of archeological resources. The recovery and documentation of information about archeological resources that may be encountered within the project site would enhance knowledge of prehistory and history. This information would be available to future archeological studies, contributing to the collective body of scientific and historic knowledge. With implementation of Mitigation Measure M-CR-2, the proposed project would not cause a substantial adverse change in the significance of an archeological resource should one be discovered during excavation of the project site.

Mitigation Measure M-CR-2: Archeological Testing

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the

[23] San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review, 1525 Pine Street*, October 27, 2017.

Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.

The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).

Archeological Testing Program. The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist.

If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Consultation with Descendant Communities. On discovery of an archeological site[24] associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative[25] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils- disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains.

The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98).

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.

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24 The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

25 An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:

- The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to

the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis*. Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program*. Consideration of an on-site/off-site public interpretive program for significant finds.
- *Security Measures*. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report*. Description of proposed report format and distribution of results.
- *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Public Interpretation. If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site

and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.

With implementation of Mitigation Measure M-CR-2, this impact would be less than significant.

Impact CR-3: The proposed project would disturb human remains. *(Less than Significant with Mitigation)*

In the unlikely event that human remains are encountered during construction, any inadvertent damage to human remains would be considered a significant impact. In order to reduce this potential impact to a less-than-significant level, the project sponsor must implement Mitigation Measure M-CR-2, Archeological Testing, which includes the required procedures for the treatment of human remains. With implementation of Mitigation Measure M-CR-2, as described above, the proposed project would have a less-than-significant impact on previously unknown human remains.

Impact C-CR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in cumulative impacts on cultural resources. *(Less than Significant)*

The Polk Gulch LGBTQ Historic District currently consists of 15 identified known contributing properties. Besides the proposed project, there is one other cumulate development project proposed within the district boundaries that would result in impacts to a contributor. This other cumulative development project includes the demolition of a two-story commercial building at 1567 California Street and the construction of an eight-story, mixed-use building. The existing building at 1567 California Street, formerly occupied by a popular gay dance club called Buzzby's, is a contributor to the district. Combined, the proposed projects at 1525 Pine Street and 1567 California Street would result in the demolition of two contributors to the district. However, the proposed project at 1525 Pine Street would incorporate a number of the character-defining features of the contributor such that it would be compatible with the historic district and its significance as a contributor would continue to be illustrated. The cumulative impact of the two proposed projects would be minimal such that the district would retain sufficient integrity and continue to convey its significance through the retention of 13 known contributors.[26] This impact would be less than significant, and no mitigation measures are necessary.

Environmental impacts on archeological resources are generally site-specific and limited to the construction area of an individual development project. The nearest cumulative project is at 1567 California Street, approximately 0.1 mile northeast of the project site. The proposed project would not combine with any cumulative projects to create a significant cumulative impact on archeological resources. This impact would be less than significant, and no mitigation measures are necessary.

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[26] *HRER, Part II*, p. 3.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
4.	TRIBAL CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐	☐
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐	☐

Impact TC-1: The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource. *(Less than Significant with Mitigation)*

Public Resources Code Section 21074(a)(2) requires the lead agency to consider the effects of a project on tribal cultural resources. As defined in Section 21074(a)(1), tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are listed, or determined to be eligible for listing, in a national, state, or local register of historical resources.

Pursuant to Assembly Bill 52, effective July 1, 2015, within 14 days of a determination that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency is required to contact the Native American tribes that are culturally or traditionally affiliated with the geographic area in which the project is located. Notified tribes have 30 days to request consultation with the lead agency to discuss potential impacts on tribal cultural resources and measures for addressing those impacts.

On December 4, 2017, the Planning Department mailed a "Tribal Notification Regarding Tribal Cultural Resources and CEQA" to the appropriate Native American tribal representatives who have requested notification. During the 30-day comment period, no Native American tribal representatives contacted the Planning Department to request consultation.

However, there is always some potential for unknown tribal cultural resources to be encountered during excavation activities. As discussed under Impact CR-2, the project site is in an archeologically sensitive area with the potential for prehistoric archeological resources, which may be considered TCRs. In the event that construction activities disturb unknown archeological sites that are considered TCRs, any inadvertent damage

would be considered a significant impact. Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program, would address impacts related to the discovery of previously unknown TCRs.

> Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program
>
> In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource.
>
> If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.

With implementation of Mitigation Measure M-TC-1, impacts on TCRs would be less than significant.

Impact C-TC-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in cumulative impacts on tribal cultural resources. *(Less than Significant)*

Environmental impacts on TCRs are generally site-specific and limited to the construction area of an individual development project. The nearest cumulative project is at 1567 California Street, approximately 0.1 mile northeast of the project site. The proposed project would not combine with any cumulative projects to create a significant cumulative impact on TCRs. This impact would be less than significant, and no mitigation measures are necessary.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
5. TRANSPORTATION AND CIRCULATION— Would the project:					
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐	☐

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☒	☐	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐	☐

Appendix G Questions and Significance Criteria

San Francisco Administrative Code Chapter 31 directs the Planning Department to identify environmental effects of a project using as its base the environmental checklist form set forth in Appendix G of the CEQA Guidelines. As it relates to transportation and circulation, Appendix G asks whether the project would:

- conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);
- substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses; and
- result in inadequate emergency access

The Planning Department uses significance criteria to facilitate the transportation analysis and address the Appendix G checklist. The Planning Department separates the significance criteria into construction and operation.

Construction

Construction of the project would have a significant effect on the environment if it would require a substantially extended duration or intense activity; and the effects would create potentially hazardous conditions for people walking, bicycling, or driving, or public transit operations; or interfere with accessibility for people walking or bicycling or substantially delay public transit.

Operation

The operational impact analysis addresses the following five significance criteria. A project would have a significant effect if it would:

- create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations;
- interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access;
- substantially delay public transit;

- cause substantial additional VMT or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network; or
- result in a loading deficit and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving or substantially delay public transit.

Project-Level Impacts

Impact TR-1: Construction of the proposed project would not require a substantially extended duration or intense activity and the secondary effects would not create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling; or substantially delay public transit. *(Less than Significant)*

Construction of the proposed project is expected to last 18 months. During this period, construction activities are expected to occur on weekdays from 7:00 a.m. until 5:00 p.m., with occasional work on Saturdays from 8:00 a.m. until 4:00 p.m. when needed.

Construction staging would largely occur on the project site, with transport of materials either via Pine Street or Austin Street. During the construction period, it may be necessary to temporarily close the sidewalk along Pine Street and/or Austin Street. The project sponsor would be required to follow the *Regulations for Working in San Francisco Streets*.[27] During sidewalk closures, signage and protection for people walking would be erected, as appropriate, and the contractor would be required to maintain adequate bicycle and walking circulation at all times. Travel lane closures along Pine Street would be coordinated with the City in order to minimize the impacts on local traffic. No closure or relocation of existing bus stops or other changes to transit service would be necessary, and no temporary changes to existing bicycle facilities would be necessary

The impact of construction traffic would be a temporary lessening of the capacities on surrounding roadways and truck routes, as well as connecting local streets, due to the slower movement and larger turning radii of trucks. Given the project site's proximity to high-quality local and regional transit service, a substantial portion of construction workers would be expected to take public transit to and from the project site, with only a minor number of workers traveling to and from the project site in private vehicles. Nonetheless, construction truck and worker vehicle traffic could result in minor congestion and conflicts with vehicles, transit, people walking and bicyclists.

Construction activities would be temporary and of limited duration, and the majority of construction activity would occur during off-peak hours when traffic volumes are minimal and potential for conflicts is low (i.e., most construction workers would arrive at the project between 5:30 a.m and 7:00 a.m. and depart from the project site between 2:00 p.m. and 3:30 p.m.).

Considering the temporary duration and the magnitude of project-related construction activities, construction would not result in substantial interference with pedestrian, bicycle, or vehicular circulation or with accessibility

[27] San Francisco Municipal Transportation Agency, *Regulations for Working in San Francisco Streets*, September 2012. Available at https://www.sfmta.com/reports/construction-regulations-blue-book, accessed December 31, 2020.

to the project vicinity. Therefore, the proposed project would have a less-than-significant transportation-related construction impact, and no mitigation measures are necessary.

Implementation of Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan, discussed below, would further reduce any less-than-significant transportation impacts related to project construction.

Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan

The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures:

Restricted Construction Access Hours: Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours.

Alternative Transportation for Construction Workers: Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.

Construction Worker Parking Plan: The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.

Coordination of Temporary Sidewalk Closures: The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures.

Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access: The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project.

Proposed Project Construction Updates for Adjacent Businesses and Residents: Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses

through a website, social media, or other effective methods acceptable to the Environmental Review Officer.

Impact TR-2: Operation of the proposed project would not create potentially hazardous conditions for people driving, walking, or bicycling, or for public transit operations. (*Less than Significant*)

The proposed project is estimated to generate 824 daily person trips in the form of 112 auto trips, 429 walking trips, 213 transit trips, and 70 trips by other modes (e.g., bicycle, motorcycle, taxi). However, the proposed project would not alter the existing street grid, reconfigure the intersections near the project site, or introduce other physical features that would increase hazards for people driving, walking, or bicycling, or for public transit operations.

Driving Impacts

The proposed project does not include any changes to the public right-of-way that would result in hazards for people driving. The proposed project does not include a garage, so there would be no new curb cuts on Pine Street or Austin Street; the existing curb cut on Austin Street would be removed, eliminating one location at which potential conflicts between people driving could occur. Operation of the proposed project would not create potentially hazardous conditions for people driving. This impact would be less than significant, and no mitigation measures are necessary.

Walking Impacts

Implementation of the proposed project would increase the level of pedestrian activity in the area above existing levels, with the proposed project estimated to generate 55 walking trips during the p.m. peak hour. People walking to and from the project site would likely be traveling to and from public transit stops and stations in the project vicinity or to and from nearby businesses along Polk Street and Van Ness Avenue. The nearby sidewalks are wide enough to adequately accommodate an increase in the level of pedestrian activity. The Pine Street sidewalk is 9 feet wide, and the portion of the Austin Street sidewalk in front of the project site is 7.5 feet wide; further west, the width of the Austin Street sidewalk increases to 15 feet. The nearest major intersections to the project site (Pine Street/Polk Street and Pine Street/Van Ness Avenue) are controlled intersections with traffic lights that inform pedestrians of when it is safe to cross the street.

The proposed project does not include a garage, so there would be no new curb cuts on Pine Street or Austin Street; the existing curb cut on Austin Street would be removed. Since the proposed project does not include a garage, there would be no vehicles crossing the Pine Street or Austin Street sidewalks and creating potentially hazardous conditions for people walking. This impact would be less than significant, and no mitigation measures are necessary.

Bicycling Impacts

Implementation of the proposed project would increase the level of bicycling activity in the area above existing levels. Bicyclists intending to travel north or south from the project site would exit the building through the rear door on Austin Street and ride approximately 100 feet east to Polk Street, which has a northbound bicycle lane on the east side of the street and a southbound bicycle lane on the west side of the street. From Polk Street, bicyclists can connect to an eastbound bicycle route along California Street (one block north of the project site) and a westbound bicycle route along Sutter Street (two blocks south of the project site).

The proposed project is estimated to generate 12 p.m. peak hour vehicle trips. The addition of this small number of project-generated vehicle trips along surrounding streets would not be substantial. Operation of the proposed project would not create potentially hazardous conditions for people bicycling. This impact would be less than significant, and no mitigation measures are necessary.

Public Transit Impacts

Muni operates buses along Pine, Polk, and Sutter streets, and both Muni and Golden Gate Transit operate multiple bus lines along Van Ness Avenue. Implementation of the proposed project would not alter the established street grid or result in any other changes that could adversely affect public transit operations adjacent to or near the project site. The proposed project does not include a garage, so there would be no new curb cut on Pine Street and no vehicles exiting the project site onto Pine Street and into the path of an approaching bus. Operation of the proposed project would not create potentially hazardous conditions for public transit operations. This impact would be less than significant, and no mitigation measures are necessary.

Impact TR-3: Operation of the project would not interfere with accessibility of people walking or bicycling to and from the project site and adjoining areas or result in inadequate emergency access. (*Less than Significant*)

Implementation of the proposed project would not alter the established street grid, permanently close any streets or sidewalks, or eliminate or reconfigure any existing bicycle routes. Although portions of the sidewalks adjacent to the project site could be closed for periods of time during project construction, these closures would be temporary in nature. Once construction of the proposed project has been completed, people walking and bicycling would experience unrestricted access to and from the project site as they currently do under existing conditions.

Implementation of the proposed project would not result in the permanent closure of any existing streets in the project vicinity or any alterations to the roadway network that would preclude or restrict emergency vehicle access to the project site. Therefore, emergency vehicle access would remain unchanged from existing conditions. Emergency vehicles would continue to access the project site from Pine Street or Austin Street. This impact would be less than significant, and no mitigation measures are necessary.

Impact TR-4: Operation of the proposed project would not substantially delay public transit. (*Less than Significant*)

The project site is well served by public transit, with local and regional transit providers (Muni and Golden Gate Transit, respectively) operating multiple bus lines on streets adjacent to and within one-quarter mile of the project site.

The proposed project is estimated to generate 27 transit trips during the p.m. peak hour. Transit riders to and from the project site would use the nearby Muni bus lines for local trips, and the regional lines (potentially with transfers to and from Muni) for trips outside San Francisco. Among transit riders inbound to the project site, trip origins would be dispersed from within San Francisco and regional locations. The variety of origins yields an insubstantial number of project trips coming from any one origin or along any one transit line during the p.m. peak hour and could be accommodated by existing transit capacity. Therefore, the proposed project would

not have an impact on ridership and capacity utilization[28] for local and regional transit operators during the p.m. peak hour.

The proposed project would not result in the relocation or removal of any existing bus stops or other changes that would alter transit service. Although the proposed project is estimated to generate 12 p.m. peak hour vehicle trips, the addition of this small number of project-generated vehicle trips along surrounding streets would not substantially delay public transit. The proposed project would result in a less-than-significant impact related to transit delay, and no mitigation measures are necessary.

Impact TR-5: Operation of the proposed project would not cause substantial additional VMT or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. *(Less than Significant)*

Vehicle Miles Traveled (VMT) Analysis

As discussed in Section D, Summary of Environmental Effects, in January 2016, the Governor's Office of Planning and Research (OPR) recommended that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. In March 2016, the San Francisco Planning Commission adopted the OPR's recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects.

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the city have lower VMT ratios than other areas of the city. These areas of the city can be expressed geographically through transportation analysis zones (TAZs). TAZs are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to the entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail

[28] Capacity utilization is the number of passengers on board a transit vehicle relative to the total capacity.

projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would overestimate VMT.[29, 30]

For residential development, the existing regional average daily VMT per capita is 17.2.[31] For retail development, the existing regional average daily VMT per retail employee is 14.9. Average daily VMT for retail uses are projected to decrease under future 2040 cumulative conditions. Please see Table 1: Average Daily Vehicle Miles Traveled, which includes the TAZ (327) in which the project site is located.

Table 1: Average Daily Vehicle Miles Traveled

Land Use	Existing			Cumulative 2040		
	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 327 Average	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 327 Average
Households (Residential)	17.2	14.6	2.9	16.1	13.7	2.6
Employment (Retail)	14.9	12.6	7.2	14.6	12.4	7.3

A project would have a significant effect on the environment if it would cause substantial additional VMT, which is defined as VMT exceeding the regional average minus 15 percent.[32] The OPR's *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA* ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, and Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a TAZ that exhibits low levels of VMT. Small Projects are projects that would generate fewer than 100 vehicle trips per day. The Proximity to Transit Stations criterion includes projects that are within a half-mile of an existing major transit stop, have a floor area ratio that is equal to or greater than 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

29 To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

30 San Francisco Planning Department, *Executive Summary: Resolution Modifying Transportation Impact Analysis*, Appendix F, Attachment A, March 3, 2016.

31 Includes the VMT generated by the households in the development and averaged across the household population to determine VMT per capita.

32 San Francisco Planning Department, *Transportation Impact Analysis Guidelines for Environmental Review*, February 2019 (updated October 2019), p. 15. Available at https://sfplanning.org/project/transportation-impact-analysis-guidelines-environmental-review-update, accessed October 26, 2020.

In TAZ 327, the existing average daily household VMT per capita is 2.9, and the existing average daily VMT per retail employee is 7.2.[33] In TAZ 327, the future 2040 average daily household VMT per capita is estimated to be 2.6, and the future 2040 average daily VMT per retail employee is estimated to be 7.3. Given that the project site is located in an area in which the existing and future 2040 residential and retail employee VMT would be more than 15 percent below the existing and future 2040 regional averages, the proposed project's residential and restaurant uses would not result in substantial additional VMT. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's residential and restaurant uses would not cause substantial additional VMT.[34] This impact would be less than significant, and no mitigation measures are necessary.

Roadway Capacity and Roadway Network

The proposed project would not add travel lanes to the existing streets in the project vicinity or create new streets that could accommodate vehicles. For these reasons, the proposed project would not substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. This impact would be less than significant, and no mitigation measures are necessary.

Impact TR-6: Operation of the proposed project would not result in a loading deficit. *(Less than Significant)*

Freight Loading

The proposed project would generate an average of approximately 13 freight delivery/service vehicle trips per day, which corresponds to a demand of one loading space during the average and peak hour of loading activity.[35] The proposed project would not provide any on-street or off-street loading facilities, and there are no on-street commercial freight loading zones (yellow curb) on Pine, Polk, or Austin streets near the project site. Given that the proposed project is entirely residential except for a 2,855-square-foot restaurant, large trucks (e.g. semi-trucks, tractor-trailers) are not anticipated to need access to the project site. There are three on-street parking spaces on the south side of Pine Street between the project site and the intersection with Polk Street that, when available, could be utilized by freight and service delivery vehicles. Since the project site is a through lot, freight and service delivery vehicles could also park on Austin Street, which has lower volumes of vehicle traffic than Pine Street. Although the proposed project would not provide any on-street or off-street loading facilities, the unmet loading demand is not anticipated to create potentially hazardous conditions (e.g., double-parking) for people driving, walking, or bicycling or that substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

Passenger Loading

The proposed project would generate a passenger loading demand of one vehicle during the p.m. peak hour, resulting in a needed supply equivalent to one passenger vehicle (22 feet).[36] The proposed project would not

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33 *CEQA Section 21099 Checklist*.

34 *Ibid*.

35 The residential use would generate 0.4 freight delivery/service vehicle trips per day, while the restaurant use would generate 12 freight delivery/service vehicle trips per day. The residential use would generate a peak-hour loading demand of 0.02 space, while the restaurant use would generate a peak-hour loading demand of 0.7 space.

36 During the p.m. peak hour, the residential use would generate a passenger loading demand of 0.02 space. During the p.m. peak hour, the restaurant use would generate a passenger loading demand of 0.08 space. In total, the proposed project would generate a passenger loading demand of 0.1 space, which is rounded up to one space, during the p.m. peak hour.

provide an on-street passenger loading zone (white curb), but there is an approximately 60-foot-long passenger loading zone on Pine Street that begins in front of the project site and extends westward. The length of the passenger loading zone would be sufficient to accommodate the anticipated demand of one vehicle during the p.m. peak hour, including the demand of one loading instance during the peak 15 minutes of the p.m. peak hour.[37] The passenger loading zone is not anticipated to be continually occupied. In addition, there is an approximately 20-foot-long passenger loading zone on the south side of Austin Street across from the project site. The existing supply of passenger loading facilities is sufficient to satisfy the demand and would not result in a loading deficit. This impact would be less than significant, and no mitigation measures are necessary.

Residential Move-In/Move-Out Activities

It is anticipated that residents of the building would utilize adjacent on-street parking spaces on the south side of Pine Street for move-in/move-out activities. Should on-street parking be necessary for move-in/move-out activities, spaces would need to be reserved through the SFMTA's temporary signage program.[38] Typically, these activities occur during off-peak times, such as in the evenings and on weekends, when there are lower traffic and walking volumes in the area. Austin Street is another option for move-in/move-out activities if Pine Street is not a convenient location. Given the options available for accommodating residential move-in/move-out activities discussed above, the proposed project would not result in a loading deficit that would create potentially hazardous conditions (e.g., double-parking) for people driving, walking, or bicycling or that substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

2040 Cumulative Conditions

The 2040 cumulative conditions assess the long-term impacts of the proposed project in combination with other reasonably foreseeable projects (cumulative projects) within one-quarter mile of the project site. See Section B, Project Setting, for a list of cumulative projects considered in this analysis.

Impact C-TR-1: The proposed project, in combination with cumulative projects, would not result in significant construction-related transportation impacts. (*Less than Significant*)

It is possible that the proposed project and cumulative development projects could be constructed simultaneously. All project sponsors would be required to follow the *Regulations for Working in San Francisco Streets*. Sidewalk and travel lane closures would be needed at various stages throughout construction. During sidewalk closures, signage and protection for people walking would be erected, as appropriate, and the contractors would be required to maintain adequate bicycle and walking circulation at all times. Travel lane closures along affected streets would be coordinated with the City in order to minimize the impacts on local traffic.

The effect of any simultaneous construction-related traffic would be a temporary lessening of the capacities on surrounding roadways and truck routes, as well as connecting local streets, due to the slower movement and larger turning radii of trucks. Construction truck and worker vehicle traffic could result in minor congestion and

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37 During the peak 15 minutes of the p.m. peak hour, the residential use would generate a passenger loading demand of 0.03 space. During the peak 15 minutes of the p.m. peak hour, the restaurant use would generate a passenger loading demand of 0.17 space. In total, the proposed project would generate a passenger loading demand of 0.2 space, which is rounded up to one space, during the peak 15 minutes of the p.m. peak hour.

38 Information about the San Francisco Municipal Transportation Agency's temporary signage permits is available at https://www.sfmta.com/permits/temporary-signage, accessed October 8, 2020.

conflicts with vehicles, transit, people walking and bicyclists. However, construction activities would be temporary and of limited duration, and the majority of construction activity would occur during off-peak hours when traffic volumes are minimal and potential for conflicts is low.

This impact would be less-than significant, and no mitigation measures are necessary. Implementation of Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan, would further reduce this less-than-significant impact.

Impact C-TR-2: Operation of the proposed project, in combination with cumulative projects, would not create potentially hazardous conditions for people driving, walking, or bicycling, or for public transit operations. (*Less than Significant*)

Implementation of the proposed project and cumulative projects would increase the level of vehicle, pedestrian, and bicycle activity in the project vicinity, which has the potential to result in more conflicts between these different modes of transportation. The proposed project does not include a garage, and five of the seven cumulative projects do not include garages. Collectively, these six projects would not result in vehicles entering and exiting the respective project sites and potentially conflicting with people driving, walking, or bicycling or with public transit operations. The two cumulative projects that include garages, 1101 Sutter Street and 1200 Van Ness Avenue, are each located on a site with three street frontages. Each of these projects could be designed in such a way that the garage fronts on a street that does not include a bicycle lane or public transit service. This design approach could eliminate or minimize potential conflicts between vehicles entering and exiting the respective project sites and people driving, walking, or bicycling, and public transit operations.

The proposed project, in combination with cumulative projects, would not create potentially hazardous conditions for people driving, walking, or bicycling or for public transit operations. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-TR-3: The proposed project, in combination with cumulative projects, would not interfere with accessibility of people walking or bicycling to and from the project site and adjoining areas or result in inadequate emergency access. (*Less than Significant*)

Implementation of the proposed project and cumulative projects would not alter the established street grid, permanently close any streets or sidewalks, or eliminate or reconfigure any existing bicycle routes. Although portions of the sidewalks adjacent to the various project sites could be closed for periods of time during project construction, these closures would be temporary in nature. Once construction of the proposed project and cumulative projects has been completed, people walking and bicycling would experience unrestricted access to and from the various project sites as they currently do under existing conditions.

Implementation of the proposed project and cumulative projects would not result in the permanent closure of any existing streets in the project vicinity or any alterations to the roadway network that would preclude or restrict emergency vehicle access to the project site. Therefore, emergency vehicle access would remain unchanged from existing conditions.

The proposed project, in combination with cumulative projects, would not interfere with accessibility. This impact would be less-than significant, and no mitigation measures are necessary.

Impact C-TR-4: The proposed project, in combination with cumulative projects, would not substantially delay public transit. (*Less than Significant*)

Operation of the proposed project and cumulative projects would result in an increase in the number of vehicles on the local roadway network. The proposed project would add 97 daily vehicle trips, including 12 vehicle trips during the p.m. peak hour. Based on their respective unit counts and square footages of nonresidential uses, three of the cumulative development projects would generate fewer daily and p.m. peak hour vehicle trips than the proposed project, while four of the cumulative projects would generate more daily and p.m. peak hour vehicle trips than the proposed project. The cumulative projects are geographically dispersed throughout the project vicinity, and all of the additional vehicle trips would be distributed along the local street network instead of being concentrated on one or two streets on which public transit operates.

The proposed project, in combination with cumulative projects, would not substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-TR-5: The proposed project, in combination with cumulative projects, would not cause substantial additional VMT or substantially induce automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. (*Less than Significant*)

Table 1: Average Daily Vehicle Miles Traveled, under Impact TR-5 shows the estimated VMT in the year 2040 for the San Francisco Bay Area and in TAZ 327. The future 2040 regional average daily household VMT per capita is estimated to be 16.1, and the future 2040 regional average daily VMT per retail employee is estimated to be 14.6. In TAZ 327, the future 2040 average daily household VMT per capita is estimated to be 2.6, and the future 2040 average daily VMT per retail employee is estimated to be 7.3.

Given that the proposed project and cumulative projects are in an area in which the daily averages for future 2040 residential and retail employee VMT would be more than 15 percent below the future 2040 regional averages, the proposed project would not combine with cumulative projects to cause substantial additional VMT. This impact would be less than significant, and no mitigation measures are necessary.

Neither the proposed project nor the cumulative projects would add travel lanes to the existing streets in the project vicinity or create new streets that could accommodate vehicles. For these reasons, the proposed project would not combine with cumulative projects to substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-TR-6: The proposed project, in combination with cumulative projects, would not result in significant loading impacts. (*Less than Significant*)

While there would be a general increase in vehicle traffic and loading demand associated with cumulative projects in the project vicinity, loading impacts are localized and site-specific. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to create significant cumulative loading impacts. The nearest cumulative project is at 1567 California Street, approximately 0.1 mile northeast of the project site. The loading demand for this cumulative project would be addressed locally on California Street, not one block to the south (Pine Street) where the project site is located. Similarly, the loading demand for the proposed project would be addressed locally on

Pine and Austin streets, not one block to the north (California Street). The proposed project, in combination with cumulative projects, would not result in a loading deficit that would create potentially hazardous conditions (e.g., double-parking) for people driving, walking, or bicycling or that substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
6. NOISE. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐	☒

The project site is not within the vicinity of a private airstrip or an airport land use plan area or in an area within two miles of a public airport or public use airport. Therefore, Topic E.6.c is not applicable to the proposed project.

Impact NO-1: Construction and operation of the proposed project would not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of established standards. *(Less than Significant)*

Construction Impacts

The construction period for the proposed project would last approximately 18 months and would not involve construction activities at night. Construction equipment and activities would generate noise that could be considered an annoyance by occupants of nearby properties. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and affected receptor, and the presence (or absence) of barriers. Impacts would generally be limited to periods during which excavation occurs, new foundations are installed, and exterior structural and facade elements are altered. Interior construction noise would be substantially reduced by exterior walls.

Construction of the proposed project would require excavation of the project site to a depth of 14 feet below ground surface. The proposed building would rest on a concrete mat slab foundation supported by drilled piers; pile driving would not be required. Therefore, there would be no noise impacts associated with pile driving during construction of the proposed project.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA[39] at a distance of 100 feet from the source. Table 2: Typical Noise Levels from Proposed Project Construction Equipment, provides typical noise levels produced by various types of construction equipment that would be employed for construction of the proposed project. Impact tools (e.g., jackhammers, hoe rams, impact wrenches) are exempt from the Noise Ordinance (Section 2907) provided they have manufacturer-recommended and City-approved mufflers for both intake and exhaust. In addition, Section 2907 requires that jackhammers and pavement breakers be equipped with manufacturer-recommended and City-approved acoustically attenuating shields or shrouds in order to be exempt from the Noise Ordinance limits. Section 2908 prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of San Francisco Public Works or the Director of the Department of Building Inspection. The proposed project would be required to comply with the regulations set forth in the Noise Ordinance.

Table 2: Typical Noise Levels from Proposed Project Construction Equipment[40, 41]

Construction Equipment and Quantity	Noise Level (dBA, L_{eq} at 50 feet)	Noise Level (dBA, L_{eq} at 100 feet)
San Francisco Noise Ordinance Limit	86	80
Air Compressor (2)	78	72
Bore/Drill Rig (2)	84	78
Crane (1)	81	75
Dumpers/Tenders (4)	76	70
Excavator (1)	81	75
Forklift (1)	83	77
Pump (1)	81	75
Vibratory Roller (1)	77	71
Notes: The above L_{eq} noise levels are calculated assuming a 100 percent usage factor at full load (i.e., Lmax noise level 100 percent) for the 1-hour measurement period. Noise levels in **bold** exceed the San Francisco Noise Ordinance limit.		

The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site (1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west), residences on the south side of Austin Street about 35 feet south of the project site, residences on the east side of Polk Street about 150 feet east of the project site, Redding Elementary/Early Education School (1421 Pine Street) about 265 feet east of the project site, and Saint Francis Memorial Hospital (900 Hyde Street) about 0.2 mile east of the project site.

39 dBA, or A-weighted decibel, is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear. The dBA scale is the most widely used for environmental noise assessment.

40 Federal Highway Administration, *Roadway Construction Noise Model User's Guide*, 2006, p. 3. Available online at http://www.fhwa.dot.gov/environment/noise/construction_noise/rcnm/rcnm.pdf, accessed January 4, 2021.

41 San Francisco Planning Department, *Noise Impact Analysis Guidelines – DRAFT*, Table 5.1, March 2020.

The adjacent and nearby residences would likely experience temporary and intermittent increases in noise levels associated with construction activities as well as the passage of construction trucks to and from the project site. However, these increases in noise levels are not expected to be substantially greater than ambient noise levels in the vicinity, which already exceed 70 L_{dn}.[42, 43] The school and hospital likely would not experience any construction-related noise disturbances given their further distance from the project site. Project-related construction activities would not expose individuals to temporary increases in noise levels that are substantially greater than ambient noise levels. Construction-related noise impacts would be less than significant, and no mitigation measures are necessary.

Operational Impacts

Implementation of the proposed project would add 21 dwelling units and a 2,855-square-foot restaurant to the project vicinity. Vehicular traffic makes the largest contribution to ambient noise levels throughout most of San Francisco. Generally, traffic would have to double in volume to produce a noticeable 3-dBA increase in ambient noise levels in the project vicinity.[44] The intersection of Pine and Larkin streets, two blocks east of the project site, is the closest intersection for which traffic counts have been collected. Traffic counts recorded 20,444 westbound vehicles passing through this intersection on a daily basis, with 2,038 westbound vehicles passing through this intersection during the p.m. peak hour.[45] The proposed project would generate 97 daily vehicle trips, including 12 during the p.m. peak hour. Project-generated vehicle trips would not cause traffic volumes to double on nearby streets; as a result, project-generated traffic noise would not have a noticeable effect on ambient noise levels in the project vicinity.

Mechanical building equipment, such as heating, ventilation and air conditioning (HVAC) systems, as well as other noise-generating devices (home entertainment systems) associated with the residential uses would create operational noise. However, these noise sources would be subject to the Noise Ordinance. Specifically, Section 2909(a) prohibits any person from producing or allowing to be produced, on a residential property, a noise level in excess of five dBA above ambient noise levels at any point outside the property line. In addition, Section 2909(b) prohibits any person from producing or allowing to be produced, on a commercial or industrial property, a noise level in excess of eight dBA above ambient noise levels at any point outside the property line. Moreover, Section 2909(d) establishes maximum noise levels for fixed noise sources (e.g., mechanical equipment) of 55 dBA (from 7:00 a.m. to 10:00 p.m.) and 45 dBA (from 10:00 p.m. to 7:00 a.m.) inside any sleeping or living room in any dwelling unit located on residential property to prevent sleep disturbance. The proposed project would include standard HVAC equipment, which would generate operational noise. The HVAC systems as well as any noise-generating devices that may be associated with the residential uses would be required to meet the noise standards described above. The proposed project would not include any additional noise-generating sources such as backup generators.

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42 San Francisco Planning Department and San Francisco Department of Public Health, *Areas Potentially Requiring Noise Insulations*, March 2009. Available at https://sfplanning.org/sites/default/files/resources/2019-09/Noise.pdf, accessed Octobe 28, 2020.

43 L_{dn}, or day-night average sound level, is the energy average of the A-weighted sound levels occurring during a 24-hour period.

44 United States Department of Transportation, Federal Highway Administration, *Highway Traffic Noise: Analysis and Abatement Guidance*, December 2011, p. 9. Available online at http://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf, accessed December 28, 2020.

45 San Francisco Municipal Transportation Agency, *SFMTA Traffic Count Data 1993-2015*. Available at https://www.sfmta.com/reports/sfmta-traffic-count-data, accessed October 6, 2020.

Given that the proposed project's vehicle trips would not cause a doubling of traffic volumes on nearby streets and that proposed mechanical equipment and other noise-generating devices would be required to comply with the Noise Ordinance, operational noise from the proposed project would not result in a noticeable increase in ambient noise levels. The proposed project would not generate a substantial permanent increase in ambient noise levels in the project vicinity in excess of applicable standards. This impact would be less than significant, and no mitigation measures are necessary.

Impact NO-2: Construction and operation of the proposed project would generate excessive groundborne vibration or groundborne noise levels. (*Less than Significant with Mitigation*)

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Construction-related vibration primarily results from the use of impact equipment such as pile drivers (both impact and vibratory), hoe rams, vibratory compactors and jackhammers. The operation of heavy construction equipment, particularly pile drivers and other heavy-duty impact devices (such as pavement breakers), creates seismic waves that radiate along the surface of the ground and downward. These surface waves can be felt as ground vibration and can result in effects that range from annoyance for people to damage to structures. Groundborne vibration generally attenuates rapidly with distance from the source of the vibration.

Receptors sensitive to vibration include structures (especially older masonry structures), people (especially residents, the elderly, and the sick), and equipment (e.g., magnetic resonance imaging equipment, high-resolution lithographic, optical, and electron microscopes). In addition, vibration may disturb nesting and breeding activities for biological resources. Except for long-term occupational exposure, groundborne vibration and noise rarely affect human health.

The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site (1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west). The buildings housing these uses are of wood or steel construction (not masonry) and have not been identified as historic resources. However, the two buildings to the east are older residential structures that were constructed prior to 1925.[46] There are no sensitive equipment uses (e.g., facilities using magnetic resonance imaging equipment, high resolution lithographic, optical and electron microscopes) or biological resources on or near the project site.

Construction Impacts

Construction of the proposed project would not require the types of construction activities, such as blasting or pile driving, that could produce substantial groundborne vibration. However, construction equipment such as excavators bore/drill rigs, loaded trucks, and vibratory rollers could generate varying degrees of temporary groundborne vibration. Therefore, the potential for construction-related vibration impacts on adjacent/nearby sensitive receptors was evaluated.

[46] San Francisco Planning Department, Property Information Map, https://sfplanninggis.org/pim/. The building at 1515-1517 Pine Street was constructed in 1924, and the building at 106 Austin Street/1331-1339 Polk Street was constructed in 1908.

The latest California Department of Transportation (Caltrans) guidance manual, *Transportation and Construction Vibration Guidance Manual*,[47] includes guidelines to use in construction projects to address the potential for building damage, as summarized in Table 3: Caltrans Vibration Damage Potential Threshold Criteria. Vibration levels are measured in inches per second and expressed as a peak particle velocity (PPV). This analysis uses the "Continuous/Frequent" threshold of 0.3 PPV for older residential structures for the adjacent buildings to the east of the project site and the "Continuous/Frequent" threshold of 0.5 PPV for new residential structures for the adjacent building to the west of the project site.

Table 3: Caltrans Vibration Damage Potential Threshold Criteria

Structure Type and Condition	Maximum Peak Particle Velocity (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5
Note: Transient sources create a single, isolated vibration event (e.g., blasting or drop balls). Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.		
Source: California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, Table 19, April 2020.		

Construction-related vibration levels were estimated using industry standard methodology as documented by Caltrans in the *Transportation and Construction Vibration Guidance Manual* and other relevant authorities. This analysis predicts construction-related vibration levels at the nearest sensitive receptors, conservatively assuming construction equipment is operating at (within 5 feet of) the nearest property line as summarized in Table 4: Predicted Construction Vibration Levels at Receptor. Anticipated construction activities are limited to general earthmoving, light demolition, and other activities that produce relatively low levels of vibration. Activities that produce high levels of vibration, such as blasting or pile driving, are not required or proposed.

[47] California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, April 2020. Available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf, accessed January 8, 2021.

Table 4: Predicted Construction Vibration Levels at Receptor

Construction Equipment	Peak Particle Velocity (in/sec)			Minimum Safe Setback (from older residential structures)
	1515-1517 Pine Street (setback of 5 feet)	106 Austin Street / 1331-1339 Polk Street (setback of 5 feet)	1527-1545 Pine Street (setback of 5 feet)	
Bore/Drill Rig	**0.52**	**0.52**	*0.52*	10 feet
Excavator	**0.52**	**0.52**	*0.52*	10 feet
Loaded Trucks	**0.45**	**0.45**	0.45	9 feet
Vibratory Roller	**1.23**	**1.23**	*1.23*	19 feet

Notes:

1. **Bold** values exceed the Caltrans criterion for building damage of 0.3 PPV for older residential structures.
2. *Italicized* values exceed the Caltrans criterion for building damage of 0.5 PPV for new residential structures.
3. Other construction equipment listed in Table 2: Typical Noise Levels from Proposed Construction Equipment (air compressor, crane, forklift, pump) do not produce vibration levels in the range where building damage is a concern.

Source: California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, Table 18 and Equation 12, April 2020.

As shown in Table 4, construction-related vibration levels would exceed the screening threshold of 0.3 PPV at the eastern property line and 0.5 PPV at the western property line. Given that the vibration thresholds would be exceeded at the adjacent properties to the east and west, project construction could result in a potentially significant impact. To reduce construction-related vibration impacts to less-than-significant levels, the project sponsor would be required to implement Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction, which would require the project sponsor to incorporate all feasible means to avoid damage to potentially affected buildings. Implementation of this mitigation measure may include maintaining buffer distances, using alternative construction equipment, and undertaking a monitoring plan, among other requirements.

Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction

Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.

Pre-construction Survey. Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

Vibration Management and Monitoring Plan. The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- *Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).
- *Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- *Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases).
- *Pile Driving Requirements.* For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction

contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following:

  - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or
  - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures

- *Buffer Distances.* The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible.
- *Vibration Monitoring.* The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard.
  - Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.
  - The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.
    - If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
    - If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
    - If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration.
  - Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.
- *Periodic Inspections.* The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on

historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur.

- *Repairing Damage.* The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency.

Vibration Monitoring Results Report. After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.

With implementation of Mitigation Measure M-NO-2, impacts from construction-related vibration would be less than significant.

Operational Impacts

Operational vibration primarily results from the passing of buses and heavy trucks. The proposed project is a mixed-use building containing residential and restaurant uses that would not include operational sources of vibration. For these reasons, operation of the proposed project would not generate excessive groundborne vibration or groundborne noise levels. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-NO-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would result in less-than-significant cumulative impacts related to noise and vibration. *(Less than Significant)*

There are seven cumulative development projects in the project vicinity that could contribute to increases in noise and vibration.

Cumulative Construction Noise Impacts

Construction noise associated with the proposed project and cumulative projects would be subject to the Noise Ordinance and would be temporary in duration. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to substantially increase ambient noise levels. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative construction noise impact.

Cumulative Operational Noise Impacts

Mechanical equipment and other noise-generating devices associated with the proposed project and the cumulative projects would be required to comply with the Noise Ordinance. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to substantially increase ambient noise levels. In addition, the proposed project would not combine with the cumulative projects to double existing traffic volumes in the project vicinity. The proposed project would add 97 daily vehicle trips, including 12 vehicle trips during the p.m. peak hour. Based on their respective unit counts and square footages of nonresidential uses, three of the cumulative development projects would generate fewer daily and p.m. peak hour vehicle trips than the proposed project, while four of the cumulative projects would generate substantially more daily and p.m. peak hour vehicle trips than the proposed project. All of these additional vehicle trips would be distributed along the local street network and would not combine with the 97 daily vehicle trips generated by the proposed project to double existing traffic volumes in the project vicinity. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative operational noise impact.

Cumulative Vibration Impacts

Environmental impacts related to groundborne vibration are generally site-specific, and groundborne vibration generally attenuates rapidly with distance from the source of the vibration. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to generate excessive groundborne vibration or groundborne noise levels. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative impact related to groundborne vibration or groundborne noise levels.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
7.	AIR QUALITY. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?	☐	☐	☒	☐	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐	☐

The Bay Area Air Quality Management District (air district) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (air basin), which includes San Francisco, Alameda, Contra Costa, Marin, San Mateo, Santa Clara, and Napa counties and portions of Sonoma and Solano counties. The air district is responsible for attaining and maintaining air quality in the air basin within federal and state air quality standards,

as established by the federal Clean Air Act and the California Clean Air Act, respectively. Specifically, the air district has the responsibility to monitor ambient air pollutant levels throughout the air basin and to develop and implement strategies to attain the applicable federal and state standards. The federal and state Clean Air Acts require plans to be developed for areas that do not meet air quality standards, generally. The most recent air quality plan, the *2017 Clean Air Plan*, was adopted by the air district on April 19, 2017. The *2017 Clean Air Plan* updates the most recent Bay Area ozone plan, the *2010 Clean Air Plan,* in accordance with the requirements of the state Clean Air Act to implement all feasible measures to reduce ozone; provide a control strategy to reduce ozone, particulate matter, air toxics, and greenhouse gases in a single, integrated plan; and establish emission control measures to be adopted or implemented. The *2017 Clean Air Plan* contains the following primary goals:

- Protect air quality and health at the regional and local scale: Attain all state and national air quality standards, and eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and
- Protect the climate: Reduce Bay Area greenhouse gas emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050.

The *2017 Clean Air Plan* represents the most current applicable air quality plan for the air basin. Consistency with this plan is the basis for determining whether the proposed project would conflict with or obstruct implementation of air quality plans.

Criteria Air Pollutants

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. In general, the air basin experiences low concentrations of most pollutants when compared to federal or state standards. The air basin is designated as either in attainment[48] or unclassified for most criteria pollutants with the exception of ozone, $PM_{2.5}$, and PM_{10}, for which these pollutants are designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.[49]

Land use projects may contribute to regional criteria air pollutants during the construction and operational phases of a project. Table 5: Criteria Air Pollutant Significance Thresholds, identifies air quality significance thresholds followed by a discussion of each threshold. Projects that would result in criteria air pollutant emissions below these significance thresholds would not violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the air basin.

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48 "Attainment" status refers to those regions that are meeting federal and/or state standards for a specified criteria pollutant. "Non-attainment" refers to regions that do not meet federal and/or state standards for a specified criteria pollutant. "Unclassified" refers to regions where there is not enough data to determine the region's attainment status for a specified criteria air pollutant.

49 Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines,* May 2017, page 2-1.

Table 5: Criteria Air Pollutant Significance Thresholds[50]

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	

Ozone Precursors. As discussed previously, the air basin is currently designated as non-attainment for ozone and particulate matter. Ozone is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (NO_x). The potential for a project to result in a cumulatively considerable net increase in criteria air pollutants, which may contribute to an existing or projected air quality violation, are based on the state and federal Clean Air Acts emissions limits for stationary sources. To ensure that new stationary sources do not cause or contribute to a violation of an air quality standard, air district Regulation 2, Rule 2 requires that any new source that emits criteria air pollutants above a specified emissions limit must offset those emissions. For ozone precursors ROG and NO_x, the offset emissions level is an annual average of 10 tons per year (or 54 pounds (lbs.) per day).[51] These levels represent emissions below which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants.

Although this regulation applies to new or modified stationary sources, land use development projects result in ROG and NO_x emissions as a result of increases in vehicle trips, architectural coating and construction activities. Therefore, the above thresholds can be applied to the construction and operational phases of land use projects, and those projects that result in emissions below these thresholds would not be considered to contribute to an existing or projected air quality violation or result in a considerable net increase in ROG and NO_x emissions. Due to the temporary nature of construction activities, only the average daily thresholds are applicable to construction phase emissions.

Particulate Matter (PM_{10} and $PM_{2.5}$).[52] The air district has not established an offset limit for $PM_{2.5}$. However, the emissions limit in the federal New Source Review for stationary sources in nonattainment areas is an appropriate significance threshold. For PM_{10} and $PM_{2.5}$, the emissions limit under New Source Review is 15 tons per year (82 lbs. per day) and 10 tons per year (54 lbs. per day), respectively. These emissions limits represent levels below which a source is not expected to have an impact on air quality.[53] Similar to ozone precursor thresholds identified above, land use development projects typically result in particulate matter emissions as a result of

50 *Ibid*, page 2-2.

51 BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance,* October 2009, page 17.

52 PM_{10} is often termed "coarse" particulate matter and is made of particulates that are 10 microns in diameter or smaller. $PM_{2.5}$, termed "fine" particulate matter, is composed of particles that are 2.5 microns or less in diameter.

53 BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance,* October 2009, page 16.

increases in vehicle trips, space heating and natural gas combustion, landscape maintenance, and construction activities. Therefore, the above thresholds can be applied to the construction and operational phases of a land use project. Again, because construction activities are temporary in nature, only the average daily thresholds are applicable to construction-phase emissions.

Fugitive Dust. Fugitive dust emissions are typically generated during construction phases. Studies have shown that the application of best management practices at construction sites significantly controls fugitive dust,[54] and individual measures have been shown to reduce fugitive dust by anywhere from 30 to 90 percent.[55] The air district has identified a number of best management practices to control fugitive dust emissions from construction activities.[56] The City's Construction Dust Control Ordinance (Ordinance No. 176-08, effective July 30, 2008) requires a number of measures to control fugitive dust, and the best management practices employed in compliance with the City's Construction Dust Control Ordinance are an effective strategy for controlling construction-related fugitive dust.

Other Criteria Pollutants. Regional concentrations of CO in the Bay Area have not exceeded the state standards in the past 11 years, and SO_2 concentrations have never exceeded the standards. The primary source of CO emissions from development projects is vehicle traffic. Construction-related SO_2 emissions represent a negligible portion of the total basin-wide emissions, and construction-related CO emissions represent less than five percent of the Bay Area total basin-wide CO emissions. As discussed previously, the Bay Area is in attainment for both CO and SO_2. Furthermore, the air district has demonstrated, based on modeling, that in order to exceed the California ambient air quality standard of 9.0 ppm (8-hour average) or 20.0 ppm (1-hour average) for CO, project traffic in addition to existing traffic would need to exceed 44,000 vehicles per hour at affected intersections (or 24,000 vehicles per hour where vertical and/or horizontal mixing is limited). Therefore, given the Bay Area's attainment status and the limited CO and SO_2 emissions that could result from development projects, development projects would not result in a cumulatively considerable net increase in CO or SO_2 emissions, and quantitative analysis is not required.

Local Health Risks and Hazards

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but short-term) adverse effects on human health, including carcinogenic effects. Human health effects of TACs include birth defects, neurological damage, cancer, and mortality. There are hundreds of different types of TACs with varying degrees of toxicity. Individual TACs vary greatly in the health risk they present; at a given level of exposure, one TAC may pose a hazard that is many times greater than another.

Unlike criteria air pollutants, TACs do not have ambient air quality standards but are regulated by the air district using a risk-based approach to determine which sources and pollutants to control as well as the degree of control. A health risk assessment is an analysis in which human health exposure to toxic substances is estimated

54 Western Regional Air Partnership, *WRAP Fugitive Dust Handbook*, September 7, 2006. Available at http://www.wrapair.org/forums/dejf/fdh/content/FDHandbook_Rev_06.pdf, accessed August 25, 2020.

55 BAAQMD, *CEQA Air Quality Guidelines*, May 2017, page D-47.

56 *Ibid*.

and considered together with information regarding the toxic potency of the substances to provide quantitative estimates of health risks.[57]

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Land uses such as residences, schools, children's day care centers, hospitals, and nursing and convalescent homes are considered to be the most sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress or, as in the case of residential receptors, their exposure time is greater than that of other land uses. Therefore, these groups are referred to as sensitive receptors. Exposure assessment guidance typically assumes that residences would be exposed to air pollution 24 hours per day, seven days a week, for 30 years.[58] Therefore, assessments of air pollutant exposure to residents typically result in the greatest adverse health outcomes of all population groups.

Exposures to fine particulate matter ($PM_{2.5}$) are strongly associated with mortality, respiratory diseases, lung development in children, and other endpoints such as hospitalization for cardiopulmonary disease.[59] In addition to $PM_{2.5}$, diesel particulate matter (DPM) is also of concern. The California Air Resources Board identified DPM as a TAC in 1998, primarily based on evidence demonstrating cancer effects in humans.[60] The estimated cancer risk from exposure to diesel exhaust is much higher than the risk associated with any other TAC routinely measured in the region.

In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the air district to conduct a citywide health risk assessment based on an inventory and assessment of air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on health-protective criteria that consider estimated cancer risk, exposures to fine particulate matter, proximity to freeways, and locations with particularly vulnerable populations. Each of the Air Pollutant Exposure Zone criteria is discussed below.

Excess Cancer Risk. The Air Pollution Exposure Zone includes areas where modeled cancer risk exceeds 100 incidents per one million persons exposed. This criterion is based on United States Environmental Protection Agency (EPA) guidance for conducting air toxic analyses and making risk management decisions at the facility and community-scale level.[61] As described by the air district, the EPA considers a cancer risk of 100 per one million to be within the "acceptable" range of cancer risk. Furthermore, in the 1989 preamble to the benzene National Emissions Standards for Hazardous Air Pollutants rulemaking,[62] the EPA states that it "…strives to provide

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57 In general, a health risk assessment is required if the air district concludes that projected emissions of a specific air toxic compound from a proposed new or modified source suggest a potential public health risk. The applicant is then subject to a health risk assessment for the source in question. Such an assessment generally evaluates chronic, long-term effects, estimating the increased risk of cancer as a result of exposure to one or more TACs.

58 California Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spot Program Risk Assessment Guidelines*, February 2015, pages 4-44 and 8-6.

59 San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 2008.

60 California Air Resources Board (ARB), Fact Sheet, "The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines," October 1998.

61 BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance,* October 2009, page 67.

62 54 Federal Register 38044, September 14, 1989.

maximum feasible protection against risks to health from hazardous air pollutants by (1) protecting the greatest number of persons possible to an individual lifetime risk level no higher than approximately one in one million and (2) limiting to no higher than approximately one in ten thousand [100 in one million] the estimated risk that a person living near a plant would have if he or she were exposed to the maximum pollutant concentrations for 70 years." The 100 per one million excess cancer cases is also consistent with the ambient cancer risk in the most pristine portions of the Bay Area based on air district regional modeling.[63]

Fine Particulate Matter. In April 2011, the EPA published *Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards*, "Particulate Matter Policy Assessment." In this document, the EPA concludes that the then-current federal annual $PM_{2.5}$ standard of 15 µg/m^3 should be revised to a level within the range of 13 to 11 µg/m^3, with evidence strongly supporting a standard within the range of 12 to 11 µg/m^3. The Air Pollutant Exposure Zone for San Francisco is based on the health protective $PM_{2.5}$ standard of 11 µg/m^3, as supported by the EPA's "Particulate Matter Policy Assessment," although lowered to 10 µg/m^3 to account for uncertainty in accurately predicting air pollutant concentrations using emissions modeling programs.

Proximity to Freeways. According to the California Air Resources Board, studies have shown an association between the proximity of sensitive land uses to freeways and a variety of respiratory symptoms, asthma exacerbations, and decreases in lung function in children. Siting sensitive uses in close proximity to freeways increases both exposure to air pollution and the potential for adverse health effects. As evidence shows that sensitive uses in an area within a 500-foot buffer of any freeway are at an increased health risk from air pollution,[64] parcels that are within 500 feet of freeways are included in the Air Pollutant Exposure Zone.

Health Vulnerable Locations. Based on the air district's evaluation of health vulnerability in the Bay Area, those zip codes (94102, 94103, 94105, 94124, and 94130) in the worst quintile of Bay Area health vulnerability scores as a result of air pollution-related causes were afforded additional protection by lowering the standards for identifying parcels in the Air Pollutant Exposure Zone to: (1) an excess cancer risk greater than 90 per one million persons exposed, and/or (2) $PM_{2.5}$ concentrations in excess of 9 µg/m^3.[65]

The above citywide health risk modeling was also used as the basis in approving amendments to the San Francisco Building and Health Codes, referred to as referred to as Health Code Article 38: Enhanced Ventilation Required for Urban Infill Sensitive Use Developments (Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. In addition, projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would add a substantial amount of emissions to areas already adversely affected by poor air quality.

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63 BAAQMD, *Clean Air Plan,* May 2017, page D-43.

64 ARB, *Air Quality and Land Use Handbook: A Community Health Perspective*, April 2005. Available at http://www.arb.ca.gov/ch/landuse.htm, accessed August 25, 2020.

65 San Francisco Planning Department and San Francisco Department of Public Health, *2014 Air Pollutant Exposure Zone Map (Memo and Map)*, April 9, 2014. These documents are part of San Francisco Board of Supervisors File No. 14806, Ordinance No. 224-14, Amendment to Health Code Article 38.

Construction Air Quality Impacts

Project-related air quality impacts fall into two categories: short-term impacts from construction and long-term impacts from project operation. The following addresses construction-related air quality impacts resulting from the proposed project.

Impact AQ-1: The proposed project's construction activities would generate fugitive dust and criteria air pollutants but would not violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. *(Less than Significant)*

Construction activities (short-term) typically result in emissions of ozone precursors and fine particulate matter in the form of dust (fugitive dust) and exhaust (e.g., vehicle tailpipe emissions). Emissions of ozone precursors and fine particular matter are primarily a result of the combustion of fuel from on-road and off-road vehicles. However, ROGs are also emitted from activities that involve painting, other types of architectural coatings, or asphalt paving. The proposed project includes 21 dwelling units and approximately 2,855 square feet of commercial space. During the project's approximately 18-month construction period, construction activities would have the potential to result in emissions of ozone precursors and fine particulate matter, as discussed below.

Fugitive Dust

Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California air board, reducing $PM_{2.5}$ concentrations to state and federal standards of 12 $\mu g/m^3$ in the San Francisco Bay Area would prevent between 200 and 1,300 premature deaths.[66]

In response, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance No. 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the San Francisco Department of Building Inspection (DBI).

The Construction Dust Control Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the

66 ARB, *Methodology for Estimating Premature Deaths Associated with Long-term Exposure to Fine Airborne Particulate Matter in California*, Staff Report, Table 4c, October 24, 2008.

activity requires a permit from the DBI. The Director of the DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

In compliance with the Construction Dust Control Ordinance, the project sponsor and the contractor responsible for construction activities at the project site would be required to use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of the DBI:

- Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour.
- During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday.
- Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated material, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10-mil (0.01-inch) polyethylene plastic (or equivalent) tarp, braced down, or be contained using other equivalent soil stabilization techniques.
- San Francisco Ordinance No. 175-91 restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco unless permission is obtained from the San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction and demolition. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge.

Compliance with the regulations and procedures set forth by the Construction Dust Control Ordinance would ensure that potential dust-related air quality impacts would be reduced to less-than-significant levels.

Criteria Air Pollutants

As discussed above, construction activities would result in emissions of criteria air pollutants from the use of off- and on-road vehicles and equipment. To assist lead agencies in determining whether short-term construction-related air pollutant emissions require further analysis as to whether the project may exceed the criteria air pollutant significance thresholds shown in Table 5, above, the air district, in its *CEQA Air Quality Guidelines* (May 2017), developed screening criteria. If a proposed project meets the screening criteria, then construction of the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The *CEQA Air Quality Guidelines* note that the screening levels are generally representative of new development on greenfield[67] sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions.

[67] A greenfield site refers to agricultural or forest land or an undeveloped site earmarked for commercial, residential, or industrial projects.

The proposed project includes 21 dwelling units and approximately 2,855 square feet of commercial space. The size of proposed construction activities would be below the criteria air pollutant screening criteria for the "apartment, high-rise" land use type (249 dwelling units) and the "quality restaurant" land use type (277,000 sf) identified in the air district's *CEQA Air Quality Guidelines.* Thus, quantification of construction-related criteria air pollutant emissions is not required. The proposed project's construction activities would result in a less-than-significant impact related to criteria air pollutants.

Impact AQ-2: The proposed project's construction activities would generate toxic air contaminants, including diesel particulate matter, which would expose sensitive receptors to substantial pollutant concentrations. *(Less than Significant with Mitigation)*

The project site is located within the Air Pollutant Exposure Zone. The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site 1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west) and residences on the south side of Austin Street about 35 feet south of the project site.

Regarding construction emissions, off-road equipment, which includes construction-related equipment, is a large contributor to DPM emissions in California, although since 2007, the ARB has found the emissions to be substantially lower than previously expected.[68] Newer and more refined emission inventories have substantially lowered the estimates of DPM emissions from off-road equipment such that off-road equipment is now considered the sixth largest source of DPM emissions in California.[69] For example, revised fine particulate matter emission estimates for the year 2010 (DPM is a major component of total fine particulate matter) have decreased by 83 percent from previous 2010 emission estimates for the air basin.[70] Approximately half of the reduction can be attributed to the economic recession, and approximately half can be attributed to updated assumptions independent of the economic recession (e.g., updated methodologies used to better assess construction emissions).[71]

Additionally, a number of federal and state regulations are requiring cleaner off-road equipment. Specifically, both the EPA and the California air board have set emissions standards for new off-road equipment engines, ranging from Tier 1 to Tier 4. Tier 1 emission standards were phased in between 1996 and 2000, and Tier 4 Interim and Final emission standards for all new engines were phased in between 2008 and 2015. To meet the Tier 4 emission standards, engine manufacturers will be required to produce new engines with advanced emission-control technologies. Although the full benefits of these regulations will not be realized for several years, the EPA estimates that by implementing the federal Tier 4 standards, NO_x and PM emissions will be reduced by more than 90 percent.[72]

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68 ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements,* p. 1 and p. 13 (Figure 4), October 2010.

69 ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements,* October 2010.

70 ARB, "In-Use Off-Road Equipment, 2011 Inventory Model," Query accessed online, April 2, 2012, http://www.arb.ca.gov/msei/categories.htm#inuse_or_category.

71 ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements,* October 2010.

72 United States Environmental Protection Agency, "Clean Air Nonroad Diesel Rule: Fact Sheet," May 2004.

In addition, construction activities do not lend themselves to analysis of long-term health risks because of their temporary and variable nature. As explained in the air district's *CEQA Air Quality Guidelines*:

> "Due to the variable nature of construction activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Concentrations of mobile-source diesel PM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (ARB 2005). In addition, current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. This results in difficulties with producing accurate estimates of health risk."[73]

Therefore, project-level analyses of construction activities have a tendency to produce overestimated assessments of long-term health risks. However, within the Air Pollutant Exposure Zone, as discussed above, additional construction activity may adversely affect populations that are already at a higher risk for adverse long-term health risks from existing sources of air pollution.

The proposed project would require heavy-duty off-road diesel vehicles and equipment during the 18-month construction period. Project construction activities would result in short-term emissions of DPM and other TACs. The project site is located in an area that already experiences poor air quality and project construction activities would generate additional air pollution, affecting nearby sensitive receptors and resulting in a significant impact. Implementation of Mitigation Measure M-AQ-2: Construction Air Quality, would reduce the magnitude of this impact to a less-than-significant level. While emissions reductions from limiting idling, educating workers and the public, and properly maintaining equipment are difficult to quantify, other measures, specifically the requirement for equipment with Tier 2 engines and Level 3 Verified Diesel Emission Control Strategy (VDECS) can reduce construction emissions by 89 to 94 percent compared to equipment with engines meeting no emission standards and without a VDECS.[74] Emissions reductions from the combination of Tier 2 equipment with Level 3 VDECS is almost equivalent to requiring only equipment with Tier 4 Final engines. Therefore, compliance with Mitigation Measure M-AQ-2 would reduce construction emissions impacts on nearby sensitive receptors to less-than-significant levels.

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73 BAAQMD, *CEQA Air Quality Guidelines,* May 2017, page 8-7.

74 PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 2 with Tier 1 and Tier 0. Tier 0 off-road engines do not have PM emission standards, but the United States Environmental Protection Agency's *Exhaust and Crankcase Emissions Factors for Nonroad Engine Modeling – Compression Ignition* has estimated Tier 0 engines between 50 and 100 hp to have a PM emission factor of 0.72 g/hp-hr and greater than 100 hp to have a PM emission factor of 0.40 g/hp-hr. Therefore, requiring off-road equipment to have at least a Tier 2 engine would result in between a 25 percent and 63 percent reduction in PM emissions, compared to off-road equipment with Tier 1 or Tier 0 engines. The 25 percent reduction comes from comparing the PM emission standards for off-road engines between 25 hp and 50 hp for Tier 2 (0.45 g/bhp-hr) and Tier 1 (0.60 g/bhp-hr). The 63 percent reduction comes from comparing the PM emission standards for off-road engines above 175 hp for Tier 2 (0.15 g/bhp-hr) and Tier 0 (0.40 g/bhp-hr). In addition to the Tier 2 requirement, ARB Level 3 VDECSs are required and would reduce PM by an additional 85 percent. Therefore, the mitigation measure would result in between an 89 percent (0.0675 g/bhp-hr) and 94 percent (0.0225 g/bhp-hr) reduction in PM emissions, as compared to equipment with Tier 1 (0.60 g/bhp-hr) or Tier 0 engines (0.40 g/bhp-hr).

Mitigation Measure M-AQ-2: Construction Air Quality

The project sponsor or the project sponsor's Contractor shall comply with the following:

A. *Engine Requirements.*

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.

2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.

3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.

4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. *Waivers.*

1. The Planning Department's Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.

2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.

3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. *Monitoring.* After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of

occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.

With implementation of Mitigation Measure M-AQ-2, this impact would be less than significant.

Operational Air Quality Impacts

Land use projects typically result in emissions of criteria air pollutants and TACs primarily from an increase in motor vehicle trips. However, land use projects may also result in criteria air pollutants and TACs from combustion of natural gas, landscape maintenance, use of consumer products, and architectural coating. The following addresses air quality impacts resulting from operation of the proposed project.

Impact AQ-3: During project operations, the proposed project would result in emissions of criteria air pollutants, but not at levels that would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. *(Less than Significant)*

As discussed under Impact AQ-1, the air district, in its *CEQA Air Quality Guidelines* (May 2017), has developed screening criteria to determine whether a project requires an analysis of project-generated criteria air pollutants. If all of the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment.

The proposed project, which includes 21 dwelling units and approximately 2,855 square feet of commercial space, is expected to generate 97 daily vehicle trips to and from the project site. The proposed project would be below the criteria air pollutant screening criteria for the "apartment, high-rise" land use type (510 dwelling units) and the "quality restaurant" land use type (47,000 sf) identified in the air district's *CEQA Air Quality Guidelines*. Thus, quantification of project-generated criteria air pollutant emissions is not required. The proposed project would not exceed any of the significance thresholds for criteria air pollutants and would result in a less-than-significant impact related to criteria air pollutants.

Impact AQ-4: During project operations, the proposed project would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. *(Less than Significant)*

As discussed above, the project site is within the Air Pollutant Exposure Zone. The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site (1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west) and residences on the south side of Austin Street about 35 feet south of the project site. The proposed project would not include a new source of TACs, such as a backup diesel generator, but it would add new sensitive receptors (residents) to the project site.

Sources of Toxic Air Contaminants

Vehicle Trips. Individual projects result in emissions of TACs primarily as a result of an increase in vehicle trips. The air district considers roads with fewer than 10,000 vehicles per day "minor, low-impact" sources that do not pose a significant health impact even in combination with other nearby sources and recommends that these

sources be excluded from the environmental analysis. The proposed project's 97 daily vehicle trips would be well below this level and would be distributed among the local roadway network. Therefore, an assessment of project-generated TACs resulting from vehicle trips is not required, and the proposed project would not generate a substantial amount of TAC emissions that could affect nearby sensitive receptors. This impact would be less than significant, and no mitigation measures are necessary.

Impact AQ-5: The proposed project would not conflict with, or obstruct implementation of, the *2017 Clean Air Plan*. *(Less than Significant)*

The most recently adopted air quality plan for the air basin is the *2017 Clean Air Plan*. The *2017 Clean Air Plan* is a road map that demonstrates how the San Francisco Bay Area will achieve compliance with the state ozone standards as expeditiously as practicable and how the region will reduce the transport of ozone and ozone precursors to neighboring air basins. In determining consistency with the *2017 Clean Air Plan*, this analysis considers whether the project would: (1) support the primary goals of the *2017 Clean Air Plan*, (2) include applicable control measures from the *2017 Clean Air Plan*, and (3) avoid disrupting or hindering implementation of control measures identified in the *2017 Clean Air Plan*.

The primary goals of the *2017 Clean Air Plan* are to: (1) protect air quality and health at the regional and local scale; (2) eliminate disparities among Bay Area communities in cancer health risk from TACs; and (3) protect the climate by reducing greenhouse gas emissions. To meet the primary goals, the *2017 Clean Air Plan* recommends specific control measures and actions. These control measures are grouped into various categories and include stationary and area source measures, mobile source measures, transportation control measures, land use measures, and energy and climate measures. The *2017 Clean Air Plan* recognizes that to a great extent, community design dictates individual travel mode, and that a key long-term control strategy to reduce emissions of criteria pollutants, air toxics, and greenhouse gases from motor vehicles is to channel future Bay Area growth into vibrant urban communities where goods and services are close at hand and people have a range of viable transportation options. To this end, the *2017 Clean Air Plan* includes 85 control measures aimed at reducing air pollution in the air basin.

The measures most applicable to the proposed project are transportation control measures and energy and climate control measures. The proposed project's impact related to greenhouse gases are discussed in Section E.8, Greenhouse Gas Emissions, which demonstrates that the proposed project would comply with the applicable provisions of San Francisco's Greenhouse Gas Reduction Strategy.

The compact development of the proposed project and high availability of viable transportation options ensure that residents could bicycle, walk, and ride transit to and from the project site instead of taking trips via private automobile. These features ensure that the proposed project would avoid substantial growth in automobile trips and vehicle miles traveled. The proposed project's anticipated 97 daily vehicle trips would result in a negligible increase in air pollutant emissions. Furthermore, the proposed project would be generally consistent with the *San Francisco General Plan*, as discussed in Section C, Compatibility with Existing Zoning and Plans. Transportation control measures that are identified in the *2017 Clean Air Plan* are implemented by the *San Francisco General Plan* and the Planning Code, for example, through the City's Transit First Policy, bicycle parking requirements, and transit impact development fees. Compliance with these requirements would ensure that the proposed project includes relevant transportation control measures specified in the *2017 Clean Air Plan*. Therefore, the proposed project would include applicable control measures identified in the *2017 Clean Air Plan* to meet the *2017 Clean Air Plan's* primary goals.

Examples of a project that could cause the disruption or delay of *2017 Clean Air Plan* control measures are projects that would preclude the extension of a transit line or bike path, or projects that propose excessive parking beyond parking requirements. The proposed project would add 21 dwelling units and approximately 2,855 square feet of commercial space to a dense, walkable urban area near a concentration of regional and local transit service. It would not preclude the extension of a transit line, bike path or other transit improvement, and it would not include any parking. Thus, the proposed project would not disrupt or hinder implementation of control measures identified in the *2017 Clean Air Plan*.

For the reasons described above, the proposed project would not interfere with implementation of the *2017 Clean Air Plan*. Because the proposed project would be consistent with the applicable air quality plan that demonstrates how the region will improve ambient air quality and achieve the state and federal ambient air quality standards, this impact would be less than significant.

Impact AQ-6: The proposed project would not create objectionable odors that would affect a substantial number of people. *(Less than Significant)*

Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. Observation indicates that the project site is not substantially affected by sources of odors.[75] The proposed project does not include any of the land uses listed above; it includes 21 dwelling units and an approximately 2,855-square-foot restaurant. During construction, diesel exhaust from construction equipment would generate some odors. However, construction-related odors would be temporary and would not persist upon project completion. Thus, the proposed project would not create significant sources of new odors. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-AQ-1: The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area, would result in less-than-significant cumulative air quality impacts. *(Less than Significant)*

As discussed above, regional air pollution is by its very nature largely a cumulative impact. Emissions from past, present and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.[76] The project-level thresholds for criteria air pollutants are based on levels by which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants. Therefore, because the proposed project's construction (Impact AQ-1) and operational (Impact AQ-3) emissions would not exceed the project-level thresholds for criteria air pollutants, the proposed project would not be considered to result in a cumulatively considerable contribution to regional air quality impacts.

As discussed above, the project site is located in an area that already experiences poor air quality. The proposed project would add new sources of TACs (e.g., construction vehicle trips) within an area already adversely affected by air quality, resulting in a considerable contribution to cumulative health risk impacts on nearby sensitive

75 Field observation, October 6, 2020.

76 BAAQMD, *CEQA Air Quality Guidelines,* May 2017, page 2-1.

receptors. This would be a significant cumulative impact. The proposed project would be required to implement Mitigation Measure M-AQ-2: Construction Air Quality, which could reduce construction emissions by as much as 94 percent. Implementation of this mitigation measure would reduce the project's contribution to cumulative air quality impacts to a less-than-significant level.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
8.	**GREENHOUSE GAS EMISSIONS. Would the project:**					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	☐
b)	Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

GHG emissions and global climate change represent cumulative impacts. GHG emissions cumulatively contribute to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature; instead, the combination of GHG emissions from past, present, and future projects have contributed and will continue to contribute to global climate change and its associated environmental impacts.

The Bay Area Air Quality Management District (air district) has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5, which address the analysis and determination of significant impacts from a proposed project's GHG emissions. CEQA Guidelines Section 15064.4 allows lead agencies to rely on a qualitative analysis to describe GHG emissions resulting from a project. CEQA Guidelines Section 15183.5 allows for public agencies to analyze and mitigate GHG emissions as part of a larger plan for the reduction of GHGs and describes the required contents of such a plan. San Francisco's *Strategies to Address Greenhouse Gas Emissions*[77] presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's qualified GHG reduction strategy in compliance with the CEQA Guidelines. These GHG reduction actions have resulted in a 35 percent reduction in GHG emissions in 2018 compared to 1990 levels,[78] exceeding the year 2020 reduction goals outlined in the air district's *2017 Clean Air Plan,* Executive Order S-3-05, and Assembly Bill 32 (also known as the Global Warming Solutions Act).[79]

Given that the City has met the state and region's 2020 GHG reduction targets and San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-

77 San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, July 2017. Available at https://sfmea.sfplanning.org/GHG/GHG_Strategy_October2017.pdf, accessed August 11, 2020.

78 San Francisco Department of the Environment, *San Francisco's Carbon Footprint.* Available at https://sfenvironment.org/carbon-footprint, accessed April 9, 2020.

79 Executive Order S-3-05, Assembly Bill 32, and the air district's *2017 Clean Air Plan* (continuing the trajectory set in the *2010 Clean Air Plan*) set a target of reducing GHG emissions to below 1990 levels by year 2020.

05[80] and B-30-15[81, 82] and Senate Bill 32,[83, 84] the City's GHG reduction goals are consistent with Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the *2017 Clean Air Plan*. Therefore, proposed projects that are consistent with the City's GHG reduction strategy would be consistent with the aforementioned GHG reduction goals, would not conflict with these plans or result in significant GHG emissions, and would therefore not exceed San Francisco's applicable GHG threshold of significance.

The following analysis of the proposed project's impact on climate change focuses on the project's contribution to cumulatively significant GHG emissions. Because no individual project could emit GHGs at a level that could result in a significant impact on the global climate, this analysis is in a cumulative context, and this section does not include an individual project-specific impact statement.

Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions. *(Less than Significant)*

Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers; energy required to pump, treat, and convey water; and emissions associated with waste removal, disposal, and landfill operations.

The proposed project would increase the intensity of use of the site by introducing a new building containing 21 dwelling units and approximately 2,855 square feet of commercial space on a project site that is currently occupied by a one-story restaurant. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential and restaurant operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

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80 Office of the Governor, Executive Order S-3-05, June 1, 2005. Available at https://www.library.ca.gov/Content/pdf/GovernmentPublications/executive-order-proclamation/5129-5130.pdf, accessed August 11, 2020. Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million metric tons of carbon dioxide equivalents ($MTCO_2E$)); by 2020, reduce emissions to 1990 levels (approximately 427 million $MTCO_2E$); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million $MTCO_2E$). Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

81 Office of the Governor, Executive Order B-30-15, April 29, 2015. Available at https://www.ca.gov/archive/gov39/2015/04/29/news18938/index.html, accessed August 11, 2020. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

82 San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

83 Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding Section 38566, which directs that statewide greenhouse gas emissions to be reduced by 40 percent below 1990 levels by 2030.

84 Senate Bill 32 was paired with Assembly Bill 197, which would modify the structure of the State Air Resources Board; institute requirements for the disclosure of greenhouse gas emissions criteria pollutants, and toxic air contaminants; and establish requirements for the review and adoption of rules, regulations, and measures for the reduction of greenhouse gas emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would reduce the project's GHG emissions related to transportation, energy use, waste disposal, and use of refrigerants.

Compliance with the City's Transportation Sustainability Fee and bicycle parking requirements would reduce the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project would be required to comply with the energy efficiency requirements of the City's Green Building Code, the Residential Water Conservation Ordinance, and the Commercial Water Conservation Ordinance, all of which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions.[85]

The proposed project's waste-related emissions would be reduced through compliance with the City's Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy[86] and reducing the energy required to produce new materials.

Compliance with the City's street tree planting requirements would serve to increase carbon sequestration. Regulations requiring low-emitting finishes would reduce volatile organic compounds.[87] Thus, the proposed project was determined to be consistent with San Francisco's GHG reduction strategy.[88]

The project sponsor is required to comply with these regulations, which have proven effective as San Francisco's GHG emissions have measurably decreased when compared to 1990 emissions levels, demonstrating that the City has met and exceeded Executive Order S-3-05, Assembly Bill 32, and the *2017 Clean Air Plan* GHG reduction goals for the year 2020. Furthermore, the City has met its 2017 GHG reduction goal of reducing GHG emissions to 25 percent below 1990 levels by 2017. Other existing regulations, such as those implemented through Assembly Bill 32, will continue to reduce a proposed project's contribution to climate change. In addition, San Francisco's local GHG reduction targets are consistent with the long-term GHG reduction goals of Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the *2017 Clean Air Plan.* Therefore, because the proposed project is consistent with the City's GHG reduction strategy, it is also consistent with the GHG reduction goals of executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the *2017 Clean Air Plan*, would not conflict with these plans, and would therefore not exceed San Francisco's applicable GHG threshold of significance. As such, the proposed project would result in a less-than-significant impact with respect to GHG emissions. No mitigation measures are necessary.

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85 Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

86 Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

87 While not a GHG, volatile organic compounds are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing volatile organic compound emissions would reduce the anticipated local effects of global warming.

88 San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for 1525 Pine Street*, October 19, 2020.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
9.	WIND. Would the project:					
a)	Create wind hazards in publicly accessible areas of substantial pedestrian use?	☐	☐	☒	☐	☐

Impact WI-1: The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. *(Less than Significant)*

A proposed project's wind impacts are directly related to its height, orientation, design, location, and surrounding development context. Based on wind analyses for other development projects in San Francisco, a building that does not exceed a height of 85 feet generally has little potential to cause substantial changes to ground-level wind conditions. The proposed project would be 83 feet tall (plus an additional 17-foot-tall elevator penthouse). A wind consultant evaluated the proposed project for its potential to affect ground-level wind conditions, and the findings of that evaluation are summarized below.[89]

The 12-story, 130-foot-tall building adjacent to and west of the project site substantially shelters the project site from westerly winds. In addition, the 25-story, 225-foot-tall hotel on the northeast corner of Pine Street and Van Ness Avenue shelters the project site from northwesterly winds. Due to this sheltering effect, the proposed project would have little to no potential to intercept overhead winds and redirect them downward to the Pine Street sidewalk. Given its height and surrounding development context, the proposed project would not cause substantial changes to ground-level wind conditions adjacent to and near the project site. For these reasons, the proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-WI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative wind impact. *(Less than Significant)*

Of the cumulative development projects identified in Section B, Project Setting, 1567 California Street is the closest to the project site (0.1 mile northeast). At a proposed height of 85 feet, this cumulative project has little potential to cause substantial changes to ground-level wind conditions. In addition, the presence of intervening multi-story buildings between 1567 California Street and the proposed project would prevent the two projects from interacting with each other to affect ground-level wind conditions. The other cumulative projects are either too short or too far away from the project site to combine with the proposed project to create wind hazards in publicly accessible areas of substantial pedestrian use. For this reason, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative wind impact.

89 RWDI, *Screening-Level Wind Analysis, 1525 Pine Street, San Francisco, California*, October 13, 2020.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
10. SHADOW. Would the project:					
a) Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?	☐	☐	☒	☐	☐

Impact SH-1: The proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. *(Less than Significant)*

In 1984, San Francisco voters approved an initiative known as "Proposition K, The Sunlight Ordinance," which was codified as Planning Code Section 295 in 1985. Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Public open spaces that are not under the jurisdiction of the Recreation and Park Commission as well as private open spaces are not subject to Planning Code section 295.

Implementation of the proposed project would result in the construction of a building exceeding 40 feet in height. The Planning Department prepared a preliminary shadow fan analysis to determine whether the proposed project would have the potential to cast shadow on nearby parks, open spaces, or San Francisco Unified School District (SFUSD) properties that participate in the Shared Schoolyard Project.[90] The shadow fan analysis prepared by the Planning Department determined that the proposed project would not cast shadow on any nearby parks or open spaces but that it has the potential to cast shadow on Redding Elementary School, approximately one block east of the project site.[91]

A shadow analysis confirmed that the proposed project would not cast shadow on Redding Elementary School at any time during the year.[92] Existing buildings between the project site and the school would block shadow from the proposed project from reaching the school.

The proposed project would shade portions of streets, sidewalks, and private properties in the project vicinity at various times of the day throughout the year. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

90 The Shared Schoolyard Project is a program that opens certain San Francisco Unified School District properties on weekends to provide recreation opportunities for children and families. More information is available at https://www.sfusd.edu/sharedschoolyard, accessed January 25, 2021.

91 San Francisco Planning Department, *1525 Pine Street Shadow Fan*, August 31, 2019.

92 Prevision Design, *Memorandum of No Shadow Effect: 1525 Pine Street, San Francisco*, December 19, 2019.

For these reasons, the proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-SH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative shadow impact. *(Less than Significant)*

Cumulative shadow impacts occur when two or more projects would shadow the same area. As discussed above, the proposed project would not shade any nearby parks, open spaces, or SFUSD properties that participate in the Share Schoolyard Project. Therefore, the proposed project would not contribute to any cumulative shadow impact on publicly accessible open spaces.

The sidewalks in the project vicinity are already shadowed for much of the day by multi-story buildings. Although implementation of the proposed project and nearby cumulative development projects would add new shadow to the sidewalks in the project vicinity, these shadows would be transitory in nature, would not substantially affect the use of the sidewalks, and would not increase shadows above levels that are common and generally expected in a densely developed urban environment.

For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative shadow impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
11. RECREATION. Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☒	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐

Impact RE-1: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. *(Less than Significant)*

The neighborhood parks or other recreational facilities closest to the project site are Lafayette Park (0.3 mile northwest), Helen Wills Park (0.45 mile north), Washington & Hyde Mini Park (0.35 mile northeast), Sergeant John Macaulay Park (0.3 mile southeast), and the Tenderloin Children's Playground (0.45 mile southeast).

The proposed project would increase the population of the project site by about 50 residents. This residential population growth would increase the demand for recreational facilities. The proposed project would partially

offset the demand for recreational facilities by providing on-site open space for the project residents in the form of a common roof deck. Although the project residents may use parks, open spaces, and other recreational facilities in the project vicinity, the additional use of these recreational facilities is expected to be modest in light of the small population increase that would result from the proposed project.

On a citywide/regional basis, the increased demand on recreational facilities from 50 new residents would be negligible considering the number of people living and working in San Francisco and the region as well as the number of existing and planned recreational facilities. For these reasons, implementation of the proposed project would not increase the use of existing recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. This impact would be less than significant, and no mitigation measures are necessary.

Impact RE-2: The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. *(Less than Significant)*

The proposed project would provide some on-site open space for the project residents in the form of a common roof deck, which would partially offset the demand for recreational facilities. In addition, the project site is within 0.5 mile of five parks, as discussed above. It is anticipated that these existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by the project residents. For these reasons, the construction of new or the expansion of existing recreational facilities, both of which might have an adverse physical effect on the environment, would not be required. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-RE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on recreational facilities or resources. *(Less than Significant)*

Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of 522 dwelling units and an incremental increase in population and demand for recreational facilities and resources. The City has accounted for such growth as part of the Recreation and Open Space Element of the *General Plan*.[93] In addition, San Francisco voters passed two bond measures, in 2008 and 2012, to fund the acquisition, planning, and renovation of the City's network of recreational resources. As discussed above, there are five parks within 0.5 mile of the project site. It is expected that these existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by nearby cumulative development projects. Moreover, the cumulative development projects would be required to provide usable open space to partially meet the demand for recreational resources from the future residents of those projects. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on recreational facilities or resources.

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[93] San Francisco Planning Department, *San Francisco General Plan*, Recreation and Open Space Element, April 2014, pp. 20-36. Available online at http://generalplan.sfplanning.org/Recreation_OpenSpace_Element_ADOPTED.pdf, accessed August 23, 2020.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Require or result in the relocation or construction of new or expanded, water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

Impact UT-1: Implementation of the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. *(Less than Significant)*

The project site is entirely paved and is currently developed with an existing building, and the restaurant on the project site is already served by existing utilities. Although the proposed project would need to be connected to these existing utilities, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact UT-2: Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay-Delta Plan Amendment is implemented; in that event the SFPUC may develop new or expanded water supply facilities to address shortfalls in single and multiple dry years, but this would occur with or without the proposed project. Impacts related to new or expanded water supply facilities cannot be identified at this time or implemented in the near term; instead, the SFPUC would address supply shortfalls through increased rationing, which could result in significant cumulative effects, but the project would not make a considerable contribution to impacts from increased rationing. *(Less than Significant)*

Construction Impacts

The proposed project's construction activities are required to comply with Article 21 of the San Francisco Public Works Code (Ordinance No. 175-91), which restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from the San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. Required compliance with Ordinance No. 175-91 would ensure that the proposed project's construction activities would result in less-than-significant impacts related to water supply.

Operational Impacts

In 2016, the SFPUC adopted its *2015 Urban Water Management Plan* (UWMP), which estimates that current and projected water supplies will meet future retail demand through 2035 under normal-year, single-dry-year and multiple-dry-year conditions.[94, 95] However, if a multiple-dry-year event occurs, the SFPUC will implement water use and supply reductions through its retail water shortage allocation plan.

In December 2018, the State Water Resources Control Board adopted amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary, which establishes water quality objectives to maintain the health of rivers and the Bay-Delta ecosystem (the Bay-Delta Plan Amendment).[96] The state water board has stated that it intends to implement the Bay-Delta Plan Amendment by the year 2022, assuming all required approvals are obtained by that time. Implementation of the Bay-Delta Plan Amendment would result in a substantial reduction in the SFPUC's water supplies from the Tuolumne River watershed during dry years, requiring rationing to a greater degree in San Francisco than previously anticipated to address supply shortages not accounted for in the UWMP.

The SFPUC has prepared a memorandum discussing future water supply scenarios given the adoption of the Bay-Delta Plan Amendment.[97] As discussed in the SFPUC memorandum, implementation of the plan amendment is uncertain for several reasons, and whether, when, and the form in which the Bay-Delta Plan Amendment would be implemented and how those amendments could affect SFPUC's water supply is currently unknown. The SFPUC memorandum estimates total shortfalls in water supply (that is, total retail demand minus total retail supply) to retail customers through under three increasingly supply-limited scenarios:

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94 San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016, https://sfwater.org/index.aspx?page=75, accessed July 3, 2020.

95 "Retail" demand represents water the SFPUC provides to individual customers within San Francisco and several individual customers outside of San Francisco. "Wholesale" demand represents water the SFPUC provides to other water agencies supplying other jurisdictions.

96 State Water Resources Control Board Resolution No. 2018-0059, *Adoption of Amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary and Final Substitute Environmental Document,* December 12, 2018. Available at https://www.waterboards.ca.gov/plans_policies/docs/2018wqcp.pdf, accessed August 23, 2020.

97 Memorandum from Steven R. Ritchie, SFPUC, to Lisa Gibson, Environmental Review Officer, San Francisco Planning Department, Environmental Planning Division, May 31, 2019.

1. Without implementation of the Bay-Delta Plan Amendment wherein the water supply and demand assumptions contained in the UWMP and the 2009 Water Supply Agreement as amended would remain applicable;
2. With implementation of a voluntary agreement between the SFPUC and the State Water Resources Control Board that would include a combination of flow and non-flow measures that are designed to benefit fisheries at a lower water cost, particularly during multiple dry years, than would occur under the Bay-Delta Plan Amendment); and
3. With implementation of the Bay-Delta Plan Amendment as adopted.

As estimated in the SFPUC memorandum, water supply shortfalls during dry years would be lowest without implementation and highest with implementation of the Bay-Delta Plan Amendment. Shortfalls under the proposed voluntary agreement would be between those with and without implementation of the Bay-Delta Plan Amendment.[98]

Under these three scenarios, the SFPUC would have adequate water to meet total retail demands through 2040 in normal years.[99] For single dry and multiple (years 1, 2 and 3) dry years of an extended drought, the SFPUC memorandum estimates that shortfalls of water supply relative to demand would occur both with and without implementation of the Bay-Delta Plan Amendment. Without implementation of the plan amendment, shortfalls would range from approximately 3.6 to 6.1 million gallons per day (mgd) or a 5 to 6.8 percent shortfall during dry years through the year 2040.

With implementation of the Bay-Delta Plan Amendment, shortfalls would range from 12.3 mgd (15.6 percent) in a single dry year to 36.1 mgd (45.7 percent) in years seven and eight of the 8.5-year design drought based on 2025 demand levels and from 21 mgd (23.4 percent) in a single dry year to 44.8 mgd (49.8 percent) in years seven and eight of the 8.5-year design drought based on 2040 demand.

The proposed project does not require a water supply assessment under the California Water Code. Under Sections 10910 through 10915 of the California Water Code, urban water suppliers like the SFPUC must prepare water supply assessments for certain large "water demand" projects, as defined in CEQA Guidelines Section 15155.[100] The proposed mixed-use project would result in 21 dwelling units and approximately

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98 On March 26, 2019, the SFPUC adopted Resolution No. 19-0057 to support its participation in the voluntary agreement negotiation process. To date, those negotiations are ongoing under the California Natural Resources Agency. The SFPUC submitted a proposed project description that could be the basis for a voluntary agreement to the state water board on March 1, 2019. As the proposed voluntary agreement has yet to be accepted by the state water board as an alternative to the Bay-Delta Plan Amendment, the shortages that would occur with its implementation are not known with certainty; however, if accepted, the voluntary agreement would result in dry year shortfalls of a lesser magnitude than under the Bay-Delta Plan Amendment.

99 Based on historic records of hydrology and reservoir inflow from 1920 to 2017, current delivery and flow obligations, and fully implemented infrastructure under the 2018 Phased Water System Improvement Program Variant, normal or wet years occurred 85 out of 97 years. This translates into roughly nine normal or wet years out of every 10 years. Conversely, system-wide rationing is required roughly one out of every 10 years. This frequency is expected to increase as climate change intensifies.

100 Pursuant to CEQA Guidelines Section 15155(a)(1), "a water-demand project" means:
(A) A residential development of more than 500 dwelling units.
(B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
(C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area.
(D) A hotel or motel, or both, having more than 500 rooms.

2,855 square feet of commercial space; as such it does not qualify as a "water-demand" project as defined by CEQA Guidelines Section 15155(a)(1), and a water supply assessment is not required and has not been prepared for the project.

While a water supply assessment is not required, the following discussion provides an estimate of the project's maximum water demand in relation to the three supply scenarios. No single development project alone in San Francisco would require the development of new or expanded water supply facilities or require the SFPUC to take other actions, such as imposing a higher level of rationing across the city in the event of a supply shortage in dry years. Therefore, a separate project-only analysis is not provided for this topic. The following analysis instead considers whether the proposed project, in combination with both existing development and projected growth through 2040 would require new or expanded water supply facilities, the construction or relocation of which could have significant cumulative impacts on the environment. It also considers whether a high level of rationing would be required that could have significant cumulative impacts. It is only under this cumulative context that development in San Francisco could have the potential to require new or expanded water supply facilities or require the SFPUC to take other actions, which in turn could result in significant physical environmental impacts related to water supply. If significant cumulative impacts could result, then the analysis considers whether the project would make a considerable contribution to the cumulative impact.

Based on guidance from the California Department of Water Resources and a citywide demand analysis, the SFPUC has established 50,000 gallons per day as an equivalent project demand for projects that do not meet the definitions provided in CEQA Guidelines Section 15155(a)(1).[101] The development proposed by the project would represent 4.2 percent of the 500-unit limit and 0.7 percent of the 500,000 square feet of commercial space provided in Section 15155(a)(1)(A) and (B), respectively. In addition, the proposed project would incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. It is therefore reasonable to assume that the proposed project would result in an average daily demand of less than 50,000 gallons per day of water.

The SFPUC has prepared estimates of total retail demand in five-year intervals from 2020 through 2040.[102] Assuming the project would demand no more than 50,000 gallons of water per day (or 0.05 mgd), Table 6: Proposed Project Demand Relative to Total Retail Demand (mgd), compares this maximum with the total retail demand from 2020 through 2040. At most, the proposed project's water demand would represent a small fraction of the total projected retail water demand, ranging from 0.07 to 0.06 percent between 2020 and 2040. As such, the project's water demand is not substantial enough to require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.

(E) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

(F) A mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.

(G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project.

101 Memorandum from Steven R. Ritchie, SFPUC, to Lisa Gibson, Environmental Review Officer, San Francisco Planning Department, Environmental Planning Division, May 31, 2019.

102 San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016, https://sfwater.org/index.aspx?page=75, accessed July 3, 2020.

Table 6: Proposed Project Demand Relative to Total Retail Demand (mgd)

	2020	2025	2030	2035	2040
Total Retail Demand	72.1	79	82.3	85.9	89.9
Total Demand of Proposed Project	0.05	0.05	0.05	0.05	0.05
Total Demand of Proposed Project as Percentage of Total Retail Demand	0.07%	0.06%	0.06%	0.06%	0.06%

Source: San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016

Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay-Delta Plan Amendment is implemented. As indicated above, the proposed project's maximum demand would represent 0.06 percent of the total retail demand in 2040 when implementation of the Bay-Delta Plan Amendment would result in a retail supply shortfall of up to 49.8 percent in a multi-year drought. The SFPUC has indicated that it is accelerating its efforts to develop additional water supplies and explore other projects that would increase overall water supply resilience in the case that the Bay-Delta Plan Amendment is implemented. The SFPUC has identified possible projects that it will study, but it has not determined the feasibility of the possible projects, has not made any decision to pursue any particular supply projects, and has determined that the identified potential projects would take anywhere from 10 to 30 years or more to implement. The potential impacts that could result from the construction and/or operation of any such water supply facility projects cannot be identified at this time. In any event, under such a worst-case scenario, the demand for the SFPUC to develop new or expanded dry-year water supplies would exist regardless of whether the proposed project is constructed.

Given the long lead times associated with developing additional water supplies, in the event the Bay-Delta Plan Amendment were to take effect sometime after 2022 and result in a dry-year shortfall, the expected action of the SFPUC for the next 10 to 30 years (or more) would be limited to requiring increased rationing. As discussed in the SFPUC memorandum, the SFPUC has established a process through its Retail Water Shortage Allocation Plan for actions it would take under circumstances requiring rationing. The level of rationing that would be required of the proposed project is unknown at this time. Both direct and indirect environmental impacts could result from high levels of rationing. However, the small increase in potable water demand attributable to the project compared to citywide demand would not substantially affect the levels of dry-year rationing that would otherwise be required throughout the city. Therefore, the proposed project would not make a considerable contribution to a cumulative environmental impact caused by implementation of the Bay-Delta Plan Amendment.

Impact UT-3: The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. *(Less than Significant)*

Implementation of the proposed project would increase the residential population at the project site by about 50 residents, resulting in an incremental increase of wastewater flows from the project site. The proposed project would incorporate water-efficient fixtures, as required by Title 24 of the California Code of Regulations and the San Francisco Green Building Ordinance. Compliance with these regulations would reduce wastewater flows to the Southeast Water Pollution Control Plant. The SFPUC's infrastructure capacity plans account for projected population and employment growth. For these reasons, implementation of the proposed project would not

exceed the capacity of the Southeast Water Pollution Control Plant to treat wastewater flows from the project site. This impact would be less than significant, and no mitigation measures are necessary.

Impact UT-4: The proposed project would not generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. *(Less than Significant)*

In September 2015, the City approved an agreement with Recology, Inc., for the transport and disposal of the City's municipal solid waste at the Recology Hay Road Landfill in Solano County. The City began disposing its municipal solid waste at Recology Hay Road Landfill in January 2016, and that practice is anticipated to continue for approximately nine years, with an option to renew the agreement thereafter for an additional six years. San Francisco had a goal of 75 percent solid waste diversion by 2010, which it exceeded at 80 percent diversion, and has a goal of 100 percent solid waste diversion or "zero waste" to landfill or incineration by 2020. The San Francisco Construction and Demolition Debris Recovery Ordinance requires mixed construction and demolition debris to be transported by a registered transporter to a registered facility that must recover for reuse or recycling and divert from landfill at least 65 percent of all received construction and demolition debris. The San Francisco Green Building Code also requires certain projects to submit a recovery plan to the San Francisco Department of the Environment demonstrating recovery or diversion of at least 75 percent of all demolition debris. The San Francisco Mandatory Recycling and Composting Ordinance requires all properties and everyone in San Francisco to separate solid waste into recyclables, compostables, and landfill trash. The proposed project would be subject to these ordinances and all other applicable statutes and regulations related to solid waste. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-UT-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on utilities and service systems. *(Less than Significant)*

Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, and 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity. This cumulative development would result in an incremental increase in population, water consumption, and wastewater and solid waste generation. The SFPUC has accounted for such growth in its water demand and wastewater service projections, and the City has implemented various programs to divert 80 percent of its solid waste from landfills. Like all projects proposed in San Francisco, the nearby cumulative development projects are required to comply with ordinances and policies related to water conservation, wastewater minimization, and solid waste reduction. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on utilities and service systems.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
13. PUBLIC SERVICES. Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as fire protection, police protection, schools, parks, or other public facilities?	☐	☐	☒	☐	☐

The proposed project's impacts on parks are discussed under Section E.9, Recreation. Impacts on other public services are discussed below.

Impact PS-1: The proposed project would increase demand for fire protection and police protection, but not to the extent that would require new or physically altered fire or police facilities, the construction of which could result in significant environmental impacts. *(Less than Significant)*

The project site receives fire protection and emergency medical services from the San Francisco Fire Department's Battalion 8, which includes Fire Station No. 3 at 1067 Post Street (approximately 0.2 mile southeast of the project site).[103] The project site receives police protection services from the San Francisco Police Department's Northern Station at 1125 Fillmore Street, approximately 0.9 mile northeast of the project site.[104] Implementation of the proposed project would add about 50 residents on the project site, which would increase the demand for fire protection, emergency medical, and police protection services. This increase in demand would not be substantial given the overall demand for such services on a citywide basis. Moreover, fire protection, emergency medical, and police protection resources are regularly redeployed based on need in order to maintain acceptable service ratios. The proximity of the project site to Fire Station No. 3 and Northern Station would help minimize Fire Department and Police Department response times should incidents occur at the project site. For these reasons, implementation of the proposed project would not require the construction of new or alteration of existing fire and police facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact PS-2: The proposed project would increase the population of school-aged children and the demand for school services, but not to the extent that would require new or physically altered school facilities, the construction of which could result in significant environmental impacts. *(Less than Significant)*

Implementation of the proposed project would result in the construction of 21 dwelling units and an anticipated population increase of about 50 residents. Some of the new residents of the 21 households could consist of families with school-aged children who might attend schools operated by the San Francisco Unified School District (SFUSD), while other children might attend private schools. It is anticipated that existing SFUSD schools in

[103] https://sf-fire.org/fire-station-locations#divisions, accessed August 11, 2020.

[104] https://www.sanfranciscopolice.org/station-finder, accessed August 23, 2020.

the project vicinity would be able to accommodate this minor increase in demand. Furthermore, the proposed project would be required to pay a school impact fee based on the construction of net new residential square footage to fund SFUSD facilities and operations. For these reasons, implementation of the proposed project would not result in a substantial unmet demand for school facilities and would not require the construction of new or alteration of existing school facilities. This impact would be less than significant, and no mitigation measures are necessary.

For these reasons, implementation of the proposed project would not result in a substantial unmet demand for school facilities and would not require the construction of new or alteration of existing school facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact PS-3: The proposed project would increase demand for other public services, but not to the extent that would require new or physically altered governmental facilities, the construction of which could result in significant environmental impacts. *(Less than Significant)*

Implementation of the proposed project would add about 50 residents on the project site, which would increase the demand for other public services such as libraries. This increase in demand would not be substantial given the overall demand for public services on a citywide basis. Regarding library services, the San Francisco Public Library operates the Main Library and 27 branches throughout San Francisco.[105] It is anticipated that the Main Library (0.75 mile southeast of the project site) and the Chinatown (0.7 mile northeast) and Golden Gate Valley (0.7 mile northwest) branches would be able to accommodate the minor increase in demand for library services generated by the proposed project. For these reasons, implementation of the proposed project would not require the construction of new or alteration of existing governmental facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-PS-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on public services. *(Less than Significant)*

The geographic context for cumulative fire, police, and library impacts are the police, fire, and library service areas, while the geographic context for cumulative school impacts is the school district service area. Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity, resulting in an incremental increase in population and demand for fire protection, police protection, school services, and other public services. The Fire Department, the Police Department, the school district, and other City agencies have accounted for such growth in providing public services to the residents of San Francisco. In addition, fire protection, emergency medical, and police protection resources are regularly redeployed based on need in order to maintain acceptable service ratios. Nearby cumulative development projects would be subject to many of the same development impact fees applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on public services.

[105] San Francisco Public Library website, https://sfpl.org, accessed January 26, 2021.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
14.	BIOLOGICAL RESOURCES: Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	☐
f)	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒

The project site is completely paved and is currently developed with an existing building, so it does not contain any riparian habitat, other sensitive natural community, or federally protected wetlands. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, state, or regional habitat conservation plans that apply to the project site. Therefore, Topics E.14.b, E.14.c, and E.14.f are not applicable to the proposed project.

Impact BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. *(No Impact)*

The project site and project vicinity are in an urban environment with high levels of human activity. The project site is completely paved and is currently developed with an existing building. Any candidate, sensitive, or special-status species have been previously extirpated (lost) from the area. For these reasons, implementation of the proposed project would have no impact on candidate, sensitive, or special-status species.

Impact BI-2: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. *(Less than Significant)*

San Francisco is within the Pacific Flyway, a major north-south route of travel for migratory birds along the western portion of the Americas. The project site is fully developed and is not considered an urban bird refuge.[106, 107]

Multi-story buildings are potential obstacles that can injure or kill birds in the event of a collision, and bird strikes are a leading cause of worldwide declines in bird populations. Planning Code Section 139, Standards for Bird-Safe Buildings, establishes building design standards to reduce avian mortality rates associated with bird strikes. This ordinance focuses on location-specific hazards and building feature-related hazards. Location-specific hazards apply to buildings in, or within 300 feet of and having a direct line of sight to, an urban bird refuge. The project site is not in or within 300 feet of an urban bird refuge, so the standards related to location-specific hazards are not applicable to the proposed project. Feature-related hazards, which can occur on buildings anywhere in San Francisco, are defined as freestanding glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments of 24 square feet or larger. The proposed project would be required to comply with the feature-related standards of Planning Code Section 139 by using bird-safe glazing treatment on 100 percent of any feature-related hazards.

The project site is completely paved and is currently developed with an existing building. As discussed above, there are no resident or migratory fish or wildlife species, no established native resident or migratory wildlife corridors, and no native wildlife nursery sites on the project site.

For these reasons, implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. This impact would be less than significant, and no mitigation measures are necessary.

Impact BI-3: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. *(Less than Significant)*

The project site does not contain existing trees or other vegetation that would need to be removed as part of the proposed project. The removal of street trees or significant trees, as well as the planting of new street trees, is subject to the provisions of the San Francisco Urban Forestry Ordinance, which is codified as Article 16 of the San Francisco Public Works Code.[108] Implementation of the proposed project would include the planting of street trees along Pine Street and Austin Street, subject to review and approval by San Francisco Public Works. The proposed project would not conflict with any local policies or ordinances that protect biological resources. This impact would be less than significant, and no mitigation measures are necessary.

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106 An urban bird refuge is defined by San Francisco Planning Code Section 139(c)(1) as an open spaces two acres and larger dominated by vegetation, including vegetated landscaping, forest, meadows, grassland, or wetlands, or open water.

107 San Francisco Planning Department, *Urban Bird Refuge Map*. Available at https://sfplanning.org/resource/urban-bird-refuge, accessed August 23, 2020.

108 Street trees and significant trees are defined in Article 16, Sections 802 and 810A, respectively, of the San Francisco Public Works Code.

Impact C-BI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to biological resources. *(Less than Significant)*

Cumulative development in the project vicinity would result in the construction of multi-story buildings that can injure or kill birds in the event of a collision and would result in the removal of existing street trees or other vegetation. Nearby cumulative development projects would be subject to the same bird-safe building and urban forestry ordinances applicable to the proposed project. Moreover, there are no candidate, sensitive, or special-status species or any riparian habitat or other sensitive natural community in the project vicinity. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on biological resources.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
15. GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐	☐

A geotechnical investigation was conducted to assess the geologic conditions underlying the project site and provide recommendations related to the proposed project's design and construction. The findings and recommendations are presented in a geotechnical report and are summarized below.[109]

The geotechnical investigation included the drilling of two test borings on the project site to depths of approximately 41 and 80 feet below ground surface (bgs). The project site is underlain by about three feet of fill consisting of sand, and this layer of fill is underlain by about 20 feet of loose to medium dense silty sand. From a depth of 23 feet bgs to the maximum depths of the test borings, the soil consists of loose to very dense silty sand.

Groundwater was encountered in the test borings at a depth of about 50 feet bgs. Depending on the amount of rainfall, groundwater levels at the project site are expected to fluctuate seasonally and annually.

Impact GE-1: The proposed project would not directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides. *(Less Than Significant)*

The project site is not within an Alquist-Priolo Earthquake Fault Zone, and there are no known active faults that run underneath the project site or in the project vicinity. The closest active fault to the project site is the San Andreas Fault, which is about 7.1 miles to the west. The project site is not in a liquefaction hazard zone or a landslide hazard zone.[110]

The proposed project is required to comply with the seismic safety standards set forth in the California Building Code and the San Francisco Building Code. The Department of Building Inspection (DBI) is the City agency responsible for reviewing the proposed project's building permit application, structural drawings and calculations, and geotechnical report and ensuring that the proposed project complies with the seismic safety standards and other applicable requirements. Project compliance with the Building Code would ensure that the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure would be low.

For these reasons, the proposed project would not cause potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides. This impact would be less than significant, and no mitigation measures are necessary.

Impact GE-2: The proposed project would not result in substantial soil erosion or the loss of topsoil. *(Less than Significant)*

The project site is entirely paved and is currently developed with an existing building. For these reasons, construction of the proposed project would not result in the loss of topsoil. Site preparation and excavation activities would disturb soil to a depth of up to 14 feet bgs, creating the potential for windborne and waterborne soil erosion. Construction activities would be required to comply with the Construction Site Runoff Ordinance (Ordinance No. 260-13), which requires all construction sites, regardless of size, to implement best management

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109 Krazan & Associates, Inc., Updated *Geotechnical Engineering Investigation, Proposed Mixed-Use Facility, 1525 Pine Street, San Francisco, California* (hereinafter "*Geotechnical Report*"), June 28, 2016, updated August 18, 2017.

110 San Francisco Planning Department, GIS database geology layer, accessed August 31, 2020.

practices to prevent construction site runoff discharges into the City's combined stormwater/sewer system. Compliance with the Construction Site Runoff Ordinance would ensure that the project would not result in erosion. This impact would be less than significant, and no mitigation measures are necessary.

Impact GE-3: The proposed project would not be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. *(Less than Significant)*

As discussed under Impact GE-1, the potential for landslide or liquefaction at the project site is low. In addition, the proposed project is required to comply with the provisions of the California Building Code and the San Francisco Building Code that address issues related to seismic safety and unstable soil. The geotechnical report includes recommendations related to the following aspects of construction: site preparation; engineered fill; drainage and landscaping; utility trench backfill; foundations; floor slabs and exterior flatwork; lateral earth pressures and retaining walls; pavement design; and seismic parameters. Implementation of these recommendations would ensure that the proposed project would not cause the soil underlying the project site to become unstable and result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. This impact would be less than significant, and no mitigation measures are necessary.

Impact GE-4: The proposed project would not create substantial risks to life or property as a result of being located on expansive soil. (*Less than Significant*)

Expansive soils are characterized by their ability to undergo significant volume change (i.e., to shrink and swell) due to variations in moisture content. Expansive soils are typically very fine-grained and have a high to very high percentage of clay. They can damage structures and buried utilities and increase maintenance requirements. The presence of expansive soils is typically associated with high clay content and determined based on site-specific data. Section 1803 of the California Building Code states that in areas likely to have expansive soil, the building official shall require soil tests to determine where such soils do exist, and if so, the geotechnical report must include recommendations and special design and construction provisions for foundations of structures on expansive soils, as necessary. Compliance with building code requirements would ensure that potential impacts related to expansive soils would be less than significant, and no mitigation measures are necessary.

Impact GE-5: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. (*Not Applicable*)

The proposed project would not include the use septic tanks or alternative wastewater disposal systems; it would be connected to the existing wastewater disposal system. For these reasons, Topic E.15.e is not applicable to the proposed project.

Impact GE-6: The project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (*Less than Significant with Mitigation*)

Paleontological resources are fossilized remains, traces, or imprints of organisms preserved in or on the earth's crust that are of paleontological interest and provide information about the history of life on earth. Paleontological resources represent a limited, non-renewable scientific and educational resource. The potential

for a project to affect paleontological resources varies with the depth of disturbance, construction activities, and previous disturbance.

The project site and immediate vicinity have been mapped as having low or unknown potential for paleontological resources. Construction of the proposed project would require excavation to a depth of up to 14 feet bgs and the removal of about 1,500 cubic yards of soil from the project site. Based on the proposed ground-disturbing activities, there is the possibility that unanticipated paleontological resources could be discovered during excavation of the project site. Implementation of Mitigation Measures M-GE-6a: Worker Environmental Awareness Training, and M-GE-6b: Discovery of Unanticipated Paleontological Resources, would address impacts related to paleontological resources.

Mitigation Measure M-GE-6a: Worker Environmental Awareness Training

Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources.

In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor.

The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.

Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources

In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.

The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery.

If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed.

The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30 business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.

Implementation of Mitigation Measures M-GE-6a and M-GE-6b would reduce impacts on paleontological resources to less-than-significant levels.

A unique geologic or physical feature embodies distinctive characteristics of any regional or local geologic principles, provides a key piece of information important to geologic history, contains minerals not known to occur elsewhere in the county, and/or is used as a teaching tool. The project site is entirely paved and is currently developed with an existing building. No unique geologic features exist at the project site. Therefore, the proposed project would have no impact on unique geologic features.

Impact C-GE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to geology and soils. *(Less than Significant)*

Environmental impacts related to geology and soils are generally site-specific. Nearby cumulative development projects would be subject to the same seismic safety standards and design review procedures applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to geology and soils.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
16.	HYDROLOGY AND WATER QUALITY. Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	☐	☐	☒	☐	☐
	i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐	☐
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐	☐
	iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	☐

Impact HY-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. *(Less than Significant)*

Project-related wastewater and stormwater would flow into the City's combined stormwater/sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. The NPDES standards are set and regulated by the San Francisco Bay Area Regional Water Quality Control Board.

The proposed project's discharges from residential operations and stormwater would not exceed water quality standards. The project would be required to comply with Article 4.2 of the San Francisco Public Works Code, Section 147 (Stormwater Management). The intent of the City's stormwater management program is to reduce the volume of stormwater entering the City's combined and separate sewer systems and to protect and enhance the water quality of receiving waters, pursuant to and consistent with federal and state laws, lawful standards, and orders applicable to stormwater and urban runoff control and the City's authority to manage and operate its drainage systems. Required compliance with all applicable federal and state laws, lawful standards, and orders would ensure that operation of the proposed project would not violate water quality standards or waste discharge requirements.

Construction activities such as excavation, earthmoving, and grading would expose soil and could result in erosion and excess sediments being carried in stormwater runoff to the combined stormwater/sewer system. In addition, stormwater runoff from temporary on-site use and storage of vehicles, fuels, waste, and other hazardous materials could carry pollutants to the combined stormwater/sewer system if proper handling methods are not employed. Runoff from the project site would drain into the City's combined stormwater/sewer system, ensuring that such runoff is properly treated at the Southeast Water Pollution Control Plant before being discharged into San Francisco Bay.

As discussed in Section E.15, Geology and Soils, the project site is generally underlain by fill consisting of sand. This layer of fill is underlain by loose, medium dense, and very dense silty sand. Groundwater is present at approximately 50 feet bgs. The proposed project's excavation and permanent structures do not have the potential to encounter groundwater and impact water quality.

For these reasons, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. *(Less than Significant)*

As discussed under Impact HY-1, groundwater is located approximately 50 feet bgs. The proposed project's excavation does not have the potential to encounter groundwater, decrease groundwater supplies, or interfere substantially with groundwater recharge. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. *(Less than Significant)*

The project site is entirely paved and is currently developed with an existing building. For these reasons, construction of the proposed project would not increase the area of impervious surfaces on the project site or substantially increase the rate or amount of surface runoff in a manner that would result in substantial erosion, siltation, or flooding on-or off-site. With no increase in the area of impervious surfaces on the project site, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-4: The proposed project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. *(No Impact)*

There are no dams or levees near the project site. As shown on Map 6, Potential Inundation Areas Due to Reservoir Failure, in the Community Safety Element of the *General Plan*, the project site is not in an area that would be flooded in the event that an existing dam or levee fails.[111]

As shown on Map 5, Tsunami Hazard Zones, San Francisco, 2012, in the Community Safety Element of the *General Plan*, the project site is not in a tsunami hazard zone, so the proposed project would not be at risk of inundation by tsunami.[112] A seiche is a periodic oscillation (rise and fall) of the surface of an enclosed or semi-enclosed body of water that can be caused by atmospheric or seismic disturbances. Tidal records for San Francisco Bay show that the 1906 earthquake caused a seiche of approximately four inches. A temporary four-inch rise in the water level of San Francisco Bay would not reach the project site, which is at least one mile from San Francisco's northern and eastern shorelines. Therefore, the proposed project would not be at risk of inundation by seiche.

The proposed project would have no impact related to the release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

Impact HY-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. *(Less than Significant)*

As discussed under Impact HY-1, project-related wastewater and stormwater would flow into the City's combined stormwater/sewer system and would be treated to standards contained in the City's NPDES Permit for the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Groundwater encountered during construction or operation of the proposed project would be required to meet certain water quality standards before being discharged into the combined stormwater/sewer system. As discussed under Impact HY-2, the proposed project would not permanently or substantially deplete groundwater resources. For these reasons, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-HY-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to hydrology and water quality. *(Less than Significant)*

Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity. This cumulative development would result in an incremental increase in water consumption and wastewater generation. The SFPUC has accounted for such growth in its service projections. Nearby cumulative development projects would be subject to the same water conservation, stormwater management, and wastewater discharge ordinances applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably

111 San Francisco Planning Department, *San Francisco General Plan*, Community Safety Element, p. 17. Available at http://generalplan.sfplanning.org/Community_Safety_Element_2012.pdf, accessed August 23, 2020.

112 San Francisco Planning Department, *San Francisco General Plan*, Community Safety Element, p. 15. Available online at http://generalplan.sfplanning.org/Community_Safety_Element_2012.pdf, accessed August 23, 2020.

foreseeable future projects in the project vicinity to create a significant cumulative impact related to hydrology and water quality.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
17.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	☐

The project site is not located within an area covered by an airport land use plan or within two miles of a public airport or a public use airport. Therefore, Topic E.17.e is not applicable to the proposed project.

Impact HZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. *(Less than Significant)*

The proposed project's residential and commercial uses would involve the use of relatively small quantities of hazardous materials such as cleaners and disinfectants for routine purposes. These products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. Most of these materials are consumed through use, resulting in relatively little waste. For these reasons, the proposed project would not

create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This impact would be less than significant, and no mitigation measures are necessary.

Impact HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. *(Less than Significant)*

The existing one-story restaurant was moved from another location to the project site circa 1916; it was subsequently altered and expanded in 1975. Due to the age of the building, it is possible that asbestos-containing material (ACM) and lead-based paint are present on the project site. Demolition of the existing building could release ACM, lead, or other hazardous materials into the environment. The demolition work must be performed in compliance with federal, state, and local regulations related to the abatement of hazardous materials. These regulations include: the Bay Area Air Quality Management District's Regulation 11, Rule 2: Hazardous Pollutants – Asbestos Demolition, Renovation, and Manufacturing; California Code of Regulations, Title 8, Section 1529 (Asbestos); and California Code of Regulations, Title 8, Section 1532.1 (Lead). Required compliance with these regulations would ensure that demolition of the existing building would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Therefore, through compliance with existing laws and regulations, impacts related to exposure to hazardous building materials during demolition would be less than significant, and no mitigation measures are necessary.

Impact HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. *(Less than Significant)*

There is one school within one-quarter mile of the project site: Redding Elementary/Early Education School at 1421 Pine Street (0.05 mile east). As discussed under Impact HZ-1, the proposed project would include the use of common household items in quantities too small to create a significant hazard to the public or the environment. The proposed residential and commercial uses would not produce hazardous emissions and would not involve the handling of hazardous or acutely hazardous materials, substances, or waste. This impact would be less than significant, and no mitigation measures are necessary.

Impact HZ-4: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (*Less than Significant*)

The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[113] In addition, the project site is not in an area that is subject to San Francisco Health Code Article 22A, also known as the Maher Ordinance, meaning that the project site is not known or suspected to contain contaminated soil and/or groundwater.[114] Nonetheless, a Phase I Environmental Site Assessment (ESA) has been prepared to evaluate the potential for site contamination, and the findings are summarized below.

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113 PIERS Environmental Services, Inc., *Phase I Environmental Site Assessment Report for 1525 Pine Street, San Francisco, California* (hereinafter "*Phase I ESA*"), June 2015, p. 16.

114 San Francisco Planning Department, GIS database hazardous materials layer, accessed August 31, 2020.

The Phase I ESA noted that no hazardous materials or chemicals were observed at the project site other than cleaning supplies. These materials were stored properly, and there was no evidence of improper use, storage, or disposal of hazardous materials or other chemicals. No storage tanks, significant staining on exterior paved surfaces, or stained soil was observed, and no unusual stains or odors were observed around floor drains inside the existing building. The Phase I ESA recommended that no additional investigation be conducted.

The proposed project would not create a significant hazard to the public or the environment. This impact would be less than significant, and no mitigation measures are necessary.

Impact HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. (*Less than Significant*)

The project site is in a densely developed urban environment; it is not adjacent to wildlands or in an area where residences are intermixed with wildlands. In San Francisco, fire safety is ensured through the provisions of the Building Code and the Fire Code. During the review of the building permit application, the DBI and the Fire Department will review the project plans for compliance with all regulations related to fire safety, which may include the development of an emergency procedure manual or an exit drill plan for the residents of the proposed project. Compliance with fire safety regulations would ensure that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving wildland fires. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to hazards and hazardous materials. *(Less than Significant)*

Environmental impacts related to hazards and hazardous materials are generally site-specific. The proposed project could result in potential impacts related to hazardous materials due to construction activities within potentially contaminated soil and demolition of structures that contain hazardous building materials. However, compliance with applicable regulatory requirements would reduce those impacts to less-than-significant levels. Nearby cumulative development projects would be subject to the same regulations related to hazardous materials applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to hazards and hazardous materials.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
18. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	☐

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	☐

Impact MR-1: The proposed project would not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. *(No Impact)*

All land in San Francisco, including the project site, is designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology under the Surface Mining and Reclamation Act of 1975.[115] This designation indicates that there is inadequate information available for assignment to any other mineral resource zone. Based on the MRZ-4 designation, the project site is not a designated area of known mineral deposits or a locally important mineral resource recovery site. For this reason, the proposed project would have no impact on mineral resources.

Impact C-MR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on mineral resources. *(No Impact)*

As discussed above, San Francisco is not a designated area of significant mineral deposits and does not have locally important mineral resource recovery sites. Implementation of nearby cumulative development projects would have no impact on mineral resources. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on mineral resources.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
19. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	☐

Impact EN-1: The proposed project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. *(Less than Significant)*

[115] California Division of Mines and Geology, *Open File Report 96-03, 1996, and Special Report 146 Parts I and II*, 1986.

In California, energy consumption in buildings is regulated by Title 24 of the California Code of Regulations. Title 24 includes standards that regulate energy consumption for the heating, cooling, ventilation, and lighting of residential and nonresidential buildings. In San Francisco, documentation demonstrating compliance with Title 24 standards is required to be submitted with a building permit application. Compliance with Title 24 standards is enforced by the Department of Building Inspection. The proposed project would comply with the standards of Title 24 and the requirements of the San Francisco Green Building Ordinance and would be built to GreenPoint Rated standards, thus minimizing the amount of fuel, water, or energy used during its construction and operational phases. The proposed project would not encourage activities that result in the use of large amounts of fuel, water, or energy, or use them in a wasteful manner. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-EN-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to energy. *(Less than Significant)*

Nearby cumulative development projects would be subject to the same energy conservation, water conservation, recycling and composting, and construction and demolition debris ordinances applicable to the proposed project. For this reason, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to energy.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
20. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐	☒

The project site does not contain agricultural uses, is not zoned for agricultural use, and is not subject to a Williamson Act contract.[116] The project site does not contain forest land or timberland as defined in Public Resources Code Sections 12220(g) and 4526, respectively. Therefore, Topics E.20.a through E.20.e are not applicable to the proposed project or cumulative development projects.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
21. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plans?	☐	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐	☒
d) Expose people or structure to significant risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐	☒

The project site is not in or near any state responsibility areas for fire prevention or lands classified as very high fire hazard severity zones.[117] Therefore, Topics E.21.a through E.21.d are not applicable to the proposed project or cumulative development projects.

116 California Department of Conservation, *Important Farmland in California, 2016*. Available online at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2016/fmmp2016_20_23.pdf, accessed May 19, 2020.

117 California Department of Fire and Forest Protection, Fire Resource Assessment Program, Fire Hazard Severity Zones viewer. Available at https://egis.fire.ca.gov/FHSZ, accessed August 23, 2020.

Please see Section E.17, Hazards and Hazardous Materials, for additional discussion of impacts related to wildland fires.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
22.	MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:					
a)	Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☐
b)	Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐	☐
c)	Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	☐

Note: Authority cited: Sections 21083 and 21083.05, 21083.09 Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21073, 21074 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21080.3.1, 21080.3.2,21082.3, 21084.2, 21084.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

The proposed project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project would not result in the elimination of important examples of major periods of California history or prehistory. As discussed in Section E.3, Cultural Resources, construction of the proposed project could cause a substantial adverse change in the significance of an archeological resource. Implementation of Mitigation Measure M-CR-2: Archeological Testing, would reduce this impact to a less-than-significant level. As discussed in Section E.4, Tribal Cultural Resources, construction of the proposed project could cause a substantial adverse change in the significance of a tribal cultural resource. Implementation of Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program, would reduce this impact to a less-than-significant level. As discussed in Section E.5, Noise, construction of the proposed project would generate excessive groundborne

vibration that could damage older buildings adjacent to the project site. Implementation of Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction, would reduce this impact to a less-than-significant level. As discussed in Section E.15, Geology and Soils, construction of the proposed project could directly or indirectly destroy a unique paleontological resource or site. Implementation of Mitigation Measures M-GE-6a: Worker Environmental Awareness Training, and M-GE-6b: Discovery of Unanticipated Paleontological Resources, would reduce this impact to a less-than-significant level.

The proposed project would not combine with past, present, or reasonably foreseeable future projects to create significant cumulative impacts related to any of the topics discussed in Section E, Evaluation of Environmental Effects. There would be no significant cumulative impacts to which the proposed project would make cumulatively considerable contributions.

The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings. As discussed in Section E.7, Air Quality, construction of the proposed project would generate air pollutant emissions in an area that already experiences poor air quality. Implementation of Mitigation Measure M-AQ-2: Construction Air Quality, would reduce this impact to a less-than-significant level.

As discussed in Section E, Evaluation of Environmental Effects, the proposed project is anticipated to only result in less-than-significant impacts for the topics included in the Initial Study checklist. The foregoing analysis identifies potentially significant impacts related to cultural resources, tribal cultural resources, noise, air quality, and geology and soils, which would be mitigated through implementation of mitigation measures as described in more detail in Section F, Mitigation Measures and Improvement Measures.

F. Mitigation Measures and Improvement Measures

The following mitigation measures have been identified to reduce potentially significant environmental impacts resulting from the proposed project to less-than-significant levels.

Mitigation Measures

Mitigation Measure M-CR-2: Archeological Testing

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.

The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in

accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).

Archeological Testing Program. The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist.

If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Consultation with Descendant Communities. On discovery of an archeological site[118] associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative[119] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data

[118] The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

[119] An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils- disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains.

The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98).

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.

Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:

- The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological

consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis*. Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program*. Consideration of an on-site/off-site public interpretive program for significant finds.
- *Security Measures*. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report*. Description of proposed report format and distribution of results.

- *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Public Interpretation. If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.

<u>Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program</u>

In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource.

If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational

panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.

Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction

Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.

Pre-construction Survey. Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

Vibration Management and Monitoring Plan. The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- *Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall

establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).

- *Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- *Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases).
- *Pile Driving Requirements.* For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following:
    - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or
    - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures
- *Buffer Distances.* The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible.
- *Vibration Monitoring.* The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard.
    - Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.
    - The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.
        - If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
        - If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage

report documenting the features of the building and/or structure that has been damaged.

- If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration.

- Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.

- *Periodic Inspections.* The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur.
- *Repairing Damage.* The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency.

Vibration Monitoring Results Report. After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.

<u>Mitigation Measure M-AQ-2: Construction Air Quality</u>

The project sponsor or the project sponsor's Contractor shall comply with the following:

A. *Engine Requirements.*

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.

2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.

3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.

4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. *Waivers.*

1. The Planning Department's Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.

2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.

3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. *Monitoring.* After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.

Mitigation Measure M-GE-6a: Worker Environmental Awareness Training

Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources.

In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor.

The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.

Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources

In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.

The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery.

If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed.

The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30 business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.

Improvement Measures

Improvement Measure I-CR-1a: Documentation

A. Historic American Building/Historic American Landscape Survey

Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property,

structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.

Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.

Historic American Buildings/Historic American Landscape Survey Level Photographs: Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set.

The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories.

The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource.

The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.

B. Video Recordation

Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources.

The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project.

Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

<u>Improvement Measure I-CR-1b: Interpretation</u>

The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project.

This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit.

The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available.

The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy.

Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan.

The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required.

The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.

Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse

As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit.

Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan

The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures:

Restricted Construction Access Hours: Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours.

Alternative Transportation for Construction Workers: Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.

Construction Worker Parking Plan: The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.

Coordination of Temporary Sidewalk Closures: The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures.

Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access: The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project.

Proposed Project Construction Updates for Adjacent Businesses and Residents: Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses through a website, social media, or other effective methods acceptable to the Environmental Review Officer.

G. Public Notice and Comment

On August 23, 2017, the Planning Department mailed a Notification of Project Receiving Environmental Review to owners of properties within 300 feet of the project site, adjacent occupants, and neighborhood groups. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate.

The Planning Department received comments expressing concerns about:

- noise during construction;
- noise from the existing bakery on the adjacent property at 1515-1517 Pine Street;
- loss of sunlight to the adjacent residence at 1515-1517 Pine Street;
- the project's architectural design and the loss of the unique architectural style of the existing restaurant on the project site;

Impacts related to the demolition of the existing architecturally unique restaurant on the project site are discussed in Section E.3, Cultural Resources. Impacts related to construction noise are discussed in Section E.6, Noise. The project sponsor has no control over the amount of noise generated by the existing bakery on the adjacent property at 1515-1517 Pine Street. Impacts related to shadow are discussed in Section E.10, Shadow.

H. Determination

On the basis of this Initial Study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Lisa Gibson

Lisa Gibson
Environmental Review Officer
for
Rich Hillis
Director of Planning

DATE 1/27/2021

I. Initial Study Preparers

Planning Department, City and County of San Francisco
Environmental Planning Division
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Environmental Review Officer: Lisa Gibson
Principal Environmental Planner: Joy Navarrete
Senior Environmental Planner: Michael Li

ATTACHMENT A
Project Plans
(April 20, 2021)

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1525 PINE

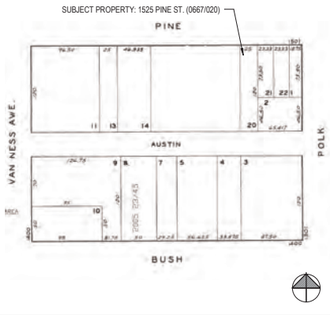
CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS



PREVAILING CODES & REGULATIONS

2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
2016 GREEN BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS

ASSESSOR'S MAP



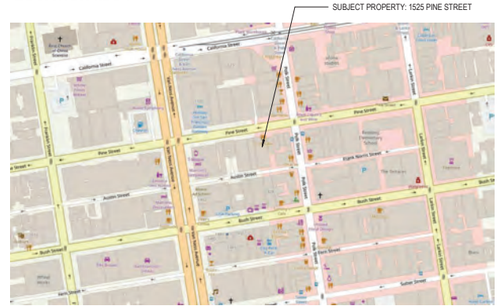
GENERAL LEGEND

- BUILDING / WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER
- CENTER LINE
- PROPERTY LINE
- WALL TYPE PARTITION
- KEYNOTE
- SHEET NOTE
- DOOR TAG

PARTITION TYPES

- (E) PARTITION TO REMAIN
- (E) PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)

LOCATION MAP:



BUILDING DATA:

OWNER: 1525 PINE STREET DEV LLC

PROJECT ADDRESS: 1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK / PARCEL: BLOCK 0667 / LOT 020

LOT AREA: 3,000 SF (25' X 120')

SFDBI BPA #: 2018-0208-0768

SF PLANNING PERMIT #: 2015-009955 PRJ/PPA/SHD/VAR

ZONING DISTRICT: POLK ST NEIGHBORHOOD COMMERCIAL DISTRICT 65-A

OCCUPANCY GROUP: R-2 OVER M

CONSTRUCTION TYPE: 5 STORIES TYPE IV HEAVY TIMBER/CLT OVER 3 STORIES TYPE I-A CONCRETE
OR
5 STORIES TYPE III-A FIRE-TREATED WOOD FRAME OVER 3 STORIES TYPE I-A CONCRETE
OR
8 STORIES TYPE I-A CONCRETE

ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302

STRUCTURAL ENGINEER: DCI ENGINEERING
135 MAIN STREET, STE 1800
SAN FRANCISCO, CA 94105

MECHANICAL ENGINEER: TBD

CIVIL: TRIAD / HOLMES ASSOCIATES
777 WOODSIDE RD, STE 2A
REDWOOD CITY, CA 94061

ADDITIONAL REQUIREMENTS

- **SPRINKLER SYSTEM REQUIREMENTS CBC CH. 9**
  SEC 903.3.1.1 NFPA 14 SPRINKLER SYSTEMS: PROJECT SHALL BE FULLY SPRINKLERED PER THIS SECTION
- **EGRESS REQUIREMENTS PER CBC CH. 10**
- **ACCESSIBILITY REQUIREMENTS PER CBC CH. 11A**
  SEC 1134A.2 BATHING AND TOILET FACILITIES: OPTION 2 TO BE USED FOR ALL RESIDENCES IN BUILDING
- **ACCESSIBILITY REQUIREMENTS PER CBC CH. 11B**
  ALL COMMERCIAL AND COMMON RESIDENTIAL SPACES SHALL COMPLY WITH THIS SECTION
- **BIOLOGICAL RESOURCES**
  THERE ARE 0 TREES ON, OVER, OR ADJACENT TO THE SITE, INCLUDING ANY SIGNIFICANT LAND MARK OR STREET TREES.

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SINGLE STORY COMMERCIAL STRUCTURE (CURRENTLY HOUSING THE 'GRUBSTAKE DINER') ON THE LOT UNDER SEPARATE PERMIT (BPA #2018-0208-0778) AND THE CONSTRUCTION OF A NEW MIXED-USE EIGHT (8) STORY OVER BASEMENT STRUCTURE (BPA #2018-0208-0768) CONSISTING OF: GROUND FLOOR COMMERCIAL (THE 'GRUBSTAKE DINER' WILL RE-INHABIT THIS NEW SPACE) AND THE RESIDENTIAL ENTRY; SEVEN (7) STORIES OF RESIDENTIAL OCCUPANCY (21 DWELLING UNITS); ROOF TOP COMMON OPEN SPACE; AND BASEMENT LEVEL SPACES AUXILIARY TO THE COMMERCIAL AND RESIDENTIAL USES.

THE PROJECT EXERCISES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM (S. 206.6) TO ACHIEVE GREATER DENSITY, HEIGHT AND AFFORDABILITY THAN ALLOWED UNDER THE BASE ZONING. CONDITIONAL USE APPROVAL, AND REVIEW/APPROVAL OF FINDINGS REGARDING WAIVERS AND INCENTIVES UNDER THE STATE DENSITY BONUS PROGRAM ARE REQUIRED BY THE SF PLANNING COMMISSION.

ALL WORK TO COMILY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE; THE CURRENT EDITION OF THE SAN FRANCISCO BUILDING AND PLANNING CODES; TITLE-24 ENERGY STANDARDS; GYPSUM FIRE RESISTANCE DESIGN MANUAL (20TH EDITION); ETC...

DISCRETIONARY APPROVALS BY SF PLANNING

DISCRETIONARY APPROVALS BY SF PLANNING (2015-009955-SDB): CONDITIONAL USE APPROVAL IS ALSO SOUGHT FOR THE PROJECT

This Individually Requested State Density Bonus Mixed-use Project is proposed in the Polk Street NCD/65-A underlying zoning district.

SDB waivers/concessions being requested are to the following:
- Height and Bulk (s. 260)
- Open Space (T. 135A)
- Rear Yard (s. 134)
- Dwelling Unit Exposure (s. 140)
- Street Frontage (s. 145.1)
- Narrow Street Setbacks (s. 261)
- Projections (s. 136)

PLANNING COMMISSION

04/20/2021
PLANNING PERMIT#: 2015-009955
SFDBI BPA#: 2018-0208-0768
(EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778)

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID MORRIS
C-24585
RENEWAL 2-31-23
STATE OF CALIFORNIA

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

These drawings and specifications are the property and copyright of Kerman Morris Architects and shall not be used on any other work except by written agreement with Kerman Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fasteninos,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

COVER SHEET

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

ABBREVIATIONS

&	AND
@	AT
°	DEGREES
Ø	DIAMETER OR ROUND
(E)	EXISTING
(N)	NEW
'	FOOT / FEET
"	INCH / INCHES
%	PERCENT
±	PLUS / MINUS
#	POUND OR NUMBER
AB	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
B.O.	BOTTOM OF
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ENERGY CODE
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CFC	CALIFORNIA FIRE CODE
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPC	CALIFORNIA PLUMBING CODE
CPT	CARPET
CTR	CENTER
d	PENNY
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DP	DRAIN PIPE
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EERO	EMERGENCY ESCAPE AND RESCUE OPENING(S)
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR / ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FA	FIRE ALARM
FC	FOOT-CANDLE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER W/ CABINET
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR / FLOORING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE / CURB
FOF	FACE OF FINISH
FOS	FACE OF STUD
FT	FOOT OR FEET
FTG	FOOTING
FTS	FABRIC COVERED TACK SURFACE
FURG	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFIC	GROUND FAULT INTERRUPT CIRCUIT
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HD	HEAVY DUTY
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HWH	HOT WATER HEATER
IN	INCH OR INCHES
INS	INSULATE / INSULATION / INSULATING
INT	INTERIOR
J BOX	JUNCTION BOX
JT	JOINT
L	ANGLE / LONG / LENGTH
LAV	LAVATORY
LBS	POUND / POUNDS
LF	LINEAR FEET
LVL	LEVEL
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLY/PLY WD	PLYWOOD
POC	POINT OF CONNECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTDF	PRESSURE TREATED DOUGLAS FIR
PTN	PARTITION
PV	PHOTOVOLTAIC
R	RADIUS (IN DIMENSION) / RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE / SCHEDULING
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SFD	SEE FIRE PROTECTION DRAWINGS
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATIONS
SQ	SQUARE
SS/SST	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMETRICAL
SYST	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T/TRD	TREAD
TB	TOWEL BAR
TEMP	TEMPORARY
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOILET PAPER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTAGE / VOLT
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPFAM	VAPOR PERMEABLE FLUID APPLIED MEMBRANE
W	WEST / WIDTH / WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOF(ING)
WPT	WORKING POINT
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
x	BY

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
   A. STRUCTURAL DRAWINGS
   B. LARGE SCALE DETAILS
   C. SMALL SCALE DETAILS
   D. ENLARGED VIEWS
   E. FLOOR PLANS AND ELEVATIONS
3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR "AFF".
6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.
   SHEET NUMBER EXAMPLE: A201
   "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING
   "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
   "01" INDICATES THE SHEET NUMBER
2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
   EXAMPLE: EL201A
   "EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING
   "A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G	GENERAL INFORMATION	Q	EQUIPMENT
C	CIVIL	F	FIRE PROTECTION
L	LANDSCAPE	P	PLUMBING
S	STRUCTURAL	M	MECHANICAL
A	ARCHITECTURAL	E	ELECTRICAL
I	INTERIORS	T	TELECOMMUNICATIONS

5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

SHEET INDEX

GENERAL	
G0.01	COVER SHEET
G0.02	SHEET LIST, ABBREVIATIONS & GENERAL NOTES
G0.03	PLANNING DEPARTMENT NOTES & SCHEDULES
G0.04	BUILDING DEPARTMENT NOTES & SCHEDULES
G0.50	GREEN BUILDING SUBMITTAL
G0.60	FIRE FLOW & DBI PRE-APP MEETING SUMMARY
G1.00	SITE SURVEY
G1.10	SITE PHOTOS
G1.20	GROSS BUILDING PLANS - EXISTING
G1.21	GROSS BUILDING PLANS - PROPOSED
G1.50	BASE BUILDING DIAGRAMS
G2.00	EGRESS / PATH OF TRAVEL SITE PLAN
G3.00	PROPOSED EXTERIOR PERSPECTIVES & MATERIALS
G3.01	PROPOSED EXTERIOR PERSPECTIVES
G6.00	GRUBSTAKE PRESERVATION MEASURES
G6.01	GRUBSTAKE PROJECT FEATURES
G9.00	GENERAL ACCESSIBILITY REQUIREMENTS
ARCHITECTURE EXISTING	
AE1.01	EXISTING SITE PLAN
AE2.01	EXISTING FLOOR PLAN
AE5.01	EXISTING EXTERIOR ELEVATION - NORTH
AE5.02	EXISTING EXTERIOR ELEVATION - SOUTH
AE5.03	EXISTING EXTERIOR ELEVATION - WEST
AE5.04	EXISTING EXTERIOR ELEVATION - EAST
ARCHITECTURE DEMO	
D1.01	DEMOLITION SITE PLAN
ARCHITECTURE PROPOSED	
A1.01	PROPOSED SITE PLAN
A2.01	FLOOR PLANS, BASEMENT - LEVEL 1
A2.02	FLOOR PLANS, LEVEL 2 - LEVEL 3
A2.03	FLOOR PLANS, LEVEL 4 - LEVEL 5
A2.04	FLOOR PLANS, LEVEL 6 - LEVEL 7
A2.05	FLOOR PLANS, LEVEL 8 - ROOF
A5.01	EXTERIOR ELEVATION - NORTH
A5.02	EXTERIOR ELEVATION - EAST
A5.03	EXTERIOR ELEVATION - SOUTH
A5.04	EXTERIOR ELEVATION - WEST
A5.05	EXTERIOR ELEVATION - LIGHTWELLS
A7.01	BUILDING SECTIONS
A7.02	BUILDING SECTIONS
A7.03	BUILDING SECTIONS

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Revisions

LICENSED ARCHITECT
EDWARD DAVIS JONES
C-24585
RENEWAL 3-31-23
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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SHEET LIST, ABBREVIATIONS & GENERAL NOTES

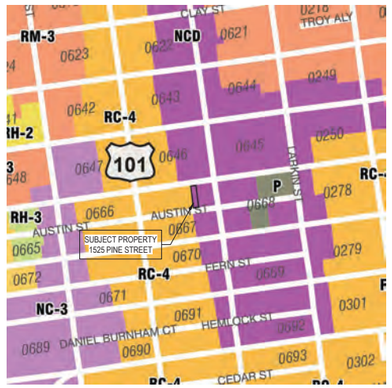
DATE	04/20/2021
SCALE	1" = 1'-0"
DRAWN BY	DRN
CHECKED BY	CHK
JOB NO.	1914

G0.02

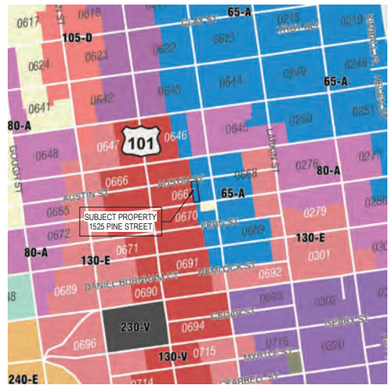
2018-0208-0768

DBI PERMIT APPLICATION NUMBER:

ZONING



HEIGHT



GROSS AREA BY FLOOR PER PLANNING CODE - PROPOSED

PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102

NAME	AREA TYPE PER CODE	TOTAL AREA	AREA INCLUDE IN GROSS	COMMENTS
BASEMENT -1				
BIKE PARKING	ACCESSORY BICYCLE PARKING (EXEMPT)	620 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
CIRCULATION	CIRCULATION	774 SF	774 SF	
RESTAURANT (BACK OF HOUSE)	BUSINESS	1233 SF	1233 SF	
STORAGE	RESIDENTIAL	112 SF	112 SF	
UTILITY	ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)	162 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		2900 SF	2119 SF	
LEVEL 01 (AUSTIN)				
CIRCULATION	CIRCULATION	1082 SF	1082 SF	
TRASH ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)	223 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		1304 SF	1082 SF	
LEVEL 01 (PINE)				
CIRCULATION	CIRCULATION	254 SF	254 SF	
RESTAURANT (BACK OF HOUSE)	BUSINESS	535 SF	535 SF	
RESTAURANT (FRONT OF HOUSE)	ASSEMBLY	727 SF	727 SF	
		1516 SF	1516 SF	
LEVEL 02				
CIRCULATION	CIRCULATION	506 SF	506 SF	
DWELLING UNIT	RESIDENTIAL	1492 SF	1492 SF	
PRIVATE OPEN SPACE	RESIDENTIAL	107 SF	0 SF	
RESTAURANT (FRONT OF HOUSE)	BUSINESS	361 SF	361 SF	
		2465 SF	2359 SF	
LEVEL 03				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1975 SF	1975 SF	
		2616 SF	2616 SF	
LEVEL 04				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1980 SF	1980 SF	
		2621 SF	2621 SF	
LEVEL 05				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1977 SF	1977 SF	
		2618 SF	2618 SF	
LEVEL 06				
CIRCULATION	CIRCULATION	621 SF	621 SF	
DWELLING UNIT	RESIDENTIAL	2001 SF	2001 SF	
		2622 SF	2622 SF	
LEVEL 07				
CIRCULATION	CIRCULATION	591 SF	591 SF	
DWELLING UNIT	RESIDENTIAL	2027 SF	2027 SF	
		2618 SF	2618 SF	
LEVEL 08				
CIRCULATION	CIRCULATION	597 SF	597 SF	
DWELLING UNIT	RESIDENTIAL	2025 SF	2025 SF	
		2622 SF	2622 SF	
ROOF				
STAIR/ELEV PENTHOUSE	CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL (EXEMPT)	448 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10)
		448 SF	0 SF	
		24351 SF	22792 SF	

GROSS AREA BY FLOOR PER PLANNING CODE - EXISTING

Name	AREA TYPE PER CODE	Area	Area Included in Gross	Comments
(E) RESTAURANT (BACK OF HOUSE)	BUSINESS	481 SF	481 SF	
(E) RESTAURANT (FRONT OF HOUSE)	ASSEMBLY	702 SF	702 SF	
(E) DECK	BUSINESS	88 SF	0 SF	
(E) STORAGE	BUSINESS	199 SF	199 SF	
(E) CIRCULATION	CIRCULATION	146 SF	146 SF	
(E) STORAGE	BUSINESS	105 SF	105 SF	
(E) CIRCULATION	CIRCULATION	29 SF	29 SF	
		1750 SF	1661 SF	

NOTE: UNDER SEPARATE PERMIT, EXISTING BUILDING TO BE DEMOLISHED IN ITS ENTIRETY. SEE BUILDING PERMIT #2018-0208778.

NOTE: FOR CORRESPONDING GROSS AREA FLOOR PLAN DIAGRAMS SEE SHEETS G2.20, G2.21

COMMERCIAL SQ FOOTAGE INCREASE

EXISTING GROSS AREA OF RESTAURANT SUBTRACTED FROM PROPOSED GROSS AREA OF RESTAURANT:
2,856 - 1661 = 1195 SF INCREASE

ZONING INFORMATION AND SDB WAIVER REQUESTS

ADDRESS : 1525 PINE STREET, SAN FRANCISCO, 94109	ORIGINAL FILING :
BLOCK / LOT : 0667 / 020	HISTORIC STANDING : "B" – Unknown / Age Eligible
LOT SIZE: 25'X120' = 3,000 SF	PLANNING DISTRICT: DISTRICT 3 NORTHEAST

Topic	Code Section	Required / Allowed	Proposed
ZONE/MAP	MAP ZN02	NCD - POLK STREET COMMERCIAL	COMMERCIAL AND RESIDENTIAL MIXED USE
PERMITTED USE	SFPC 209	MIXED USE	COMMERCIAL AND RESIDENTIAL MIXED USE
DENSITY	SFPC 207	PERMITTED UP TO 1 DWELLING UNIT PER 200 SF OF LOT AREA: 3,000 SF / 200 = 15 DWELLING UNITS PER NEAREST RESIDENTIAL DISTRICT - RC-4 DENSITY OF 1 DWELLING UNIT PER 200 SF LOT AREA.	PROJECT PROPOSES 21 DWELLING UNITS FOR OWNERSHIP USING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS, AND SFPC SEC. 206.6
F.A.R	SFPC 124	2.5 TO 1 FOR NON-RESIDENTIAL USES	2.5 X 3,000 SF= 7,500 SF MAX. NON-RESIDENTIAL USES. PROJECT COMPLIES.
HEIGHT	SFPC 260	65-A (65' MAXIMUM HEIGHT)	83' PROPOSED.WAIVER REQUIRED PER STATE DENSITY BONUS; SEE SHEET G1.50 FOR DIAGRAM
BULK LIMIT	SFPC TABLE 270	110' MAXIMUM IN LENGTH, 125' MAXIMUM IN DIAGONAL DIMENSION	WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
FRONT YARD SETBACK	SFPC 132	NOT REQUIRED	N/A
REAR YARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'	WAIVER REQUIRED PER SDB (NO REAR YARD PROPOSED); SEE SHEET G1.50 FOR DIAGRAM
OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	36 sqft OF PRIVATE OR 48 sqft OF COMMON OPEN SPACE PER DWELLING UNIT IS REQUIRED. 21 UNITS X 48 sqft = 1008 SF MIN. COMMON OPEN SPACE REQUIRED.	749 SF COMMON OPEN SPACE PROPOSED; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
OBSTRUCTIONS	SFPC 136	PERMITTED. OVER NARROW STREET WITH NARROW SIDEWALK PROJECTIONS,2' MAX PROJECTION ALLOWABLE.	AT PINE STREET FACADE PROJECT PROPOSES BAYS COMPLIANT WITH SEC.136. AT AUSTIN ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
DWELLING UNIT EXPOSURE	SFPC 140	EVERY UNIT TO FACEONTO PUBLIC WAY OR COMPLYING REAR YARD	UNIT 202 DOES NOT COMPLY; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
HEIGHT / STREET FRONTAGE REVIEW	SFPC 145.1(c)(1)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'	N/A. NO PARKING PROPOSED
	SFPC 145.1(c)(2)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS	N/A
	SFPC 145.1(c)(3)	ACTIVE USES REQUIRED	PROJECT COMPLIES
	SFPC 145.1(c)(4)	GROUND FLOOR CEILING HEIGHT HAS A MIN. 14' FLOOR TO FLOOR FOR NON-RESIDENTIAL USES.	AT AUSTIN ST PROJECT COMPLIES, AT PINE ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
	SFPC 145.1(c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE IN NC DISTRICT	PROJECT COMPLIES
	SFPC 145.1(c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%	WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
BETTER ROOFS ALTERNATIVE	SFPC 149	PROVIDE A MIN. 15% OF ROOF AREA TO BE SOLAR PHOTOVOLTAIC OR 30% OF ROOF AREA TO BE GREEN OR REGITATED ROOF.	PROJECT COMPLIES
OFF-STREET PARKING	SFPC 151	NOT REQUIRED. MAX. PERMITTED PER SEC. 151. BIKE PARKING REQUIRED PER SEC. 155.2. CAR SHARE SPACES REQUIRED WHEN PROJECT HAS 25 OR MORE PARKING SPACES. PER SEC. 166.	NO VEHICLE PARKING PROPOSED. PROJECT COMPLIES.
BIKE PARK	SFPC 155.2	(1) CLASS 1 SPACE FOR EVERY DWELLING UNITS AND (1) CLASS 2 SPACE PER 20 UNITS.	A MIN. OF 21 CLASS 1 SPACES AND 2 CLASS 2 SPACES REQUIRED FOR 21 DWELLING UNITS. PROJECT COMPLIES.
		EATING AND DRINKING USES REQUIRE (1) CLASS 1 SPACE FOR EVERY 7,500 SF. (1) CLASS 2 SPACE FOR EVERY 750 SF, 2 SPACES MIN. REQUIRED.	A MIN. OF 2 CLASS 1 SPACES AND 2 CLASS 2 SPACES FOR 1,008 SF OF FRONT OF HOUSE RESTAURANT. PROJECT COMPLIES.
DWELLING UNIT MIX	SFPC 207.6	A MIN. OF 40% OF UNITS TO BE 2-BRs OR 30% TO BE 3-BRs.	PROJECT DOES NOT COMPLY. CU AUTHORIZATION SOUGHT FOR RELIEF
HEIGHT LIMITS: MEASUREMENT	SFPC 260	BUILDING HEIGHT IS MEASURED FROM ONE POINT ON THE STREET FRONTAGE FROM CURB TO TOP OF FLAT ROOF OR THE MIDPOINT OF A SLOPED ROOF.	PROJECT EXCEEDS 65' HEIGHT LIMIT OF NCD / 65-A ZONING. WAIVER REQUIRED PER INDIVIDUALLY REQUESTED STATE DENSITY BONUS (SFPC 206.6)
	SFPC 260(b)	EXEMPTIONS: THE FOLLOWING FEATURES SHALL BE EXEMPT; PROVIDED THE LIMITATIONS INDICATED FOR EACH ARE OBSERVED; PROVIDED FURTHER THAT THE SUM OF THE HORIZONTAL AREAS OF ALL FEATURES LISTED IN THIS PARAGRAPH (B)(1) SHALL NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED. ANY SUCH SUM OF 20 PERCENT HERETOFORE DESCRIBED MAY BE INCREASED TO 30 PERCENT BY UNROOFED SCREENING DESIGNED EITHER TO OBSCURE THE FEATUERS LISTED UNDER (A) AND (B) BELOW OR TO PROVIDE A MORE BALANCED AND GRACEFUL SILHOUETTE FOR THE TOP FO THE BUILDING OR STRUCTURE. (A) MECHANICAL EQUIPMENT AND APPURTENANCES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING OR STRUCTURE ITSELF, INCLUDING CHIMNEYS, VENTILATORS, PLUMBING VENT STACKS, COOLING TOWER, WATER TANKS, AND PANELS OR DEVICES FOR THE COLLECION OF SOLAR OR WIND ENERGY. THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS.	
SETBACKS AT NARROW STREETS	SFPC 261.1	AUSTIN ST (35' WIDTH) FACADE SETBACK MINIMUM 10' ABOVE 1.25 * 35' = 43'-9"	PROJECT PROPOSES NO SETBACK OF STREET WALL. WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
URBAN DESIGN GUIDELINES	SFPC 311	SUBJECT TO URBAN DESIGN GUIDELINES	

PROJECT SUMMARY

LEVEL	UNIT DISTRIBUTION STUDIO	2BR	3BR	TOTAL	BUILDING INTERIOR AREA (NET) RESIDENTIAL DWELLING UNIT	COMMON	CIRCULATION	SUBTOTAL	OTHER STORAGE	UTILITY	COMMERCIAL	TOTAL	EXTERIOR OPEN SPACE (NET) PRIVATE	COMMON
BASEMENT -1	0	0	0	0	0 SF	0 SF	595 SF	595 SF	605 SF	129 SF	1096 SF	2426 SF	0 SF	0 SF
LEVEL 01 (AUSTIN)	0	0	0	0	0 SF	514 SF	322 SF	322 SF	0 SF	205 SF	0 SF	1041 SF	0 SF	0 SF
LEVEL 01 (PINE)	0	0	0	0	0 SF	0 SF	152 SF	152 SF	0 SF	0 SF	1110 SF	1261 SF	0 SF	0 SF
LEVEL 02	3	0	0	3	1289 SF	0 SF	477 SF	1766 SF	0 SF	0 SF	267 SF	2033 SF	0 SF	0 SF
LEVEL 03	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 04	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 05	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 06	0	1	1	2	1878 SF	0 SF	481 SF	2360 SF	0 SF	0 SF	0 SF	2360 SF	0 SF	0 SF
LEVEL 07	0	1	1	2	1885 SF	0 SF	481 SF	2366 SF	0 SF	0 SF	0 SF	2366 SF	0 SF	0 SF
LEVEL 08	0	1	1	2	1878 SF	0 SF	481 SF	2360 SF	0 SF	0 SF	0 SF	2360 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	0 SF	513 SF	513 SF	0 SF	0 SF	0 SF	513 SF	0 SF	720 SF
	15	3	3	21	12220 SF	514 SF	5084 SF	17305 SF	605 SF	334 SF	2473 SF	21231 SF	0 SF	720 SF
PERCENTAGE:	72%	14%	14%	100%										

.UNIT TYPES

LEVEL	UNIT	UNIT TYPE	BEDROOMS	BATHROOMS	UNIT AREA	BALCONY
LEVEL 02	201	A-1A	0	1	474 SF	No
LEVEL 02	202	A-1B	0	1	502 SF	No
LEVEL 02	203	P-1C	0	1	314 SF	Yes - 90SF
LEVEL 03	301	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 03	302	A-1B	0	1	520 SF	No
LEVEL 03	303	P-1A	0	1	408 SF	No
LEVEL 03	304	P-1B	0	1	356 SF	No
LEVEL 04	401	A-1A	0	1	492 SF	No
LEVEL 04	402	A-1B	0	1	507 SF	Yes - 19SF
LEVEL 04	403	P-1A	0	1	408 SF	No
LEVEL 04	404	P-1B	0	1	356 SF	No
LEVEL 05	501	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 05	502	A-1B	0	1	520 SF	No
LEVEL 05	503	P-1A	0	1	408 SF	No
LEVEL 05	504	P-1B	0	1	356 SF	No
LEVEL 06	601	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 06	603	P-2	2	2	813 SF	No
LEVEL 07	701	A-3	3	2	1068 SF	Yes - 19SF
LEVEL 07	702	P-2	2	2	817 SF	No
LEVEL 08	801	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 08	802	P-2	2	2	813 SF	No

Grand total: 21

NOTE: PRIVATE OPEN SPACE DOES NOT MEET PLANNING CODE MINIMUMS. COMMON OPEN SPACE PROVIDED ON THE ROOF = 749 SQ FT (1680 SQ FT REQUIRED FOR 21 UNITS: WAIVER REQUIRED)

BICYCLE PARKING

BICYCLE CLASS	REQUIRED	PROPOSED
COMMERCIAL		
CLASS I SPACES	1 SPACE > 7,500 SF: 1	1
CLASS II SPACES	MIN. 2 SPACES REQUIRED: 2	2
		3
RESIDENTIAL		
CLASS I SPACES	1 SPACE PER UNIT: 21	27
CLASS II SPACES	1 SPACE PER 20 UNITS: 2	2
		29
TOTAL PROPOSED SPACES:		32

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Revisions

LICENSED ARCHITECT EDWARD DAVID KERMAN C-24585 STATE OF CALIFORNIA

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
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PLANNING DEPARTMENT NOTES & SCHEDULES

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.03

2018-0208-0768

SBI PERMIT APPLICATION NUMBER:

.BUILDING AREA BY USE (GROSS).

NAME	AREA
BIKE PARKING	620 SF
CIRCULATION	6,348 SF
DWELLING UNIT	13,476 SF
PRIVATE OPEN SPACE	107 SF
RESTAURANT (BACK OF HOUSE)	1,768 SF
RESTAURANT (FRONT OF HOUSE)	1,088 SF
STAIR/ELEV PENTHOUSE	448 SF
STORAGE	112 SF
TRASH ROOM	223 SF
UTILITY	162 SF
TOTAL:	24,351 SF

BUILDING DEPARTMENT CODE ANALYSIS

** SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION*

#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/Max	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE IV over I-A	
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (21 UNITS) over A-2 AT 1ST FLOOR	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3	85'-0" 85'-0"	Max.	83'-0"	
3.11	MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING	403.1	75'-0"	Max.	83'-0"	
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4	IV: 5 STORIES AND I-A: UL	Max.	5 STORIES TYPE IV AND 3 STORIES TYPE I-A	
3.3	LARGEST STORY AREA	Table 506.2	UL FOR TYPE I: 20,500 SF FOR TYPE IV	Max.	TYPE I: 3,000 SF; TYPE IV: 2618 SF	
3.4	TOTAL BUILDING AREA				24,507SF	
4 - MIXED OCCUPANCY & SPECIAL PROVISIONS						
4.1	MIXED OCCUPANCY REQUIREMENTS	508.1	N/A		N/A	Not Applicable per 508.1 Exception 1 (occupacies separated per 510)
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	2 HR	Min.	2 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	2 HR	Min.	2 HR	Min. thickness per Table 722.2.1.1
6.3	BEARING WALLS - INTERIOR	Table 601	1 HR	Min.	1 HR	Min. thickness per Table 722.2.1.1
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below			Metal Stud Wall Construction - see Wall Types
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) <5	Table 602	1 HR	Min.	1 HR	
6.42	WHERE 5' </= FSD <10'	Table 602	1 HR	Min.	1 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required			Metal Stud Wall Construction - see Wall Types
6.51	NON-BEARING WALLS - TENANT SEPARATION	708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	2 HR	Min.	2 HR	Min. 3/4" concrete cover for restrained slabs, 1" concrete cover for unrestrained. 2 HR also required between S-2 parking garage and rest of building above per 510.4
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 1/2 HR	Min.	1 1/2 HR	Min. 3/4" concrete cover for slabs
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR / 2 HR WHEN PENETRATING 2 HR FLOOR	Min.	2 HR	2 hour provided. All floors to have 2 hour rating.
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, stairway and elevator enclosures, etc.
6.9	HORIZONTAL EXIT (USED AT CORRIDORS)	1026.2 & 711.2.4	2 HR	Min.	2 HR	Separation for horizontal exits provided by horizontal assembly per 711
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	45 MINUTES	Min.	45 MINUTES	For property line windows. See AB-009 and signed Attachment A
7.12	WHERE 3' </= FSD <5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' </= FSD <10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' </= FSD <15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	See windows in lightwells in North and South Elevations
7.15	WHERE 15' </= FSD <20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.16	WHERE FSD >/= 20'	Table 705.8	No Limit			
9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 14		YES, provided per CBC 903 and NFPA 14	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Fire Flow Calcs demonstrate a Fire Pump is required on this project		YES, provided per CBC 901.8, 913 and NFPA 20	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	This building is all-electric; no gas service is provided. Thus, carbon monoxide detectors are not required as part of the Fire Alarm and Detection System.
9.5	EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		YES, provided per 403.4.5, 916, AND CFC 510	
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.2"/Occupant x 190 Occupants / 2 Stairs = 19" per 1005.3.1 and 44" per 1011.2
10.12	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 1011.2	36"	Min.	> 36" at all Egress Components	The greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" per 1011.2
10.21	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.3	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire sprinklers
10.4	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required in Sleeping Rooms per Exception 1		Not Provided in Sleeping Rooms	Per Exception 1, emergency escape and rescue in sleeping rooms is not required in Buildings of Type I construction, fully equipped with automatic sprinklers
11A - HOUSING ACCESSIBILITY						
11.1	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided	

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDMOND DANTOMASO
C-24585
3-31-23
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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All attachments, connections, fastenings,etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING DEPARTMENT NOTES & SCHEDULES

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.04

2018-0208-0768
DBI PERMIT APPLICATION NUMBER:

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2018)

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**
3. **A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.**
4. **To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".**

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ➡

				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
				☐ LOW-RISE RESIDENTIAL	☐ HIGH-RISE RESIDENTIAL	☐ LARGE NON-RESIDENTIAL	☐ OTHER NON-RESIDENTIAL	☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
LEED/GPR	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
WATER	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•
ENERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
ENERGY	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
PARKING	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
PARKING	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
WASTE DIVERSION	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
POLLUTION PREVENTION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	If applicable	If applicable	•	•	If applicable	n/r	•	•	•
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

PROJECT NAME

BLOCK/LOT

ADDRESS

PRIMARY OCCUPANCY

GROSS BUILDING AREA

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

SUSTAINABILITY FEATURES INCLUDE BUT ARE NOT LIMITED TO
- ALL-ELECTRIC BUILDING (EXCEPT AT GRUBSTAKE RESTAURANT)
- HIGH-EFFICIENCY PLUMBING FIXTURES
- WATER-EFFICIENT LANDSCAPE FEATURES
- NO PARKING PROVIDED TO REDUCE RESIDENTS' CARBON EMISSIONS
- HIGH EFFICIENCY MECHANICAL EQUIPMENT
- HIGH EFFICIENCY FLOOR PLANS

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kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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GREEN BUILDING SUBMITTAL

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.50

DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**

BIM 360://1525 Pine St/1914_1525 Pine_CENTRAL_R2020_amelie8RZBG.rvt
4/20/2021 2:43:28 PM

BIM 360://1525 Pine St/1914_1525 Pine_CENTRAL_R2020_amelie8RZBG.rvt

~~23 September 2019 November 22, 2019, December 11, 2019~~ February 4, 2020

Plan Review Supervisor for Pre-Application Meeting
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

PRE-APPLICATION MEETING FINDINGS
1525 Pine Street
New Construction
Existing: single story commercial structure to be demolished
Proposed: 8 story mixed use building
2016 California Building Code
~~(alternate: 2019 California Building Code)~~
BPA # **2018-0208-0768**
PRJ # 2015-009955

MEETING INFORMATION
Date/Time: 9/10/19 at 2pm at SFDBI
Present:
Lieutenant Tomas Haney – SFFD-Plan Check
Jeffrey Ma – SFDBI
Nicholas Pigott – Owner
Toby Morris – Kerman Morris Architects
Amelie Crowe – Kerman Morris Architects

PROJECT INFORMATION

Address:	**1525 Pine Street, San Francisco, CA**
Block/ Lot:	**0667 / 020**
Occupancy:	**Existing: B (restaurant)** **Proposed: R-2 (housing stories 2-8) over B restaurant at street level and basement (plus some storage accessory to the R-2 use)**
Type of Construction:	**Existing: Type V-B (1 story over basement commercial structure to be demolished)** **Proposed: TYPE-IA fully sprinklered (NFPA 13 sprinkler system per 903.3.1.2) midrise** (Proposed Alternative: 5 stories Type IV over 3 stories Type IA)
Number of Stories:	**Existing: 1 over basement to be demolished** **Proposed: 8 stories over basement (Type IA)**
Proposed Bldg. Height:	**85'-0"**
Allowable Bldg. Height:	**UL for IA** (85 ft. for Type IV)
Proposed Bldg. Area:	**21,000 SF**
Max. Allow. Bldg. Area:	**UL for IA** (20,500 sq. ft. for Type IV)
Max. Allow. Area/Floor:	**UL**

PROJECT SCOPE

This work consists of new construction of a new midrise. The subject property has an existing restaurant (the Grubstake Restaurant) on it to be demolished.

kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
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ATTACHED DOCUMENTS – Revised per pre-app meeting.
Attached please find proposed drawings for the proposed mixed-use building, which have been revised per our meeting.
Our Basic Code Assumptions to be Confirmed and Questions/ Code Ruling Requested:

GENERAL BUILDING, HEIGHT, AND AREA

SFDBI SFFD TH

1. **Story Count Type I-A:** Please confirm that the proposed Type IA building may be of unlimited height and stories with the installation of sprinklers throughout the entire building per NFPA 13, CBC Chapter 9. ***Confirmed***

SFDBI SFFD TH

2. **Alternate - Story Count Type IV over IA:** Please confirm that the proposed 5 stories of Type IV construction over 3 stories of Type IA construction may be up to 85' tall and 8 stories in total with the installation of sprinklers throughout the entire building per NFPA 13, CBC Chapter 9. ***Confirmed,*** *so long as sprinklers are not also used for area increase for R-2 occupancy per T. 504.3. (see Exhibit A)*

SFDBI SFFD TH

3. **Fire Department Access:** Please confirm that for the purposes of determining the level from which the highest occupied floor is to be measured, the enforcing agency will elect to measure height from the lower street (Austin Street, in this case). ***Confirmed. Note:*** *Measurement will be taken from sidewalk in front of Austin Street proposed residential entry. (see Exhibit B)*

SFDBI SFFD TH

4. **High-Rise:** Please confirm that this building is not considered a high-rise structure as the floor level of the highest building story is less than 75 feet above the lowest level of fire department vehicle access per definitions CBC Chapter 2 and per sec. 403.1 (High-Rise Buildings). ***Confirmed,*** *based on 2018 BPA# 2018-0208-0768 in which occupied roof decks are grandfathered above 75 feet. (see Exhibit C)*

Notes: 1) BPAs filed after Aug 2, 2019 are under different requirements. 2) Hard-pipe gas fired grill on roof is ok for proposed building, but no loose or charcoal grills are allowed.

SFDBI SFFD TH

5. **Occupied Roof Deck:** Please confirm that an occupied roof deck over the proposed highest enclosed/occupied floor may be implemented without triggering the requirements of CBC section 403/High-Rises. ***Confirmed,*** *see answer to Q4 above.*

SFDBI SFFD TH

6. **Occupied Roof Deck:** Please confirm whether code cycle 2019 could be used in order to provide occupied roof deck greater than 4 stories above grade, perhaps by using AB-005 to justify. ***Not Confirmed.***

Note 1) 2019 code cycle review is likely to begin end of year 2019. Partial review of project under two different building code cycles is rarely if ever allowed. It is not recommended to pursue.
Note 2) Occupied roof deck allowed in two scenarios: a) Construction Type IV - area of occupied roof deck less than 750 sq ft is allowed, since it is classified as R-occupancy accessory space with occupancy of fewer than 50 occupants; b) Construction Type IA – occupied roof deck allowable at any level of unlimited area, (even if occupancy load is greater than 50). (See Exhibit D)

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San Francisco, CA 94114
415 749 0302
kermanmorris.com

SFDBI SFFD N/A

7. **Bedroom Light & Air Exposure:** Please confirm whether bedrooms can be located using light wells or adjoining spaces to meet light & air exposure requirement. ***Confirmed,*** *Courts complying with section 1206 may be used to meet light and air requirements. (See exhibit E-1)*

Note 1): For a 7-story lightwell (court), minimum required dimensions are 8'x20', or approximately 160 square feet. If such dimensions are technically infeasible, due to small lot width (25'), alternative court dimensions are approvable per local equivalency and AB-005, provided that proposed court width is a minimum of 5' wide (per section 1009.8) and court area is approximately 160 square feet. (See Exhibit E-1, E-2)
Note 2): If rooms are proposed to meet light requirements based on "borrowed light" from an adjacent room with exterior windows, such adjoining space must be 7' deep minimum (i.e. not a hallway), see SF DBI bulletin IE-01.

FIRE-RESISTANCE CONSTRUCTION

SFDBI SFFD TH

8. **Horizontal Exit:** Please confirm that a 2-hr rated horizontal wall assembly that extends vertically from the top of a 2-hr rated floor assembly to the bottom of a 2-hr rated floor assembly, and that extends horizontally on each level, shall be allowed with 90-min doors on magnetic hold open devices and be considered a horizontal exit per CBC Section 1026. Additionally, the horizontal assemblies need not be aligned vertically, so long as they extend from top of slab to bottom of slab in Type-1A concrete construction. ***Confirmed.***

Note 1) Horizontal exit is needed all the way to ground floor, but not in basement. Rated wall can misalign in section so long as there is a 2h rated ceiling/floor assembly for contiguous protection on either side of horizontal exit.
Note 2): Per SF DBI convention and s. 1026.4.1, both sides of the horizontal exit at every floor are to have a minimum of 3 square feet per occupant to act as acceptable refuge area (calculate occupant load). (See Exhibit F)
Note 3): Per section 1009.8, two-way communication is required on both sides of horizontal exit.

MEANS OF EGRESS

9. **Accessible Means of Egress:**
   a. Please verify that the elevator is not required as an accessible means of egress, as each level has been provided with a horizontal exit Per CBC section 1009.2.1 Exception #1 (Horizontal exit complying with CBC section 1026 and building equipped throughout with an automatic sprinkler system). ***Not Confirmed.*** *The elevator is an accessible means of egress.* (SFDBI SFFD TH)
   b. Please verify that the elevator need not be provided with the standby power requirements per CBC chapter 27, as it is not considered part of the accessible means of egress per CBC section 1009.4. ***Not Confirmed.*** (SFDBI SFFD TH)

   Note: See 9a above. The elevator need not be supplied with standby power per Chapter 27 if a horizontal exit is provided meeting the requirements of sec. 1009.3, exception #5, and 1009.4, exception #2.

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SFDBI SFFD TH

10. **Area of Refuge:** Please confirm that an area of refuge is not required at any stairway per CBC Section 1009.3 Exception 2, Exception 5, and Exception 8. ***Confirmed.***

Elevator is also exempted. Horizontal exit area of refuge needed based on actual occupancy, not door width capacity. Due to sprinklers in building design, wheelchair area of refuge is NOT needed. See CBC sec. 1009.

SFDBI SFFD TH

11. **Emergency Escape and Rescue:** Please confirm that emergency escape and rescue openings for all sleeping rooms are not required per CBC Section 1030.1 Exception #1, as the building is Type-IA construction and is equipped throughout with an automatic sprinkler system.
Confirmed, *for Type I-A construction and confirmed for Type IV construction at the 4th story and above.*

SFDBI SFFD N/A

Additional Discussion:
Per section 1206.3.2 Air Intake, a horizontal air intake of not less than 10 square feet shall be provided at the base of courts used for ventilation. If the proposed rooms with windows facing onto the courts are provided with artificial (mechanical) ventilation and the windows are fixed, then the building need not comply with sec. 1206.3.2. **Confirmed.**

SFDBI SFFD TH

Due to narrow building and restaurant space constraints, Pine street egress stair #2 goes to basement level and continues up to Pine street for egress discharge. Please confirm this. **Confirmed**. Stair #1 discharges to Austin Street one level above the basement and stair #2 is a continuous 2-hour stair enclosure that happens to go to the basement level but remains uninterrupted to its point of exit discharge at the first floor and Pine Street. Since neither stair #1 nor stair #2 egress paths travel through ' CORRIDOR 005' past the basement level elevator opening, this corridor between the two stairs can be 1-hour rated only. The elevator, not a part of the means of egress system, can have its integral 90-minute door and a 20-minute drop down smoke door (without the need for an additional 90-minute door on a hold back). (See Exhibits G, G-1).

SFDBI SFFD TH

If only one exit is provided from the second floor of this fully sprinklered R-2 occupancy building, per section 1006.3.2 and Table 1006.3.2(1), all points on the 2nd floor must be a maximum travel distance of 125 feet measured from the furthest point of the interior to the exit discharge to the exterior. Further, per section 1028.1, exception #1 (items 1.1 through 1.4), this exit may cross through the ground floor lobby area, provided the lobby is also 2-hour rated, like the stair enclosure. (See Exhibit H) **Confirmed.**

Reviewed and agreed by

SFDBI Jeffrey Ma — 12/2/20 Date

SFFD Lt. Thomas Haney or Captain Kathy Harold — 12/2/20 Date

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139 Noe Street
San Francisco, CA 94114
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SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 09 / 26 / 2019 REQUEST IS FOR: ☒ FIRE FLOW ☐ SPRINKLER DESIGN

CONTACT PERSON: Toby Morris ADDRESS: 139 Noe Street

PHONE NO. (415) 749 / 0302 FAX NO. ( ) /

EMAIL: toby@kermanmorris.com

OWNER'S NAME: 1525 PINE STREET DEV LLC PHONE # (206) 920 / 7003

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

1525 Pine Street

CROSS STREETS (BOTH ARE REQUIRED):

Polk Street , Van Ness Ave

(Sketch: PINE / VAN NESS AVE / POLK / AUSTIN)

SPECIFY STREET FOR POINT OF CONNECTION: Pine Street

OCCUPANCY (CIRCLE ONE): R3 (R2) LIVE/WORK (COMMERCIAL) OTHER

HAZARD CLASSIFICATION: (LIGHT) ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES (NO)

NUMBER OF STORIES: 8-Stories over Basement + Roof Deck HEIGHT OF BLDG.: 77' - 10" FT.

- SUBMIT FORM WITH A $125.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF $250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

************************Official use only************************

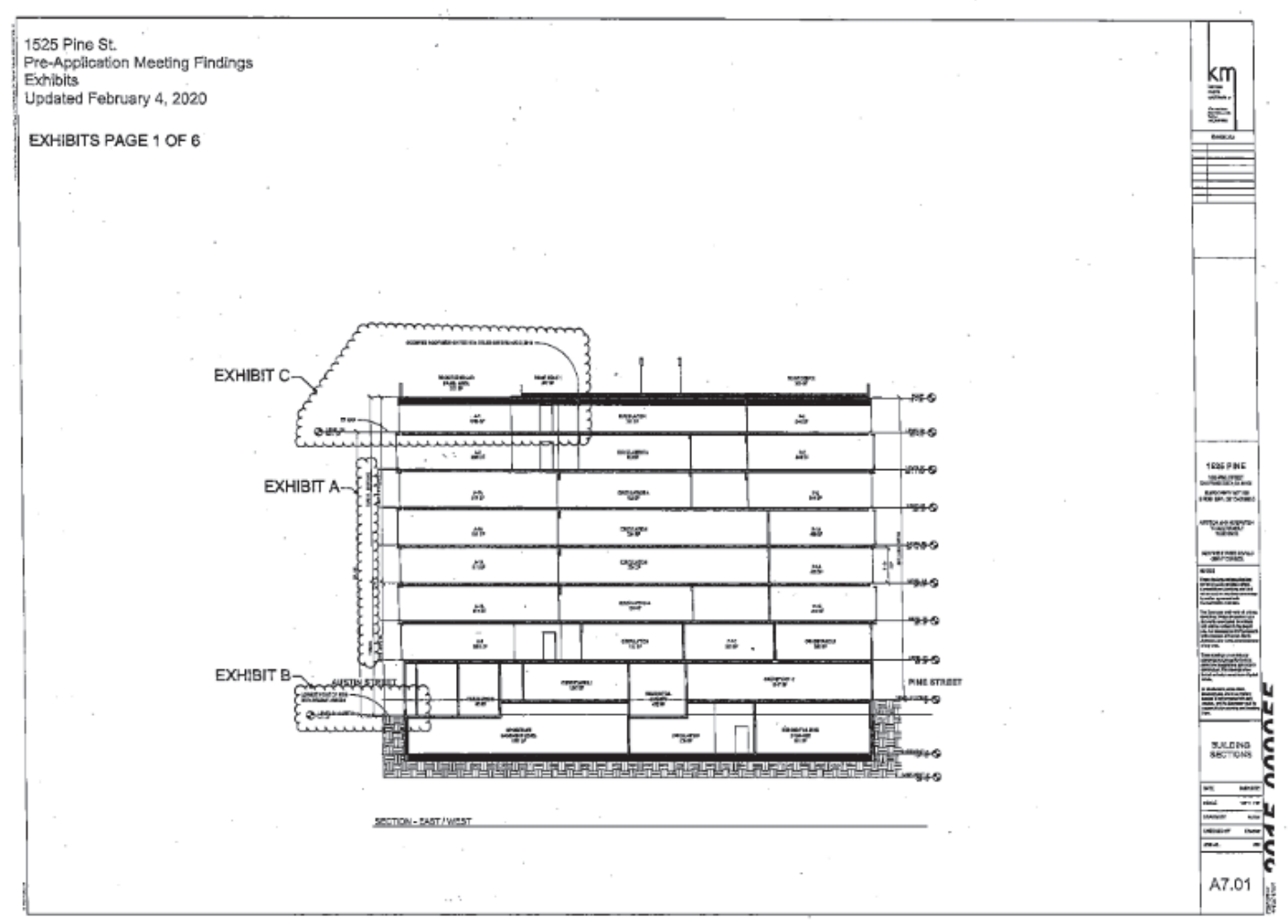
Flow data provided by: LAU Date Forwarded: 10/16/19

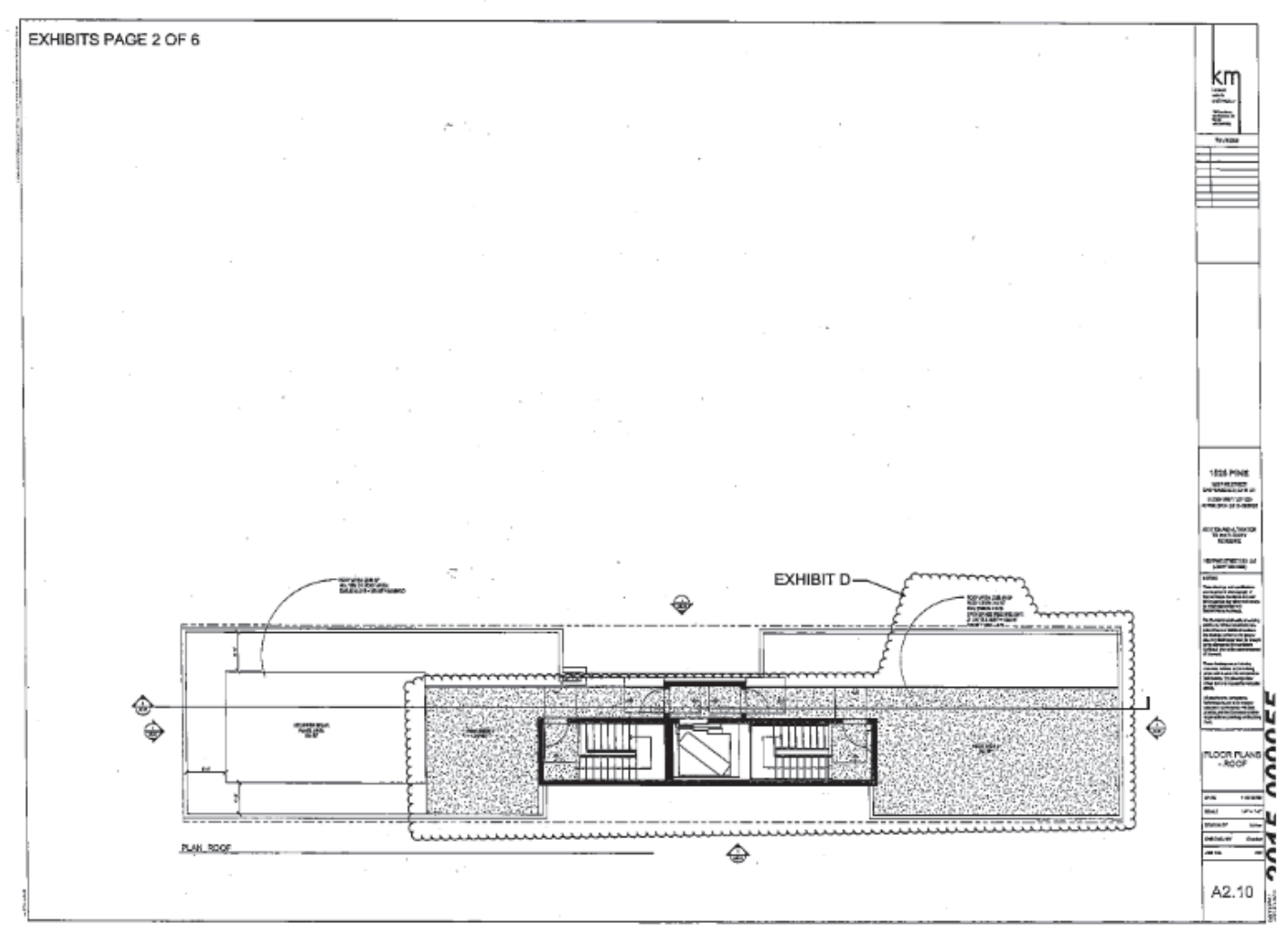
Flow data: FIELD FLOW TEST ____ STATIC 77 PSI

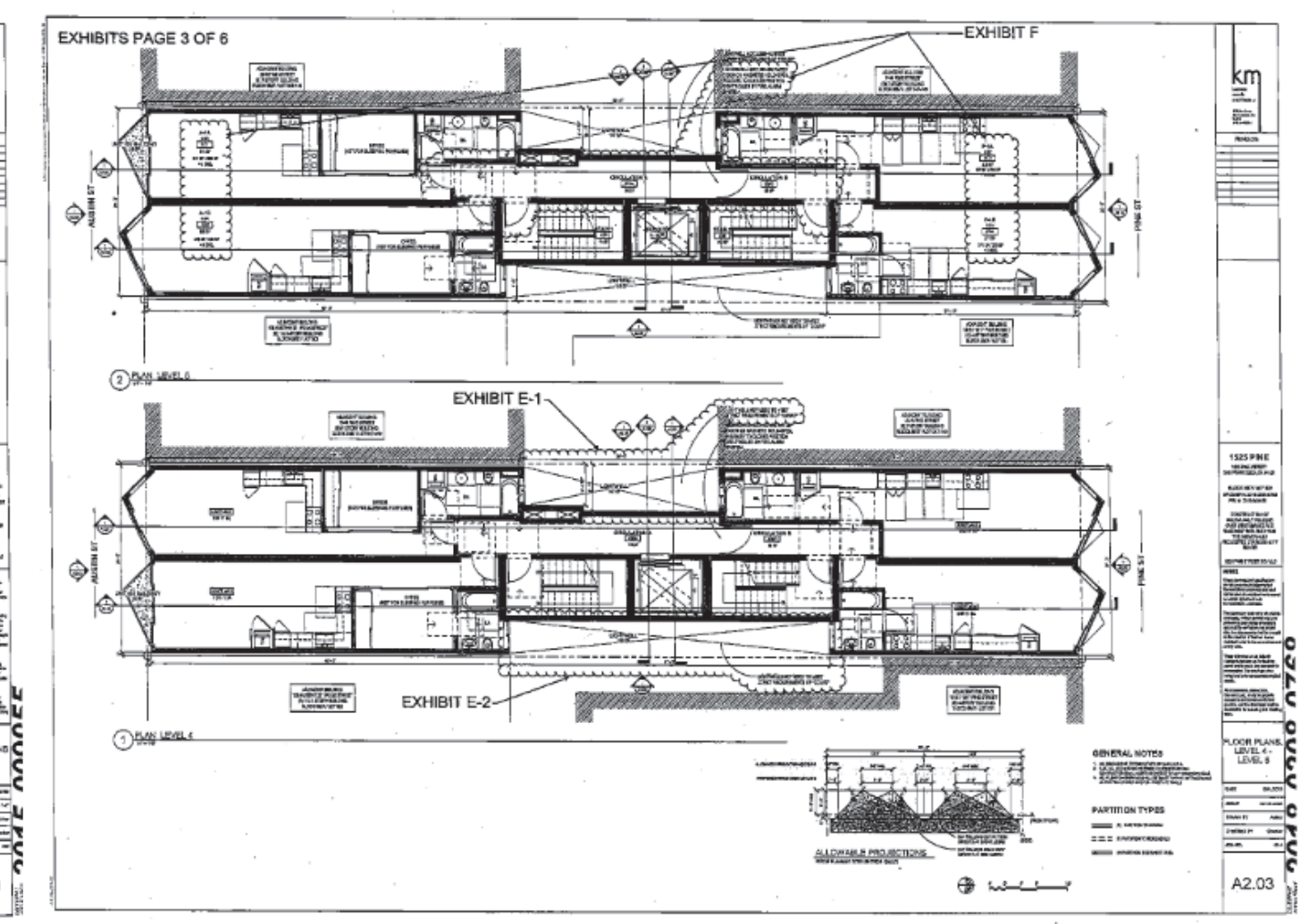
RESIDUAL 75 PSI

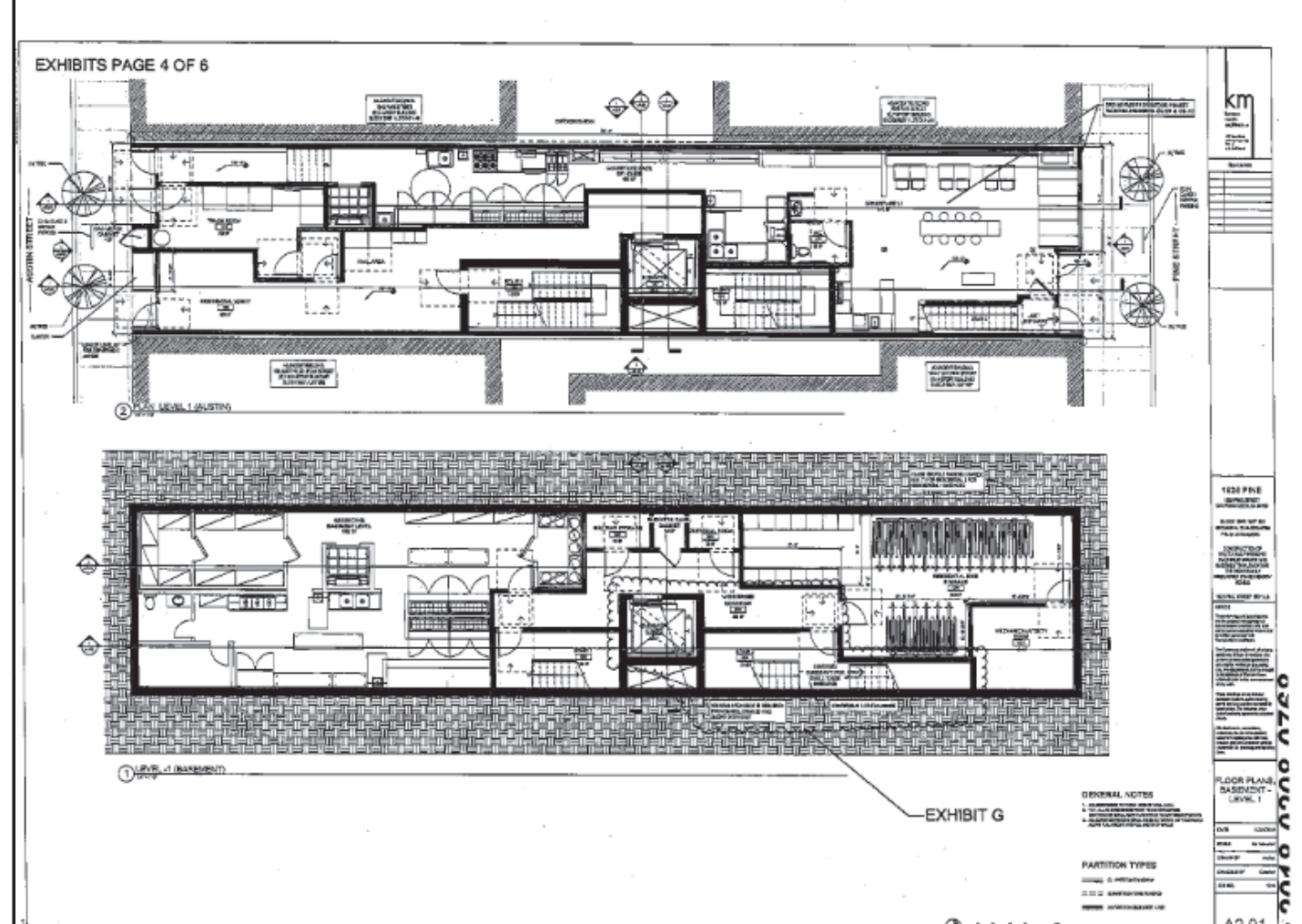
RECORDS ANALYSIS X FLOW 1097 GPM

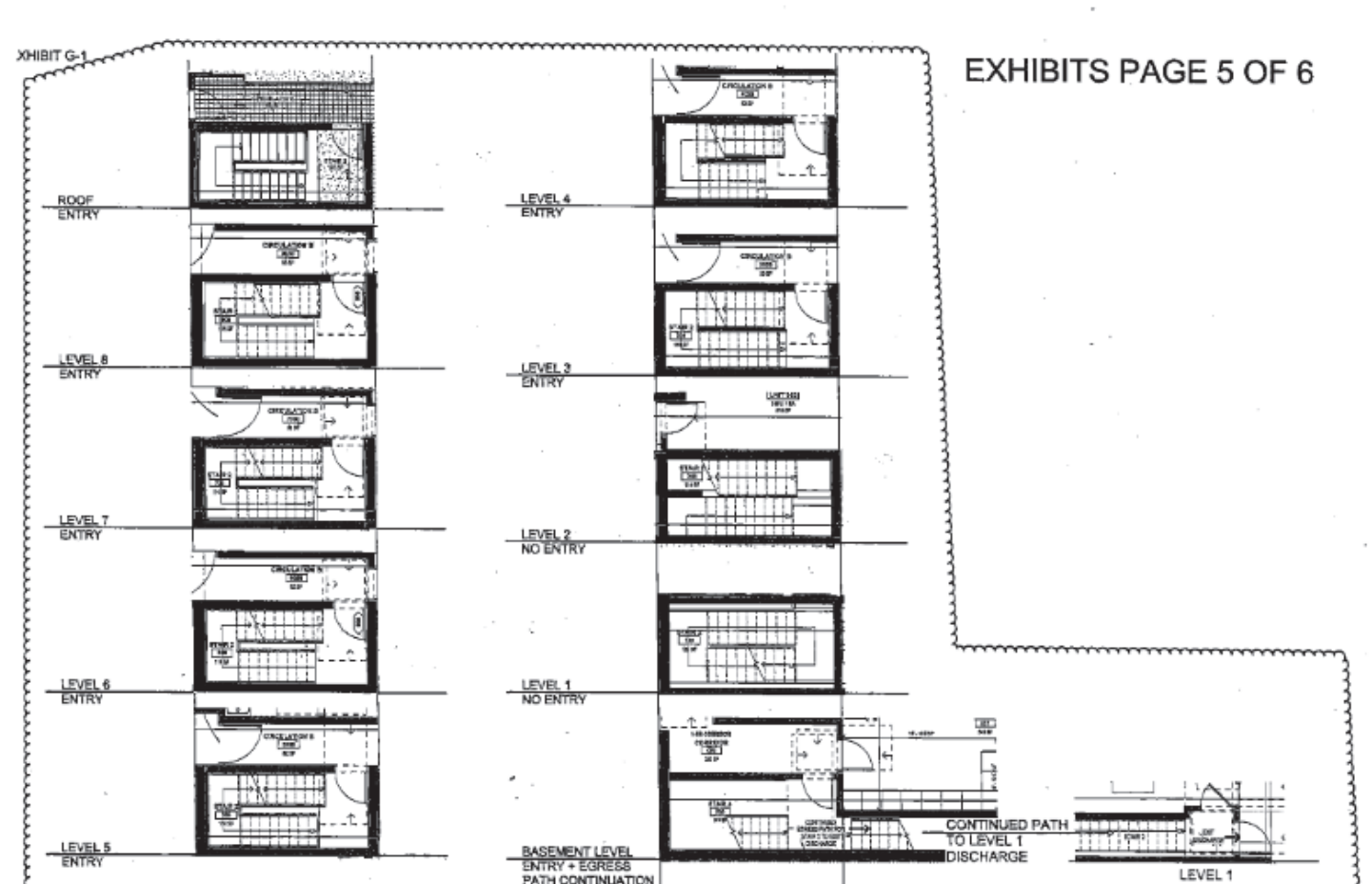
Gate Page 9 8 " MAIN on Pine

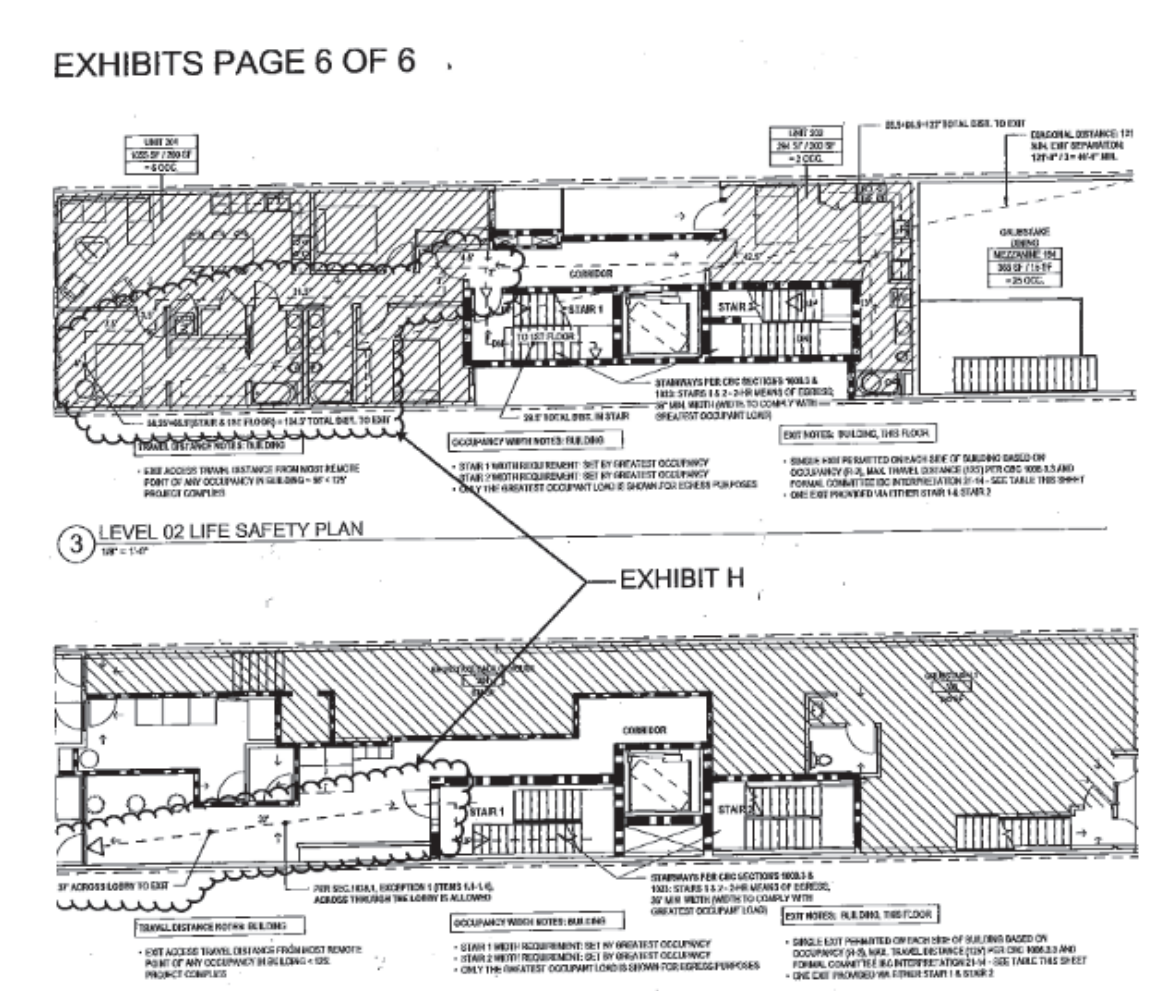












km
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San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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All attachments, connections, fastenings,etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

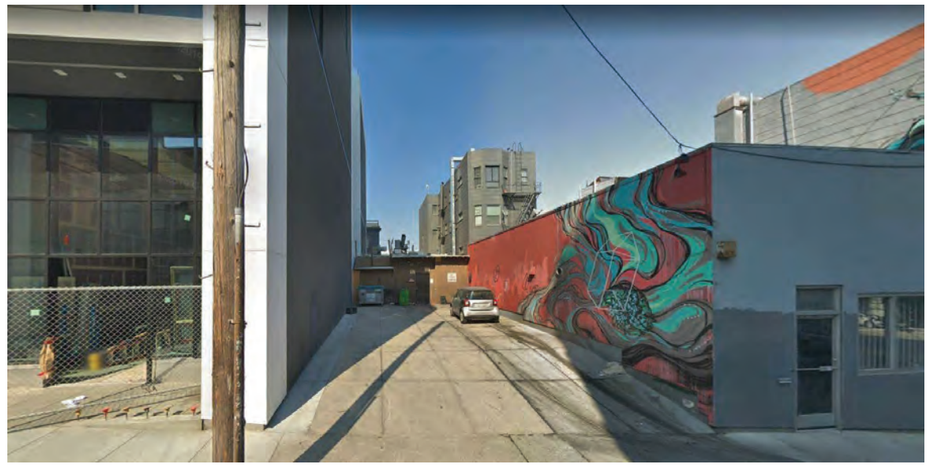
FIRE FLOW & DBI PRE-APP MEETING SUMMARY

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.60

DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**

4/20/2021 3:36:23 PM



ADJACENT PROPERTY 1545 PINE ST | SUBJECT PROPERTY 1525 PINE ST | ADJACENT PROPERTY 106 AUSTIN ST

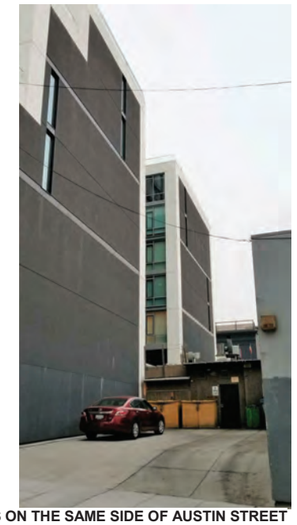
BUILDING ON THE SAME SIDE OF AUSTIN STREET



ADJACENT PROPERTY 1515 PINE ST | SUBJECT PROPERTY 1525 PINE ST | ADJACENT PROPERTY 1545 PINE ST

BUILDING ON THE SAME SIDE OF PINE STREET

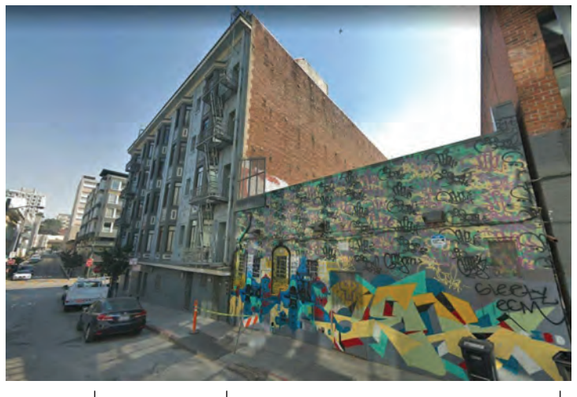




EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF AUSTIN STREET



EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF PINE STREET

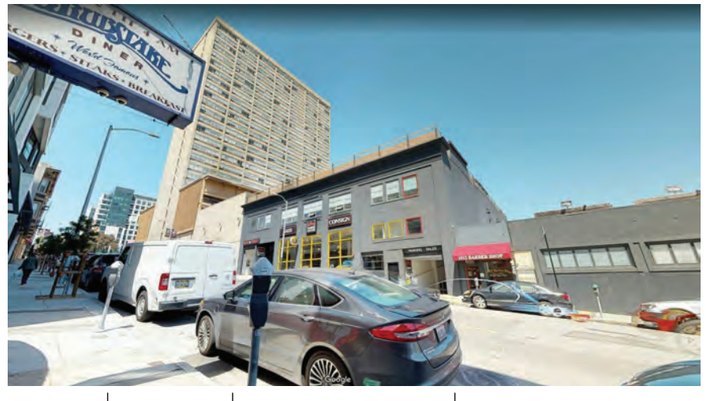


1301-1327 POLK ST | 1424 & 1428 BUSH ST



1424 & 1428 BUSH ST | 1430 BUSH ST

BUILDING ON THE OPPOSITE SIDE OF AUSTIN STREET



1500 VAN NESS AVE | 1528 & 1540 PINE ST | 1401 & 1409 POLK ST

BUILDING ON THE OPPOSITE SIDE OF PINE STREET

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San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVID MORRIS C-24585 3-31-23 STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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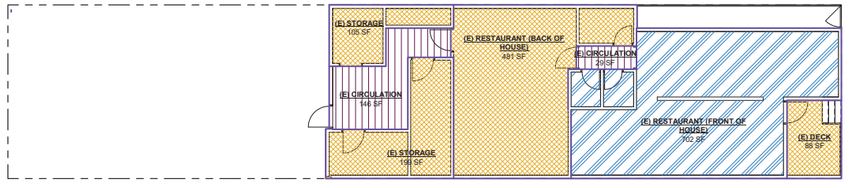
SITE PHOTOS

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G1.10

SFDBI PERMIT APPLICATION NUMBER:
2018-0208-0768

2018-0208-0768 Plan Set 2021-04-20 1525 Pine, 94109 - pm-a4d0f0d1.pln



1 EXISTING GROSS AREA - LEVEL 01 (PINE)
1/8" = 1'-0"

EXISTING GROSS AREA

AREA TYPE PER CODE	Area Included in Gross
ASSEMBLY	702 SF
BUSINESS	784 SF
CIRCULATION	175 SF
	1661 SF

NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON G0.03

ASSEMBLY
BUSINESS
CIRCULATION

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
RENEWAL 2-31-2023
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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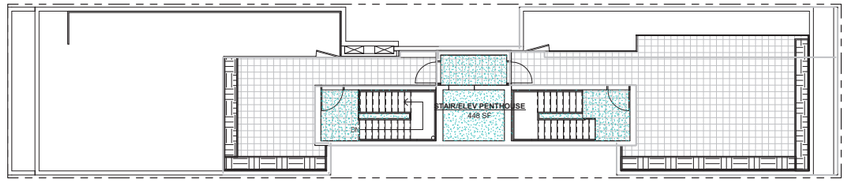
GROSS BUILDING PLANS - EXISTING

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G1.20

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

4/20/2021 2:43:43 PM



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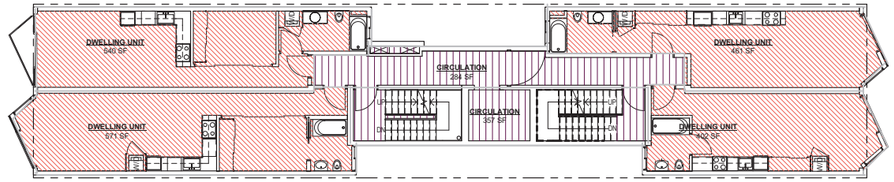

5 LEVEL 03
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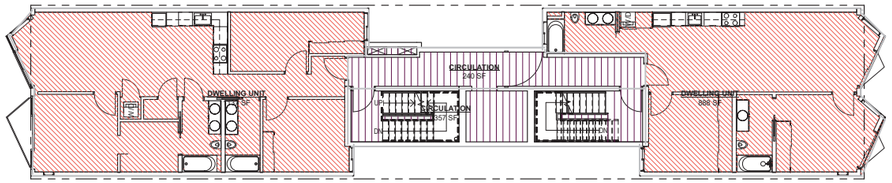

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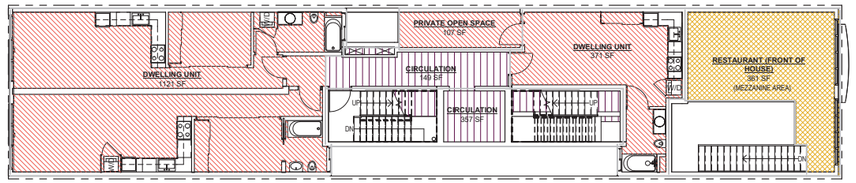

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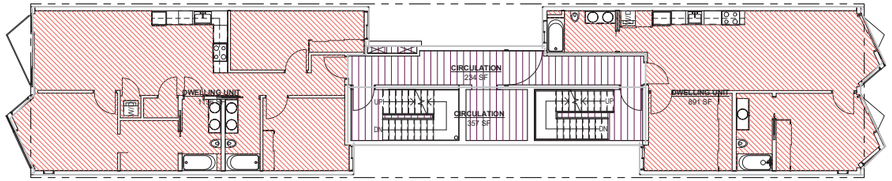

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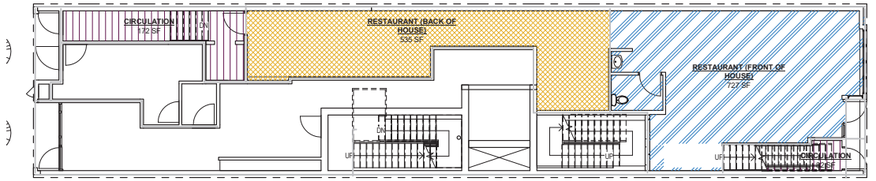
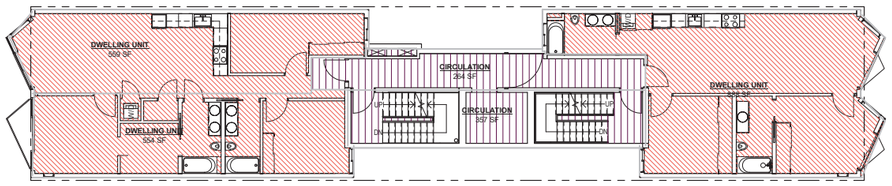


3 LEVEL 01 (PINE)
1/8" = 1'-0"



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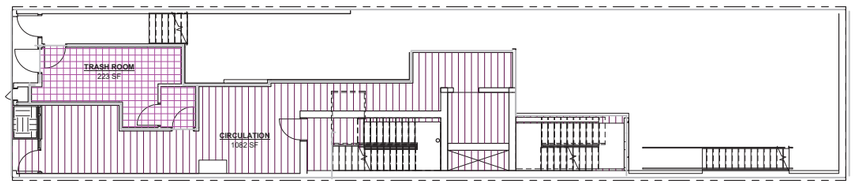
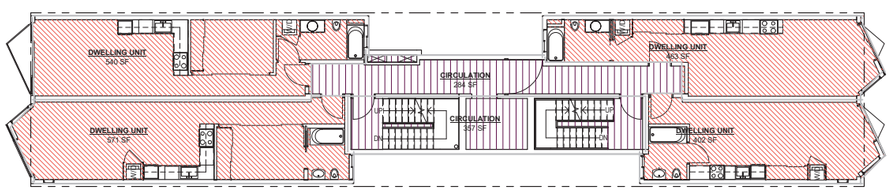


2 LEVEL 01 (AUSTIN)
1/8" = 1'-0"



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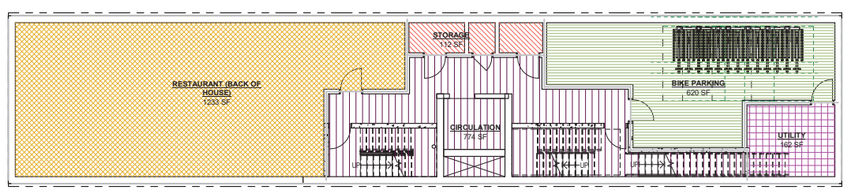
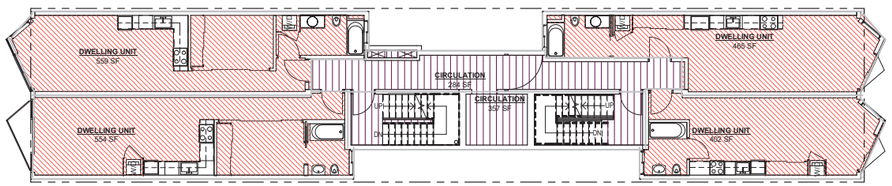


1 BASEMENT -1
1/8" = 1'-0"



6 LEVEL 04
1/8" = 1'-0"

PROPOSED GROSS AREA

PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102

AREA TYPE PER CODE	AREA INCLUDE IN GROSS
ASSEMBLY	727 SF
BUSINESS	1768 SF
BUSINESS	361 SF
CIRCULATION	6348 SF
RESIDENTIAL	13476 SF
RESIDENTIAL	112 SF
Grand total	22792 SF

NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON G0.03

- ACCESSORY BICYCLE PARKING (EXEMPT)
- ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)
- ASSEMBLY
- BUSINESS
- CIRCULATION
- CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL (EXEMPT)
- RESIDENTIAL

km
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139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID JONES
C-24585
12-31-21
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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GROSS BUILDING PLANS - PROPOSED

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G1.21

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

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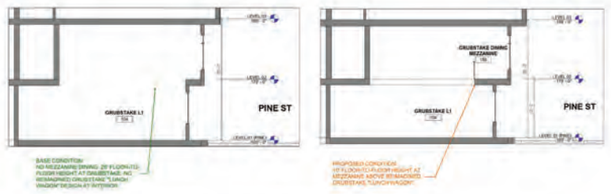
PER CODE SECTION 145.1(c)(4): GROUND FLOOR CEILING HEIGHT HAS MIN. 14' FLOOR TO FLOOR HEIGHT FOR NON-RESIDENTIAL USES

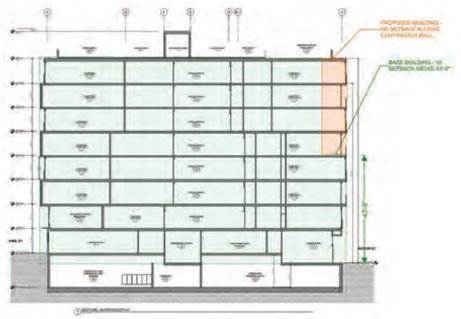
SDB REQUEST: 10' FLOOR TO FLOOR HEIGHT AT MEZZANINE ABOVE ROMA-DINED GRUBSTAKE "LUNCH WAGON"



1525 PINE STREET (2015-009955PRJ): NON-RESIDENTIAL GROUND FLOOR HEIGHT

PER CODE SECTION 261.1: AUSTIN ST (35' WIDTH):
FACADE SET BACK MIN 1/2 ABOVE: 1.25 * 35' = 43'-9"

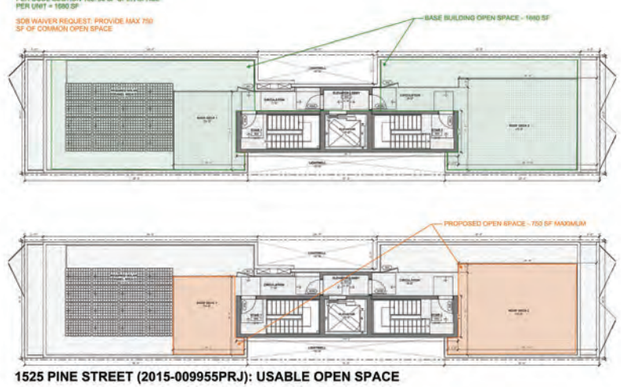
SDB REQUEST: NO SETBACK OF STREET WALL ABOVE 43'-9"



1525 PINE STREET (2015-009955PRJ): SETBACKS FOR NARROW STREETS

PER CODE SECTION 135: 80 SF OPEN SPACE PER UNIT = 1680 SF

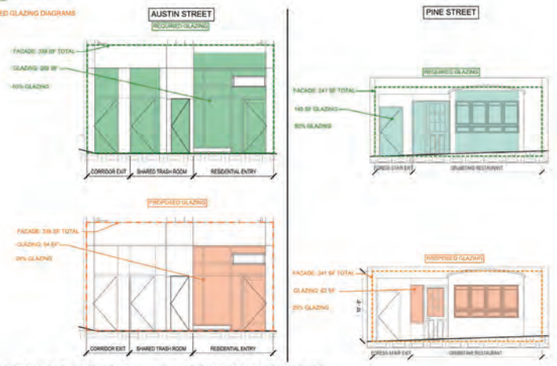
SDB WAIVER REQUEST: PROVIDE MAX 750 SF OF COMMON OPEN SPACE



1525 PINE STREET (2015-009955PRJ): USABLE OPEN SPACE

PER CODE SECTION 145.1(c)(6): FRONTAGES WITH ACTIVE USES THAT ARE NOT PDR MUST BE FENESTRATED WITH TRANSPARENT WINDOWS AND DOORWAYS FOR NO LESS THAN 60% OF THE STREET FRONTAGE AT GROUND LEVEL.

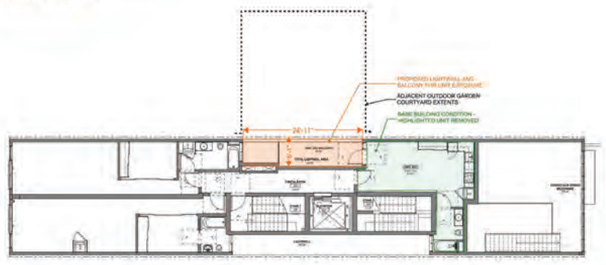
SDB REQUEST: SEE PROPOSED GLAZING DIAGRAMS



1525 PINE STREET (2015-009955PRJ): TRANSPARENCY MINIMUM

PER CODE SECTION 140: EVERY UNIT TO OPEN ONTO PUBLIC WAY, COMPLYING REAR YARD, OR OPEN SPACE OF MIN. 25'IN ANY DIRECTION

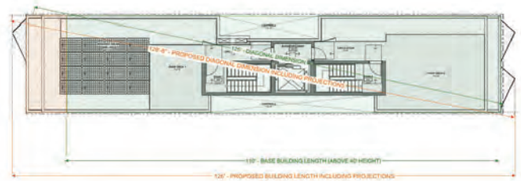
SDB REQUEST: ALLOW STUDIO 202 EXPOSURE VIA LIGHTWEL AND BALCONY



1525 PINE STREET (2015-009955PRJ): DWELLING UNIT EXPOSURE

PER CODE SECTION 270:
MAX BULDING LENGTH - 110' (APPLICABLE OVER 40' HEIGHT)
MAX DIAGONAL DIMENSION - 125'

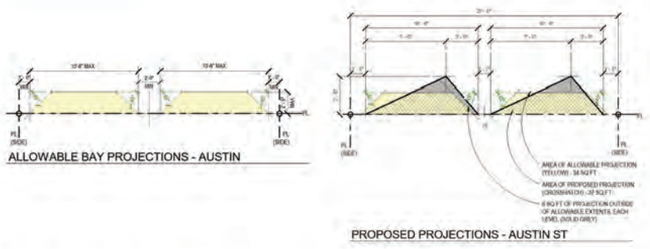
SDB REQUEST:
BUILDING LENGTH - 120'
DIAGONAL DIMENSION - 126'-8"



1525 PINE STREET (2015-009955PRJ): BULK

PER CODE SECTION 136: OVER NARROW STREET WITH NARROW SIDEWALK PROJECTIONS CONSTRAINED TO 2' OVERHANG, SEE "ALLOWABLE BAY PROJECTIONS - AUSTIN" DIAGRAM BELOW

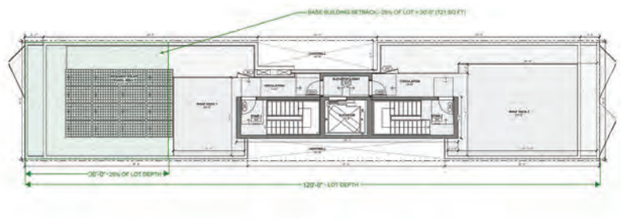
SDB REQUEST: SEE "PROPOSED PROJECTION EXTENTS - AUSTIN STREET" DIAGRAM



1525 PINE STREET (2015-009955PRJ): BAY PROJECTION

PER CODE SECTION 134: 25% OF LOT SETBACK FOR REAR YARD

SDB REQUEST: NO REAR YARD SETBACK

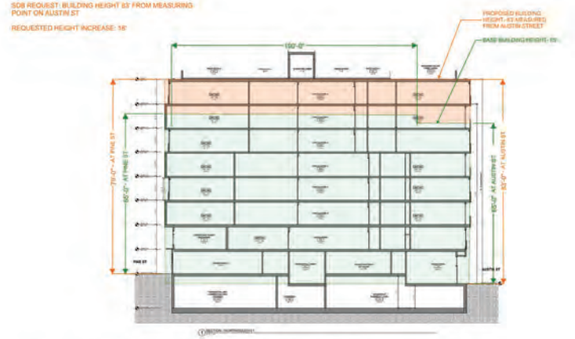


1525 PINE STREET (2015-009955PRJ): REAR YARD REQUIREMENT

PER CODE SECTION 260(a): MAX BUILDING HEIGHT 85', MEASURED FROM CURB LEVEL (MEASUREMENT POINT TO BE USED FOR MAXIMUM 100' DEPTH OF BUILDING)

SDB REQUEST: BUILDING HEIGHT 83' FROM MEASURING POINT ON AUSTIN ST.

REQUESTED HEIGHT INCREASE: 18'



1525 PINE STREET (2015-009955PRJ): BUILDING HEIGHT

WAIVER DIAGRAMS (FOR SUMMARY OF WAIVERS REQUESTED SEE G0.03)

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVIS JONES C-24585 RENEW: 3-31-23 STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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BASE BUILDING DIAGRAMS

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CHECKED BY	Checker
JOB NO.	1914

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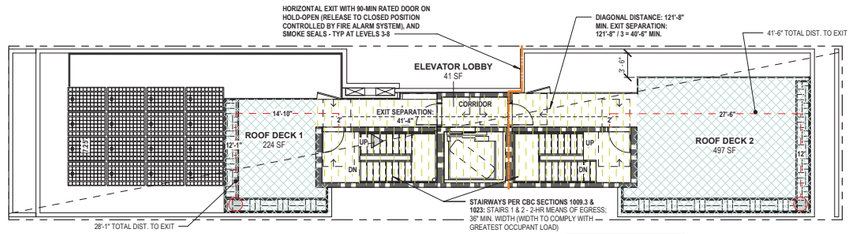


TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 56' < 125'. PROJECT COMPLIES

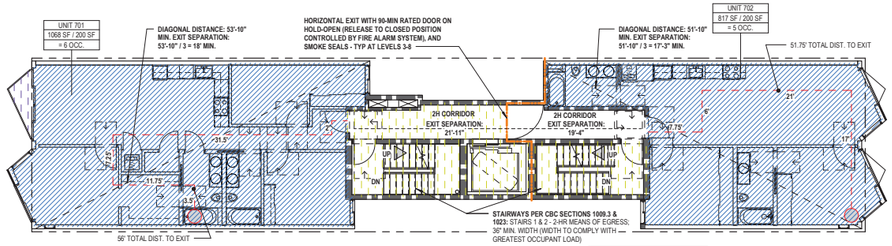
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

7 ROOF LIFE SAFETY PLAN
1/8" = 1'-0"



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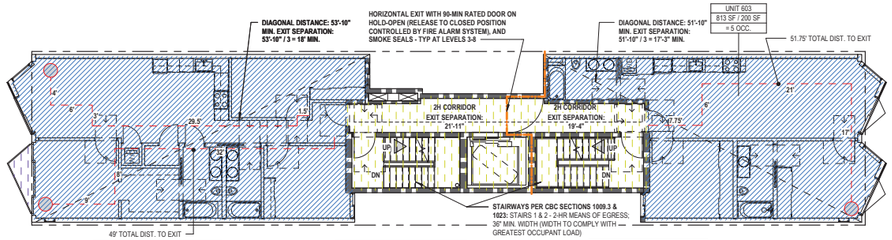
6 LEVELS 7-8 LIFE SAFETY PLAN
1/8" = 1'-0"



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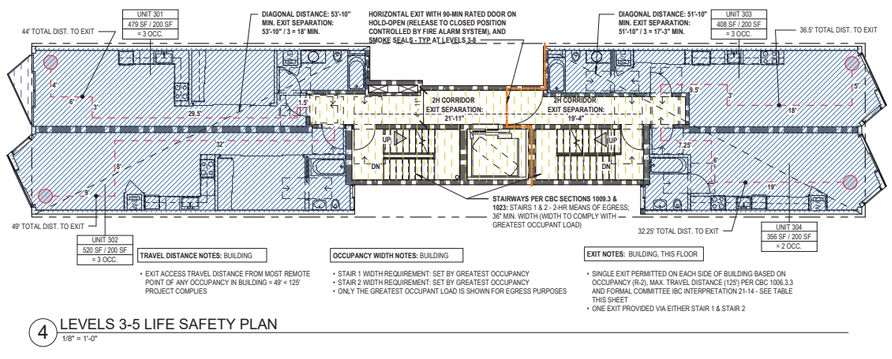
5 LEVEL 6 LIFE SAFETY PLAN
1/8" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 49' < 125' PROJECT COMPLIES

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4 LEVELS 3-5 LIFE SAFETY PLAN
1/8" = 1'-0"

FIRE / LIFE SAFETY PLAN LEGEND

PARTITION / WALL / STRUCTURE

- NON-RATED
- 1-HR RATED
- 2-HR RATED
- 3-HR RATED

- REFER TO LIFE SAFETY PLANS AND WALL TYPES FOR ADDITIONAL INFORMATION

- # OCC. — EGRESS PATH OF TRAVEL (WITH OCC.)
- CPET — COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- PATH OF TRAVEL FROM EERO TO EGRESS PATH OF TRAVEL
- B2 — VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW
- DIAGONAL DIMENSION OF BUILDING & EXIT SEPARATION DISTANCE
- 2H RATED BUILDING SEPARATION PATH

OCCUPANCY LEGEND

- CIRCULATION
- RESTAURANT
- DWELLING UNIT
- STORAGE
- UTILITY
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE

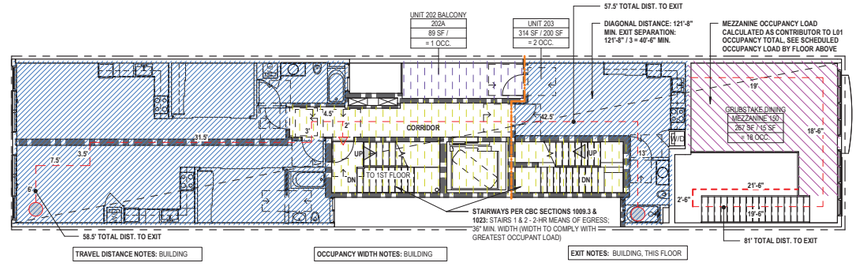
EGRESS PLAN GENERAL NOTES

1. CORRIDORS AND ACCESIBLE ROUTES SHALL COMPLY WITH:
   - ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
   - GLUE-DOWN CARPET PER CBC SECTION 1110A.3 & SECCTION 804.4.2
   - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
   - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A
   - MINIMUM WIDTH PER CBC SECTIONS 1119A.3
   - EXIT DISCHARGE SHALL COMPLY WITH CBC SECTION 1028.1
   - EXIT ENCLOSURES TO COMPLY WITH CBC SECTIONS 1022.1 & 1023.1 - NO FURNISHING WILL BE ALLOWED
2. STAIRWAYS SHALL COMPLY WITH:
   - ENCLOSURES PER CBC SECTION 1022
   - SIGNAGE PER CBC SECTION 1023.8 & 1023.9
   - TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A
   - STRIPING PER CBC SECTIONS 1123A.5
   - BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM.
3. AREAS OF REFUGE **NOT** REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8
4. DOOR FIRE RATING:
   AT 1-HOUR WALLS:
   - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
   - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS

   AT 2-HOUR WALLS:
   - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

OCCUPANCY LOAD BY FLOOR

LEVEL	AREA	OCCUPANT LOAD
BASEMENT -1	1640 SF	13
LEVEL 1	1311 SF	49
LEVEL 02	1380 SF	5
LEVEL 03	1763 SF	11
LEVEL 04	1763 SF	11
LEVEL 05	1763 SF	11
LEVEL 06	1788 SF	11
LEVEL 07	1885 SF	11
LEVEL 08	1878 SF	11
ROOF	720 SF	47



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3 LEVEL 2 LIFE SAFETY PLAN
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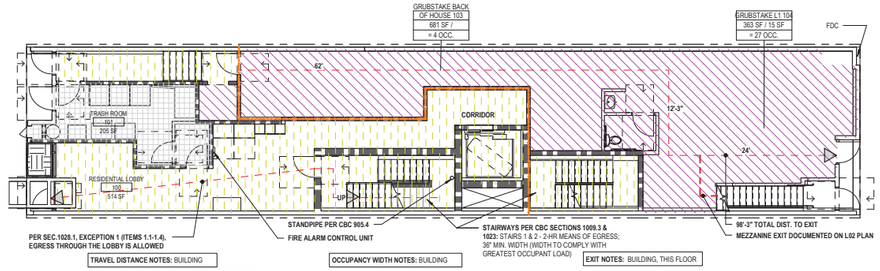

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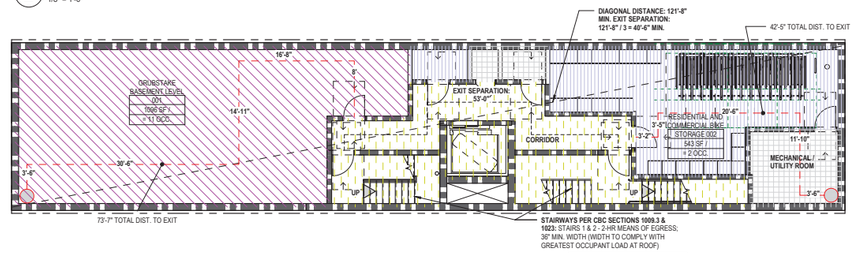
2 LEVEL 1 LIFE SAFETY PLAN
1/8" = 1'-0"



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1 BASEMENT LEVEL LIFE SAFETY PLAN
1/8" = 1'-0"

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Revisions



1525 PINE

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BLOCK 0667 / LOT 020
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EGRESS / PATH OF TRAVEL SITE PLAN

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SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G2.00

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

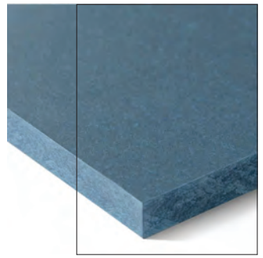


PINE STREET CONTEXT

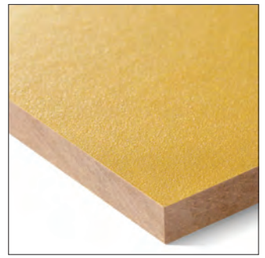


AUSTIN STREET CONTEXT

FINISH MATERIALS



CEMENTITIOUS PANEL - COLOR A



CEMENTITIOUS PANEL - COLOR B



CEMENTITIOUS PANEL OR STUCCO WITH REVEALS - EAST AND WEST PROPERTY LINE WALLS



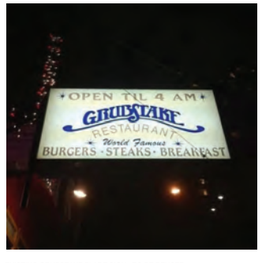
ALUMINUM OR VPI DOORS / WINDOWS



CEMENT PLASTER / GRUBSTAKE



GRUBSTAKE YELLOW DOOR - TO BE RECREATED



EXISTING GRUBSTAKE BLADE SIGN - TO BE REUSED



EXISTING GRUBSTAKE SIGN - TO BE REUSED



EXISTING GRUBSTAKE WINDOWS - TO BE REUSED



PERFORATED METAL PANEL / GUARDRAIL

kerman morris architects LLP
139 Noe Street
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Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
3-31-22
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PROPOSED EXTERIOR PERSPECTIVES & MATERIALS

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SCALE	
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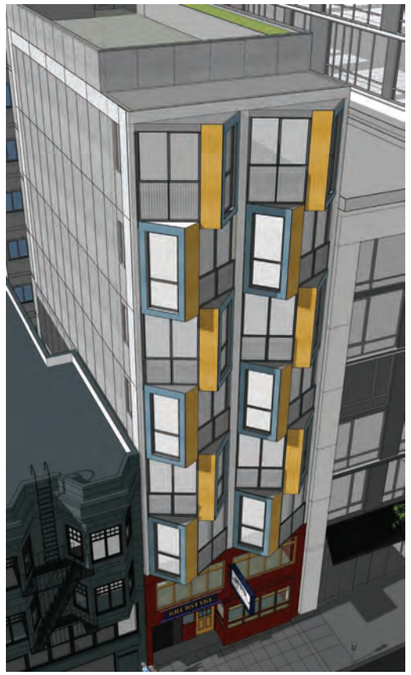
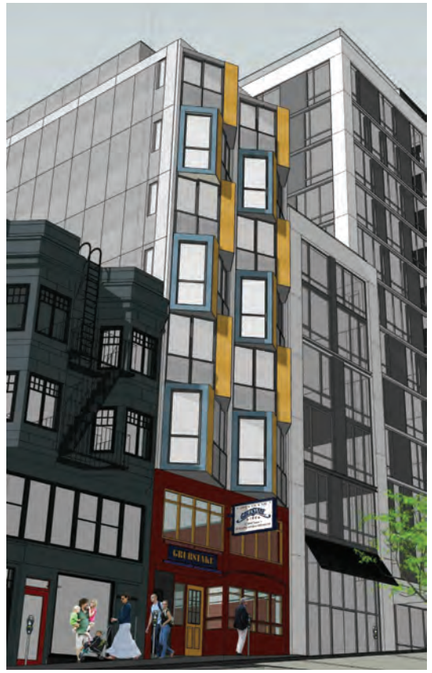
DBI PERMIT APPLICATION NUMBER:



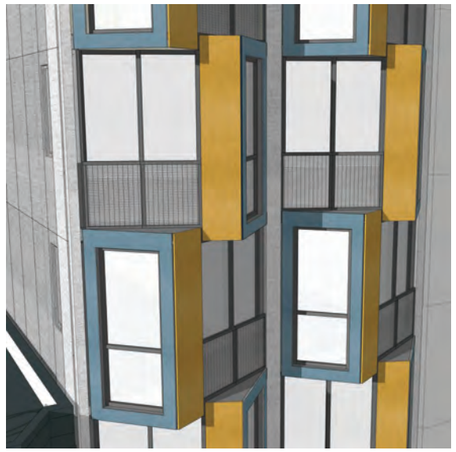
PINE STREET - GRUBSTAKE ENTRY



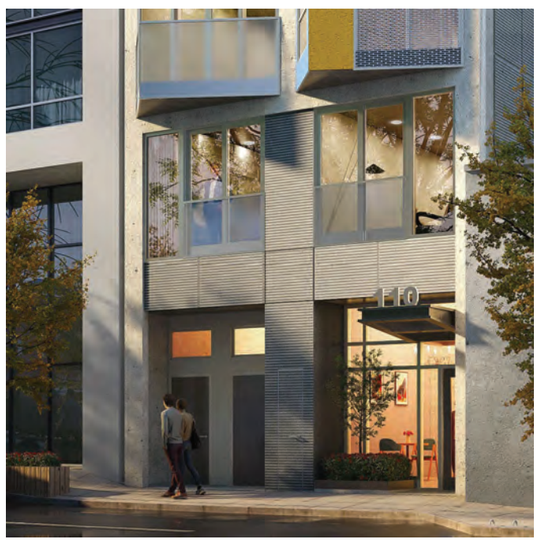
PINE STREET FROM EAST



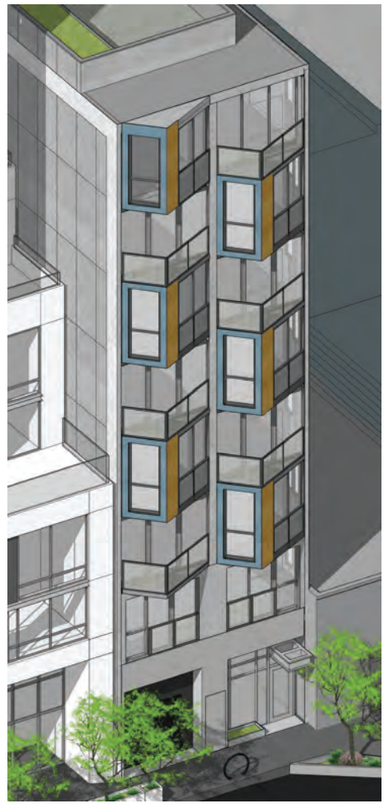
PINE STREET FROM EAST



PINE STREET FACADE CLOSE-UP



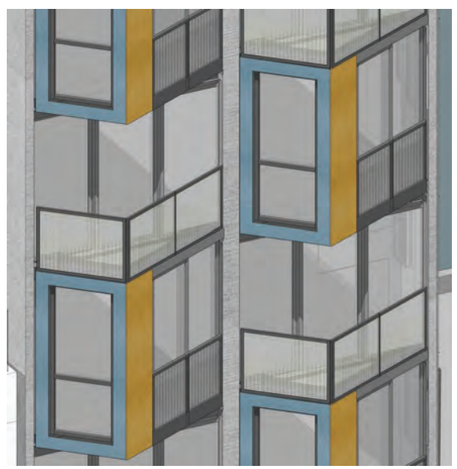
AUSTIN STREET - RESIDENTIAL ENTRY



AUSTIN STREET FROM WEST



AUSTIN STREET FROM EAST



AUSTIN STREET FACADE CLOSE-UP

km
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Revisions

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EDWARD DAVID KERMAN
C-24585
3-31-23
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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PROPOSED EXTERIOR PERSPECTIVES

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G3.01

DBI PERMIT APPLICATION NUMBER:
2018-0208-0768

PRESERVATION MEASURES

(Non-physical)



- Grubstake will continue to serve local Polk Gulch residents and visitors
- Retain menu items & design, condiments and silverware with some enhancements
- Apply to operate late night hours in conditional use application
- Register for legacy business
- Open pop-up dining during construction
- Use good faith efforts to keep existing staff in new restaurant
- Document photos of the original Grubstake as well as interpretive materials and display them in the new space
- Exhibit virtual tour of the original Grubstake in the new space & on the internet

VIRTUAL MUSEUM



https://my.matterport.com/show/?m=yR5VgQDcCTT

PRESERVATION SURVEY

Recommendations:

A Photographic Documentation

B Historic Resource Interpretation

- Permanent Display and/or
- Salvage/Replicate Architectural Features

1) Match footprint/orientation of lunch wagon
2) Match existing scale and proportion of lunch wagon
3) Replicate metal barrel vault ceiling
4) Define interior/exterior relationship with windows
5) Reuse existing windows
6) Reuse/replicate globe lights
7) Reuse/replicate tile, counters, and stools
8) Salvage and restore murals



PRESERVATION MEASURES

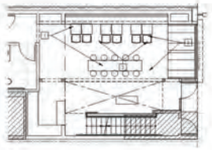
1 Match footprint/orientation of lunch wagon



The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

PRESERVATION MEASURES

2 Match existing scale and proportion of lunch wagon



The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

PRESERVATION MEASURES

3 Replicate metal barrel vault ceiling

6 Reuse/replicate globe lights

7 Reuse/replicate tile, counters, and stools



The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

PRESERVATION MEASURES

4 Define interior/exterior relationship with windows

5 Reuse existing windows



Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade

PRESERVATION MEASURES

8 Salvage and restore murals



Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

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GRUBSTAKE PRESERVATION MEASURES

DATE	04/20/2021
SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G6.00

SFDBI PERMIT APPLICATION NUMBER:
2018-0208-0768

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

The work to remove existing physical features listed below, and to reinstall, will be done by a team of historic preservation conservators and art movers. For example, as to the large mural to be preserved, historic preservation conservators will manage the art movers and coordinate with the demolition contractor prior to the removal. The team will remove, crate, and package the mural. After removal, the mural will be transported to a secure art storage facility where conservation work on the mural will occur.

Conservation work on the mural will be performed in accordance with the *Guidelines for Practice and Code of Ethics* of the American Institute for Conservation.

Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context will be photographed in accordance with Historic American Building Survey ("HABS") standards. Photograph views shall include: (a) contextual views, (b) views of each side of the building and interior views, where possible, (c) oblique views of the building, and (d) detail views of character-defining features.

Historic Resource Interpretation – Permanent display of interpretive materials concerning the history and significance of 1525 Pine Street will be provided. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting.

Virtual Tour – The Grubstake owners have used a virtual reality technology implemented by Matterport Technology to create a lasting 3D tour of the space that will be made available on the restaurant's website. https://matterport.com/industries/. The owners have worked directly with Matterport to conduct this state-of-the-art exhibit.

14869959.1

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

1. Salvage, restore and reinstall portions of the mural and wood framing which includes (under the direction of original artist Jason Phillips) the following:
   - Cleaning surfaces
   - Removal of graffiti
   - Re-adhering and consolidating paint
   - Filling cracks
   - Color integration
   - Applying protective clear coating
2. Replicate red vinyl booth seating
3. Replicate train car façade
4. Replicate vaulted, curved ceiling
5. Reuse light box signage and neon lights
6. Replicate wooden bar
7. Reuse or replicate decorative lights and side globe lights
8. Retain or replicate tile floor, chrome accents, linear counter and backless stools
9. Attempt to retain "windows" separating original space from newer space
10. Retain menu style
11. Condiments and silverware will remain the same with some enhancements
12. Retain most liked traditional dishes
13. Commit to applying for late night hours (potentially up to 4:00 a.m.) in the conditional use application and extended hours with the entertainment commission and will attempt to operate during those hours
14. Pop-up dining during construction
15. Will use good faith efforts to keep existing staff (who are in good standing with the restaurant ownership) employed in the new restaurant.

14869959.1

Architectural Resources Group

Memorandum

To: Nick Pigott
Managing Partner
Pine Street Development

Project: Grubstake
ARG Project No:
Date: May 24, 2018
Via: Email
From: Lisa Iergovich

Re: 1525 Pine Street, Grubstake Diner

Background
Architectural Resources Group (ARG) was retained by Pine Street Development to provide historic preservation consulting for Grubstake Diner, located at 1525 Pine Street in San Francisco. There are plans to demolish the existing building and develop the site as a seven story mixed use building. The existing restaurant will be relocated in the new building on the ground floor and second floor mezzanine. ARG was asked to provide feedback regarding the feasibility of incorporating existing features of the restaurant into the new construction.

Assessment
ARG representatives visited the site on April 3 and again on April 17 to survey existing materials. The original lunch wagon structure at 1525 Pine Street has features commonly characteristic of the building type that are still intact:
- Small rectilinear layout
- Simple linear single-story massing
- Curved roofline
- Prominent signage
- Metal sash perimeter windows
- Decorative glazing
- Interior layout defined by lunch counter with limited seating

Alterations to the original lunch wagon structure include:
- Replacement of original linear counter with angled wood counter
- Removal of glazing at eastern windows
- Replacement of fixed stools with freestanding stools

Features of interest in the 1975 addition include the murals, which were painted by Jason Philips in 1976. The murals cover the length of the east wall and are painted directly on ½" sheet rock over a layer of thick fuscia pink paint.

Recommendations
1. Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context be photographed in accordance with Historic American Building Survey (HABS) standards. Photograph views shall include (a) contextual views; (b) views of each side of the building and interior views, where possible; (c) oblique views of the building; and (d) detail views of character-defining features.

2. Historic Resource Interpretation – Provide a permanent display of interpretive materials concerning the history and significance of 1525 Pine Street. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting like a community center.

   One option for interpretation is salvaging select architectural features for reuse or replication in the new building. Design considerations include:
   - Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street. Locating the "lunch wagon" on the ground floor is preferable.
   - Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.
   - Replicate metal barrel vault ceiling to create a sense of enclosure.
   - Define the interior/exterior relationship of the "lunch wagon" using windows.
   - Reuse existing windows including green colored toplites where possible. The windows are in good to fair condition and can be restored.
   - Reuse or replicate side globe lights.
   - Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
   - Salvage, restore, and reinstall murals. Should all the panels not be needed, select murals, like the southernmost "San Francisco" mural, can be salvaged. Contact artist regarding permissions for relocation and potential restoration of murals. Removal would include protecting the murals before cutting out the sheet rock.

Architectural Resources Group

March 20, 2019

Summary of Grubstake Redesign

In April 2018, Architectural Resources Group (ARG) was retained by Pine Street Development to survey the Grubstake Diner at 1525 Pine Street and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. In October, ARG was asked to provide design consultation services to identify opportunities for better incorporating these features into the design. Below is list of ARG's eight recommendations, and detail about how the design was adapted to address them.

1. Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street.



Original: The original design had the arched lunch wagon façade located on the second floor. The façade was at an angle to the property line and did not match the existing footprint.

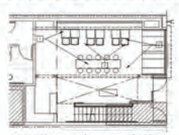


Revised: The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

2. Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.



Original: The scale of the lunch wagon is not clearly defined on the interior.



Revised: The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

3. Replicate metal barrel vault ceiling to create a sense of enclosure.
4. Reuse or replicate side globe lights.
5. Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
6. Define the interior/exterior relationship of the lunch wagon using windows.



Original: The barrel vault ceiling is not symmetrically defined. The globe lights are inconsistently placed and located on walls outside the barrel vault. The lunch wagon is not defined by unique finishes or colors.



Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

7. Reuse existing windows including green colored toplites where possible.



Original: New windows had a similar style to existing but did not match in size or location.



Revised: Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade.

8. Salvage, restore, and reinstall murals.



Original: Murals were salvaged for reinstallation throughout the restaurant space.



Revised: Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

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Revisions

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GRUBSTAKE PROJECT FEATURES

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SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G6.01

SFDBI PERMIT APPLICATION NUMBER:
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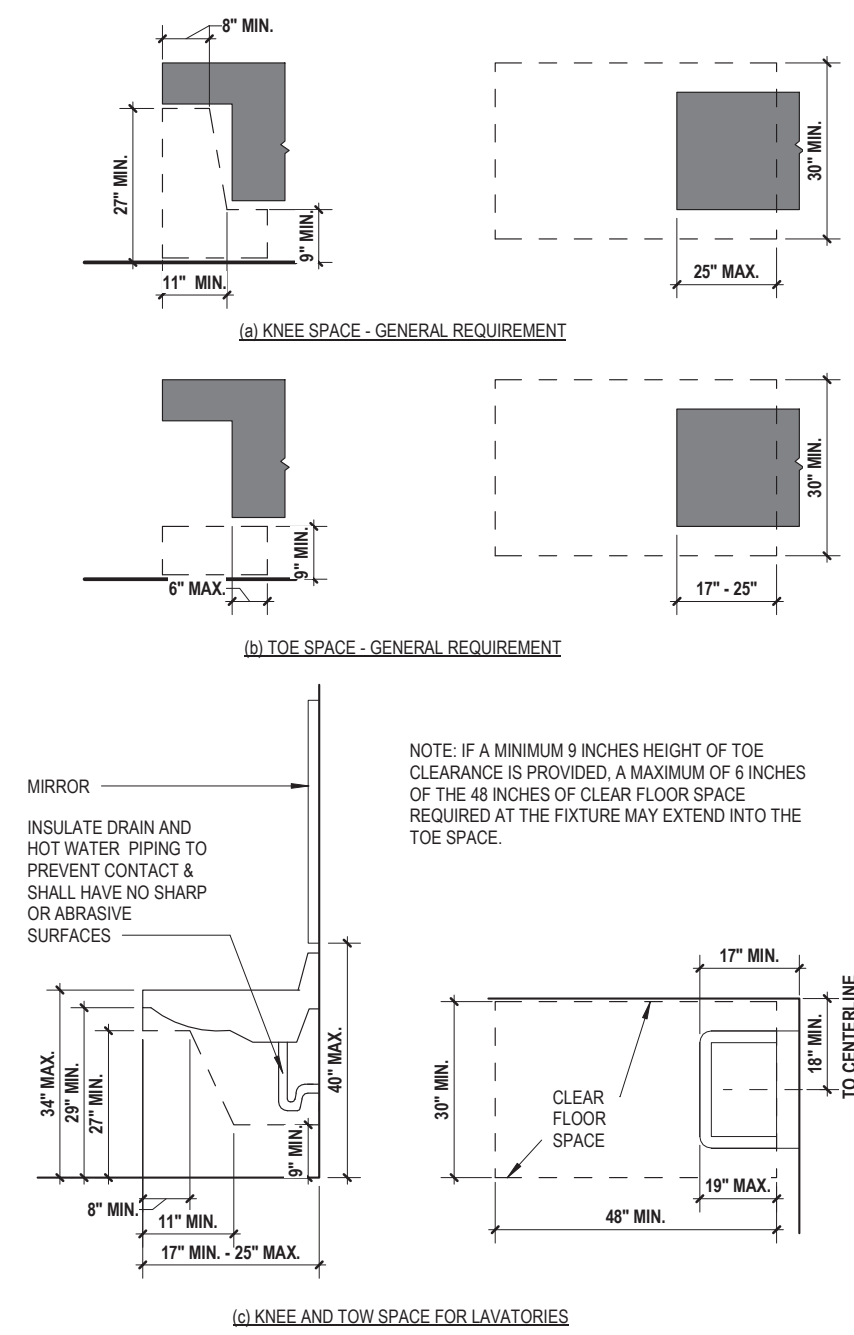
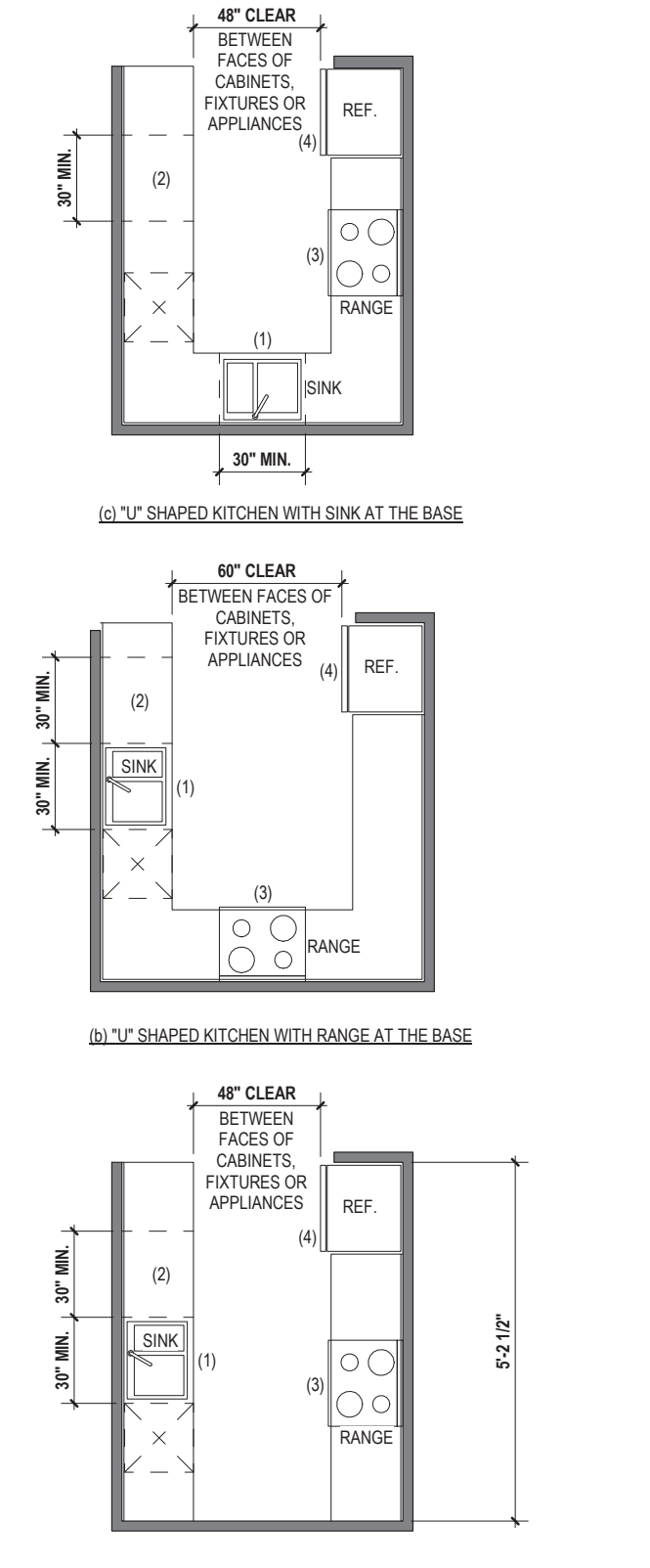


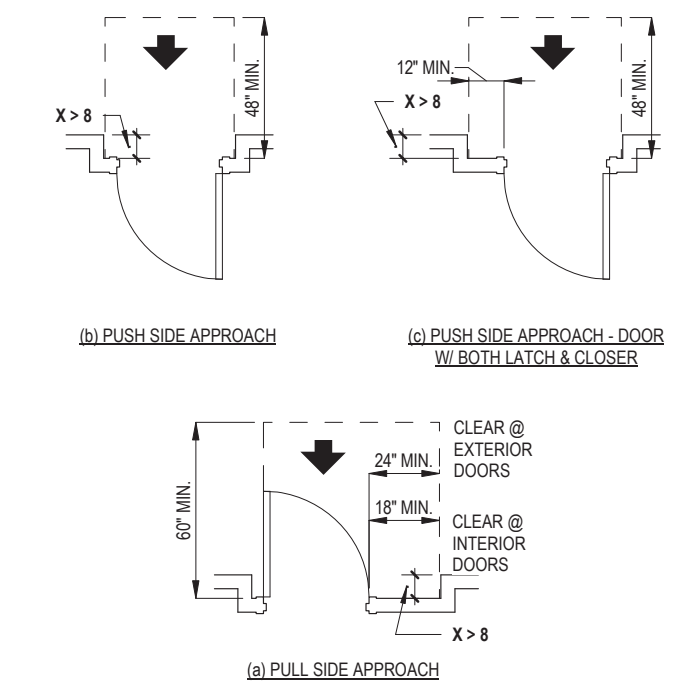
NOTE: IF A MINIMUM 9 INCHES HEIGHT OF TOE CLEARANCE IS PROVIDED, A MAXIMUM OF 6 INCHES OF THE 48 INCHES OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE.

18 KNEE AND TOE SPACE — FIGURE 11A-9D



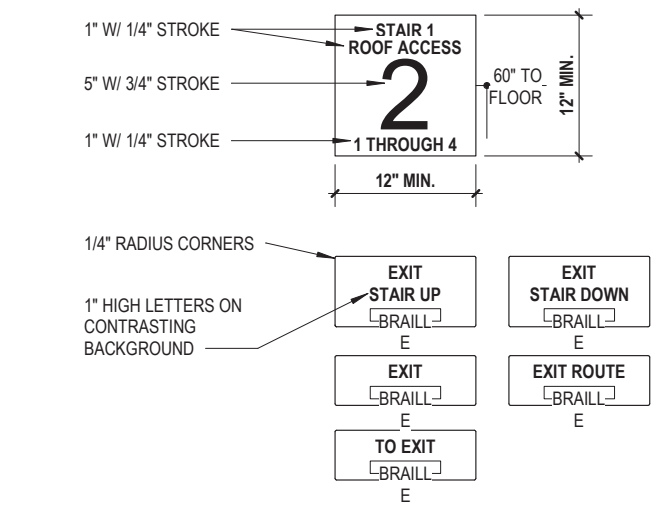
NOTES:
1. 30-INCH MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH THE SINK; 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
2. 30-INCH MINIMUM COUNTERTOP FOR WORK SURFACE WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH; 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
3. 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL APPROACH AT RANGE OR COOKTOP.
4. 30" x 48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OR OTHER APPLIANCES TO ALLOW PARALLEL OR FORWARD APPROACH.

15 KITCHEN SPECIFICATIONS (DWELLING UNITS ONLY) — FIGURE 11A-10A

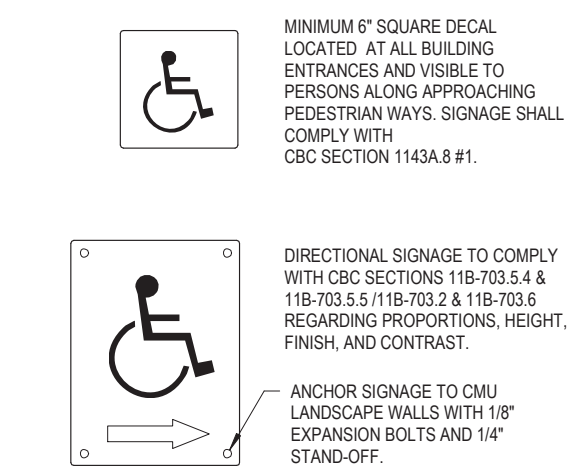


12 MANEUVERING CLEARANCES AT RECESSED DOORS — FIGURE 11A-8C

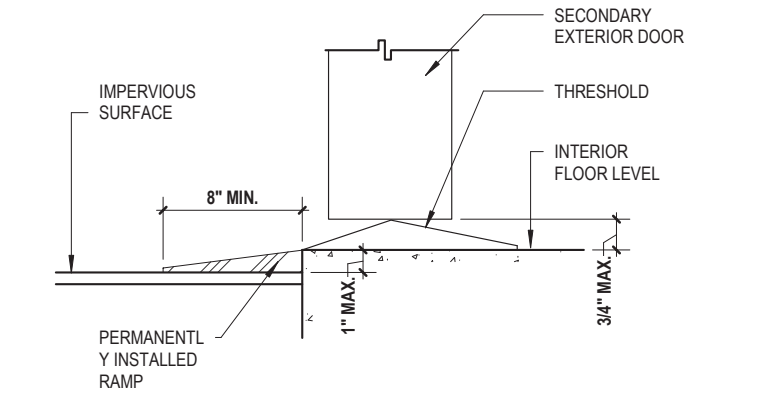
IDENTIFICATION SIGNS TO COMPLY WITH CBC SECTIONS 1013 & 1143A:
- RAISED ARABIC NUMERAL + CORRESPONDING GRADE II BARILLE
- IDENTIFIES STAIRWAY LOCATION, FLOOR LEVEL NUMBER AND UPPER AND LOWER TERMINUS OF STAIRWAY
- INSTALL ON WALL ADJACENT TO LATCH SIDE OF DOOR
- CONTRASTING CHARACTERS WITH THEIR BACKGROUND ON NON-GLARE SURFACE



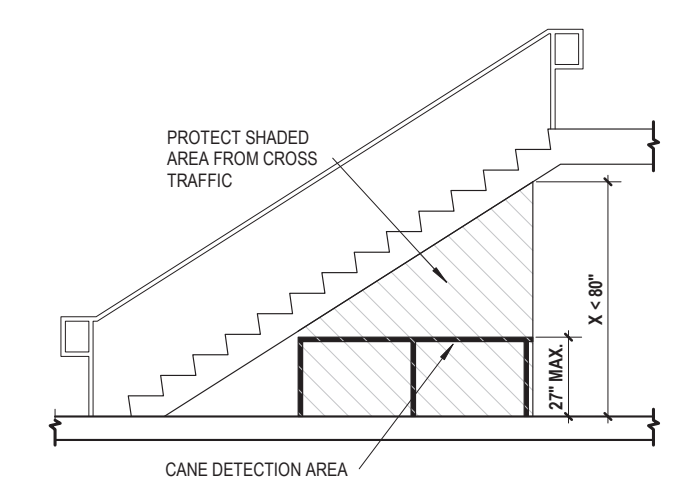
8 IDENTIFICATION SIGNS — CBC SECTION 1013 & 1143A



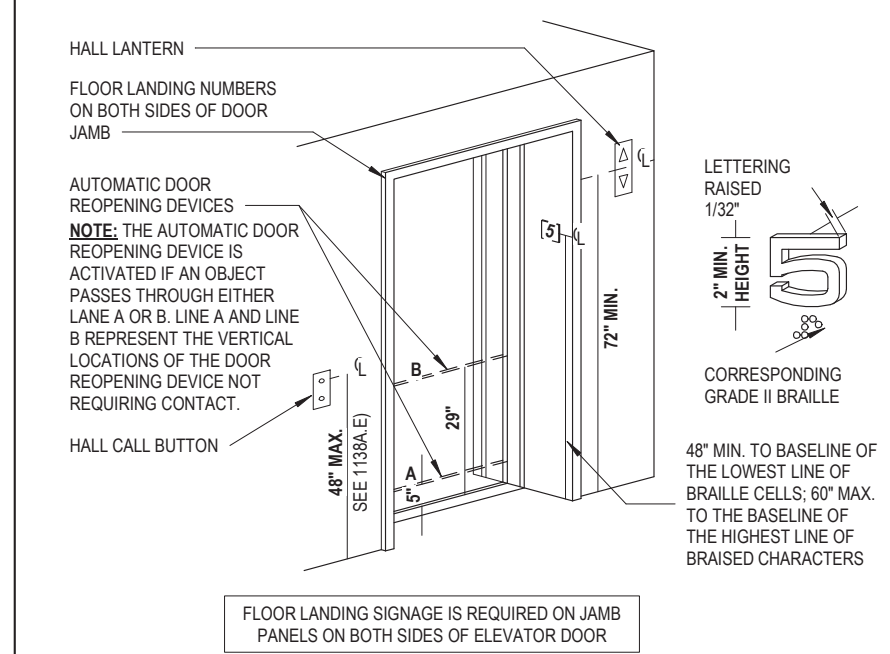
4 ACCESSIBILITY SIGNAGE



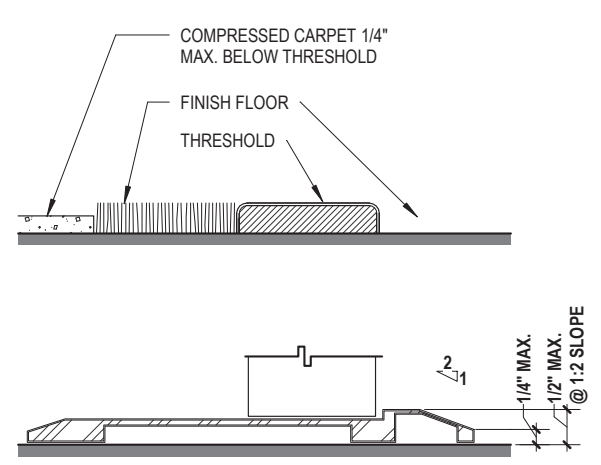
22 RAMP @ SECONDARY EXTERIOR DOOR (DWELLING UNITS ONLY) — FIGURE 11A-8K



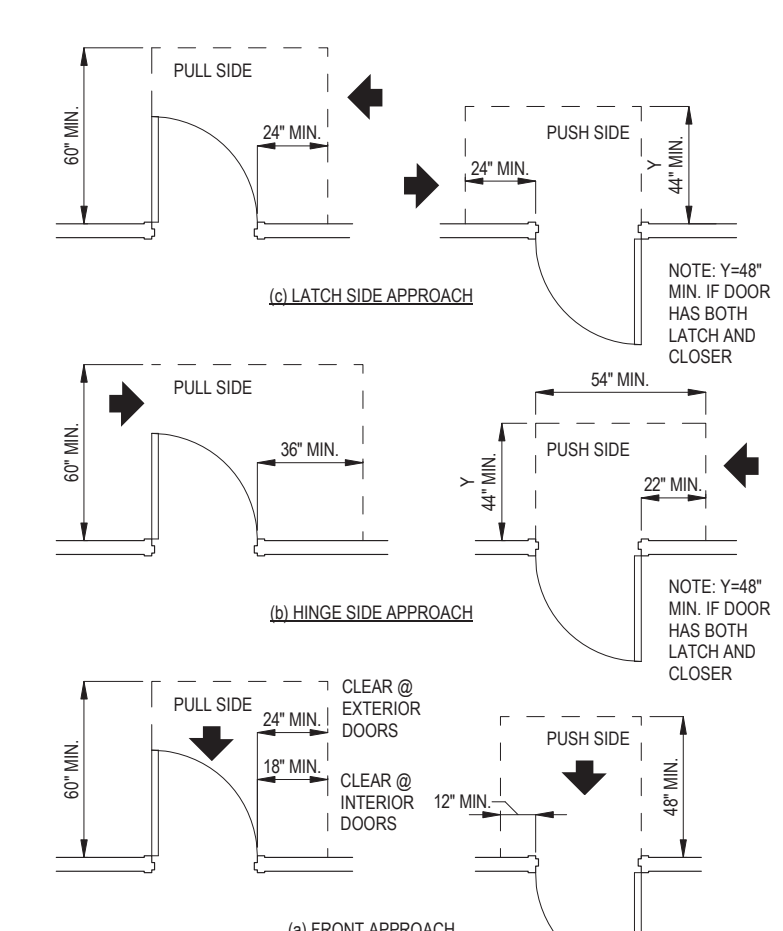
11 VERTICAL CLEARANCE — SECTION 1125A.2



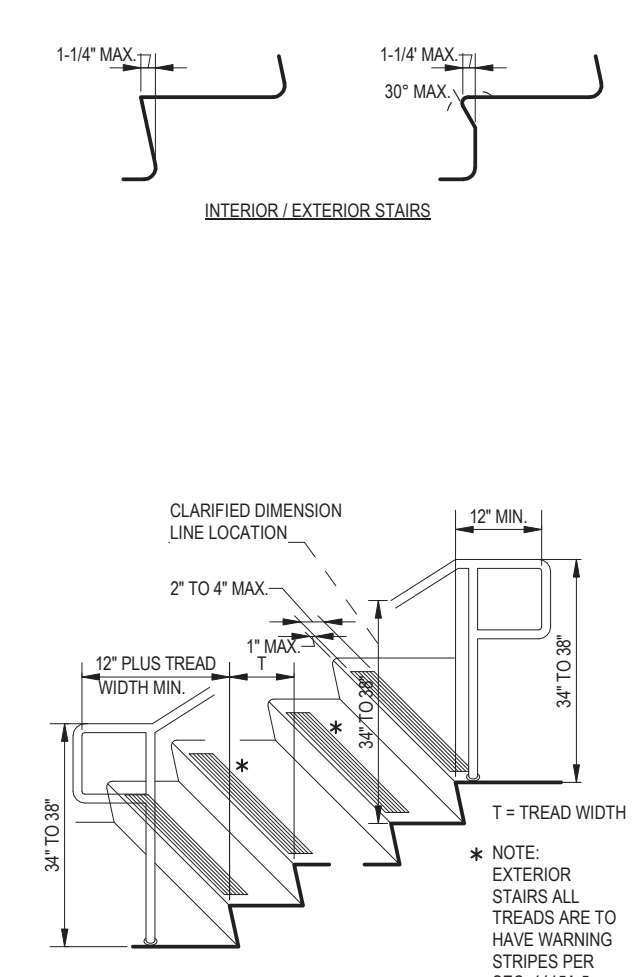
7 HOISTWAY AND ELEVATOR ENTRANCES — FIGURE 11A-7C



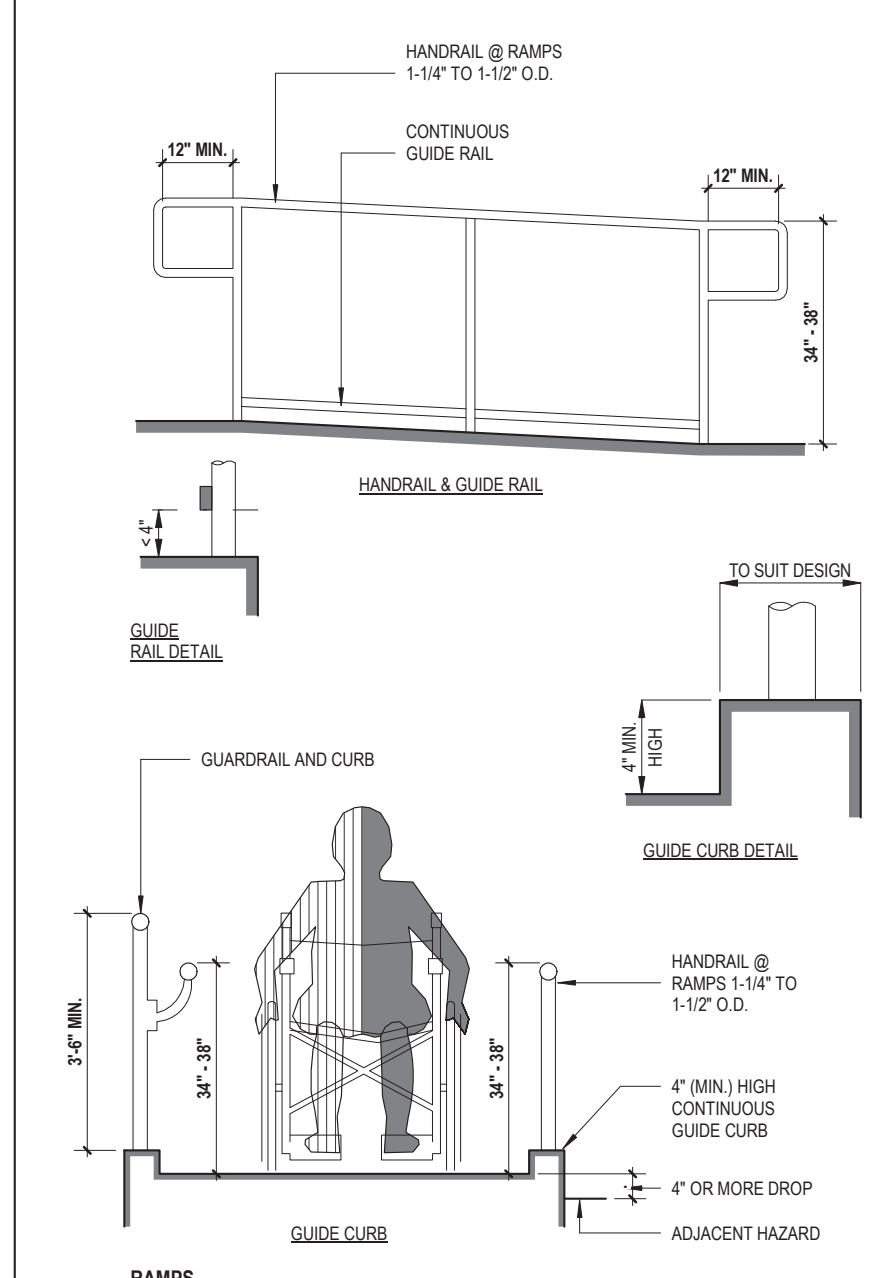
21 THRESHOLDS — FIGURE 11A-8I



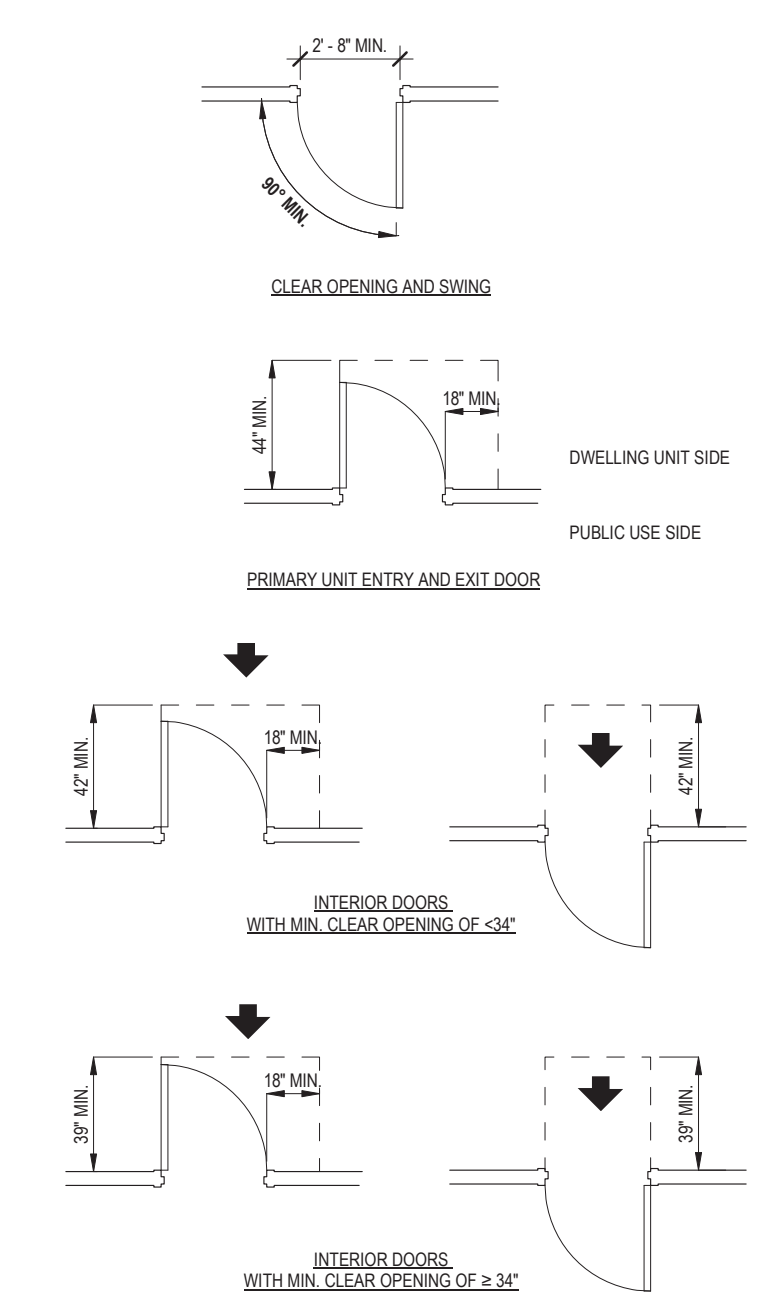
14 MANEUVERING CLEARANCE @ SWINGING DOORS (PUBLIC / COMMON USE AREAS) — FIGURE 11A-8A



10 WARNING STRIPING AND HANDRAIL EXTENSIONS (PUBLIC/ COMMON USE AREAS) — FIGURES 1115A.4 AND 1123A.4

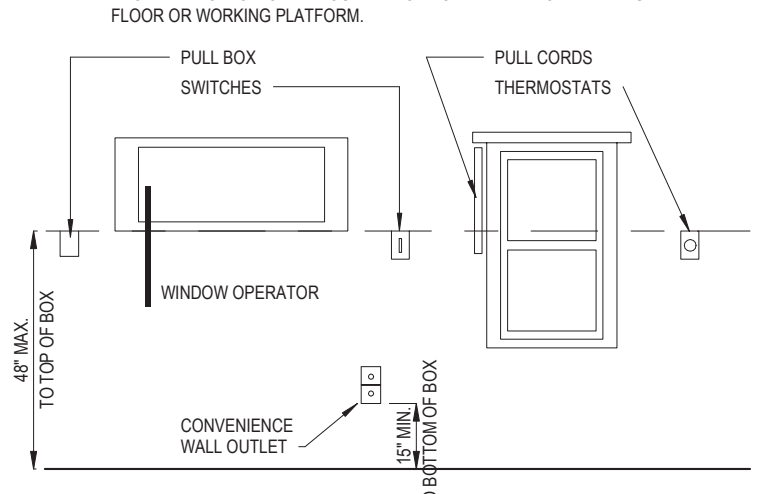


6 RAMPS — FIGURE 11A-5A

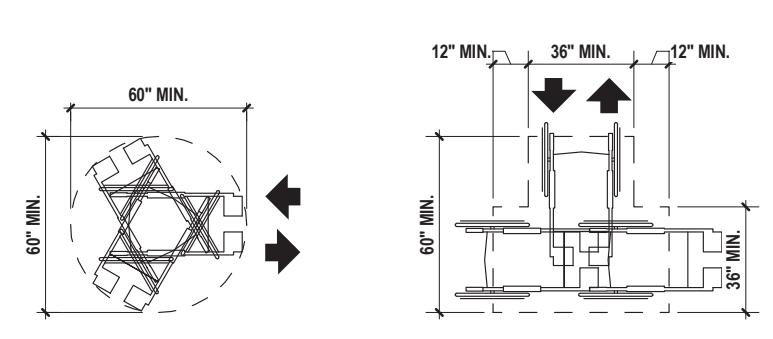


2 MANEUVERING CLEARANCE @ SWINGING DOORS (DWELLING UNITS ONLY) — SECTION 1132A

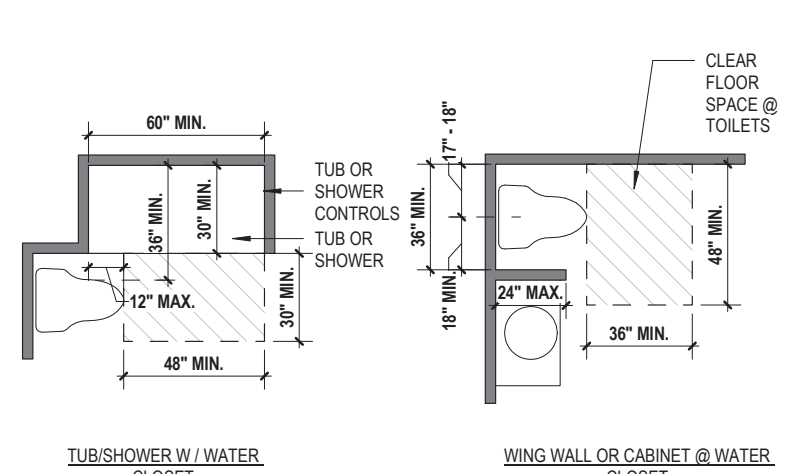
CONTROLS AND OPERATING MECHANICAMS FOR WINDOWS AND ACCESSORES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.



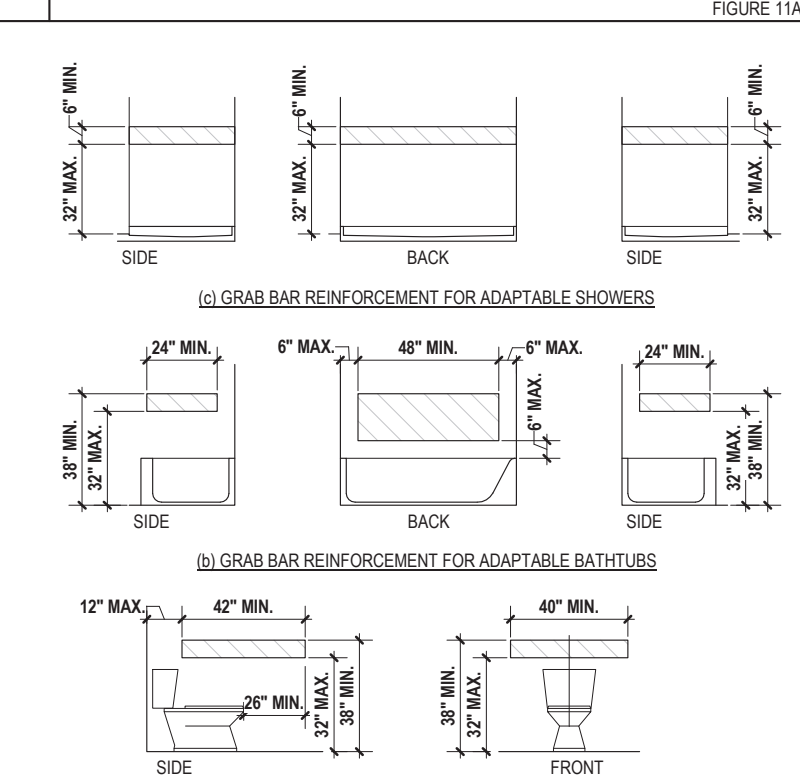
20 CONTROLS, SWITCHES & OUTLETS - HEIGHTS



17 WHEEL CHAIR TURNING SPACE — FIGURE 11A-1D

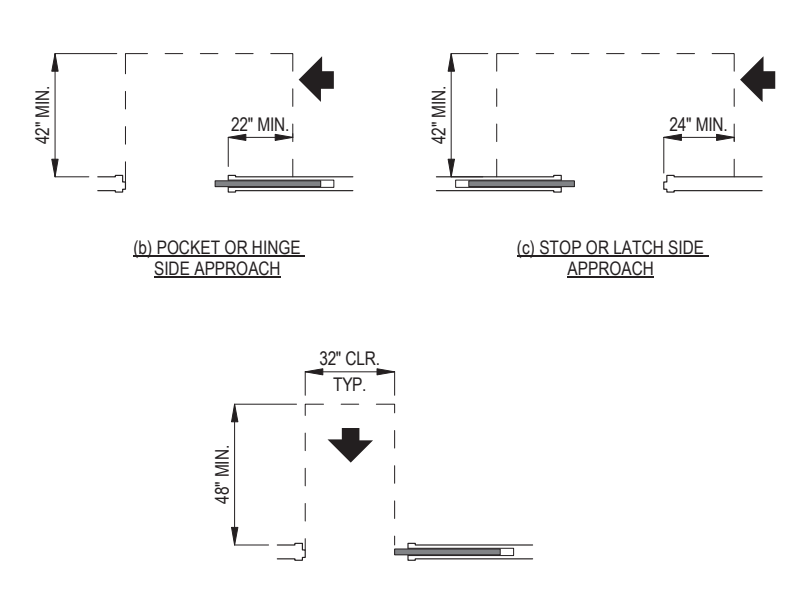


19 ADJACENT BATHROOM FIXTURE CLEARANCES (DWELLING UNITS ONLY) — FIGURE 11A-9L & 9M

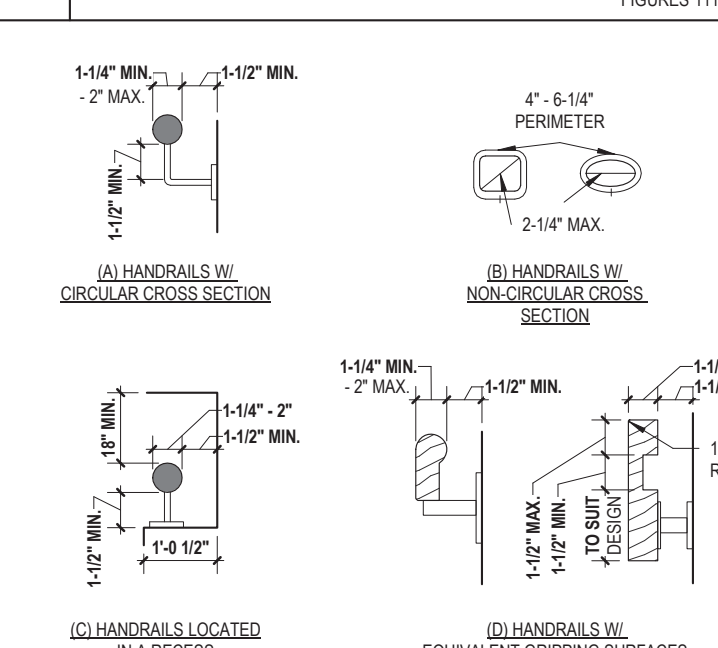


NOTE: THE LOCATIONS OF REINFORCED AREAS (SHOWN SHADED) FOR FUTURE INSTALLATION OF GRAB BARS; ALL BATHS TO HAVE REINFORCED AREAS AT PLUMBING FIXTURES

16 WATER CLOSETS / WHEEL CHAIR TURNING SPACE (DWELLING UNITS ONLY) — FIGURE 11A-9G

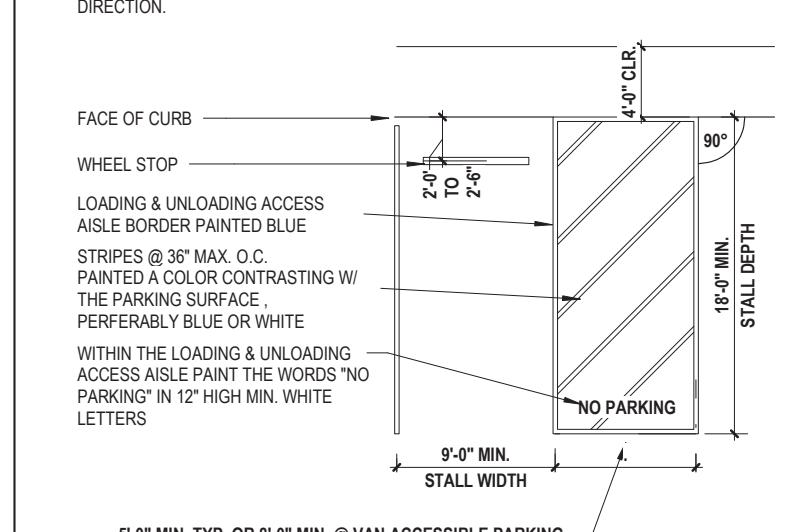


13 MANEUVERING CLEARANCES AT SLIDING DOORS (PUBLIC / COMMON USE AREAS) — FIGURE 11A-8B



9 HANDRAILS — FIGURE 11A-6B

NOTES:
1. WHEN ONLY ONE ACCESSIBLE SPACE IS PROVIDED, THE ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE PARKING STALL.
2. SLOPE OF PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.



1 ACCESSIBLE PARKING STALLS — FIGURE 11A-2A & 2C

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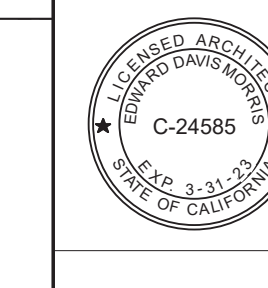

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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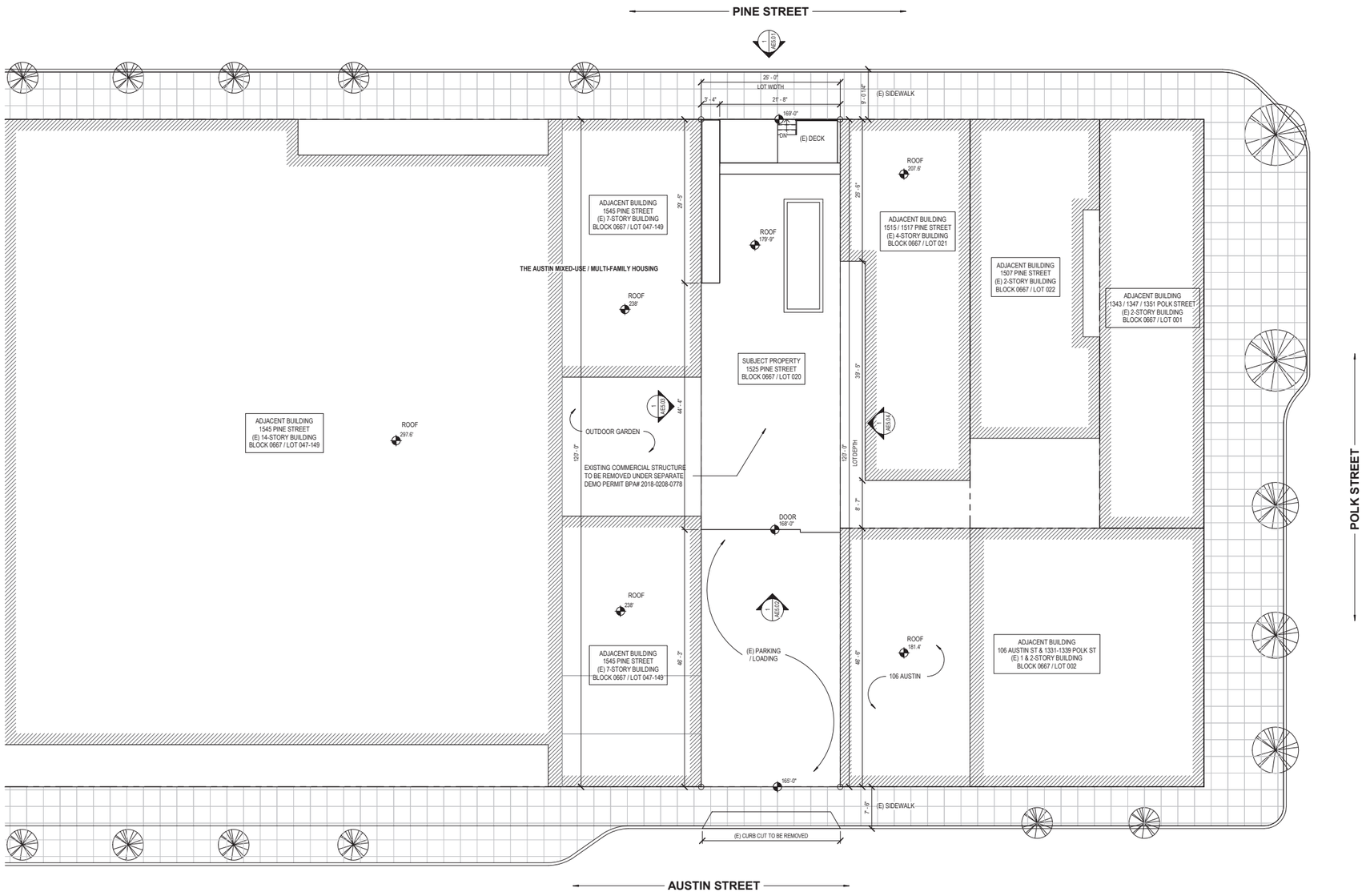
GENERAL ACCESSIBILITY REQUIREMENTS

DATE	04/20/2021
SCALE	1/2" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G9.00

DBI PERMIT APPLICATION NUMBER: 2018-0208-0768

BIM 360://1525 Pine St/1914_1525 Pine_CENTRAL_R2020_amelie8RZBG.rvt
4/20/2021 2:43:51 PM



1 EXISTING SITE PLAN
1/8" = 1'-0"

4' 0' 4' 8' 16'

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LICENSED ARCHITECT
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STATE OF CALIFORNIA

1525 PINE

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BLOCK 0667 / LOT 020
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PRJ #: 2015-009955

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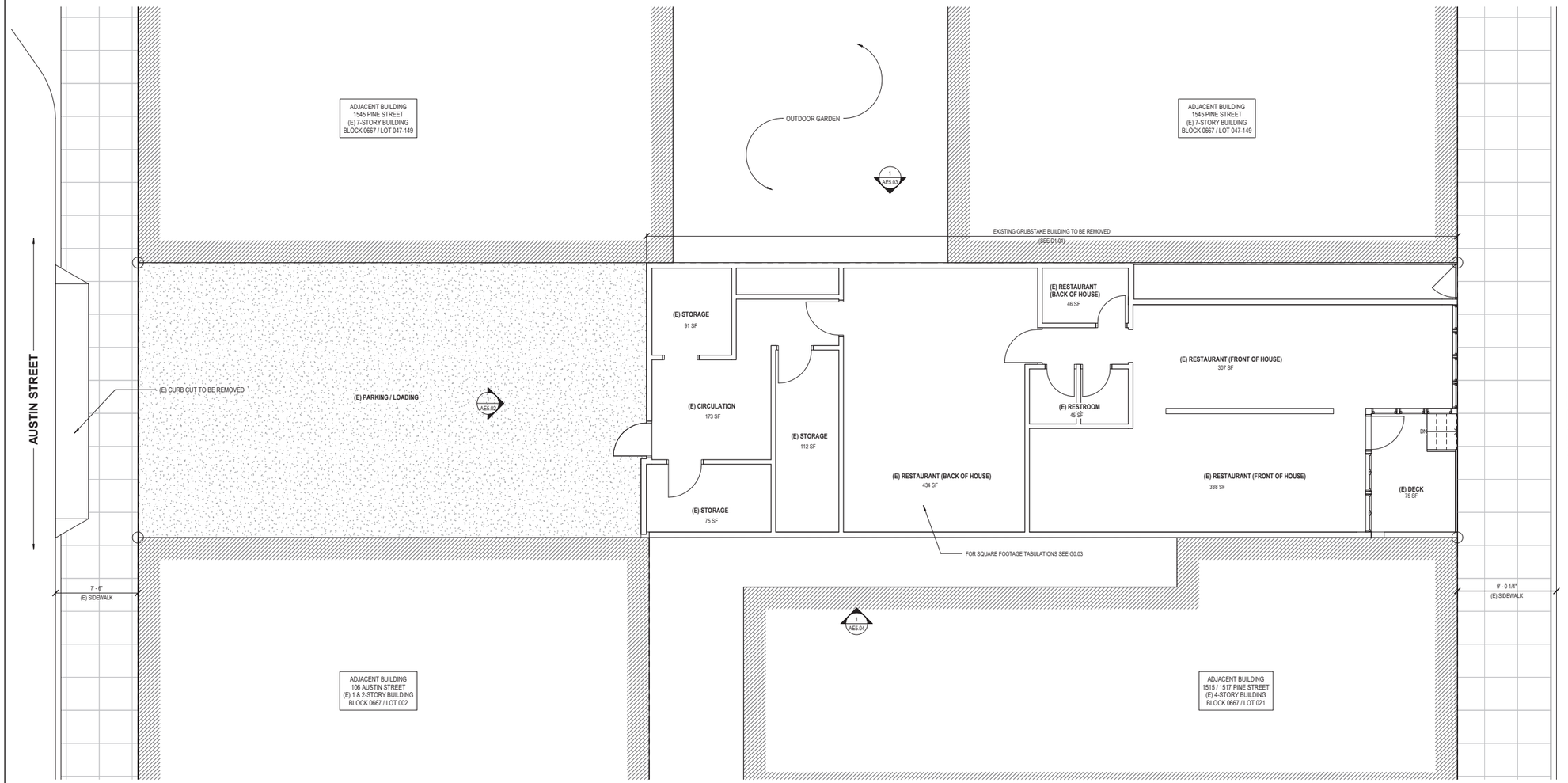
EXISTING SITE PLAN

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE1.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

2' 0' 2' 4' 6' 8'

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1525 PINE

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

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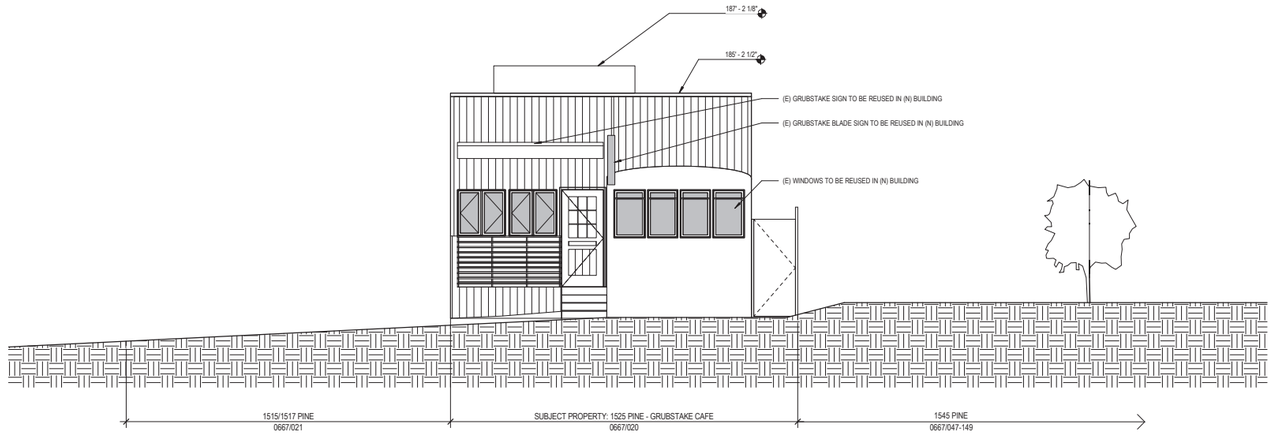
EXISTING FLOOR PLAN

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE2.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER:



1 PINE ST. (NORTH) ELEVATION - EXISTING
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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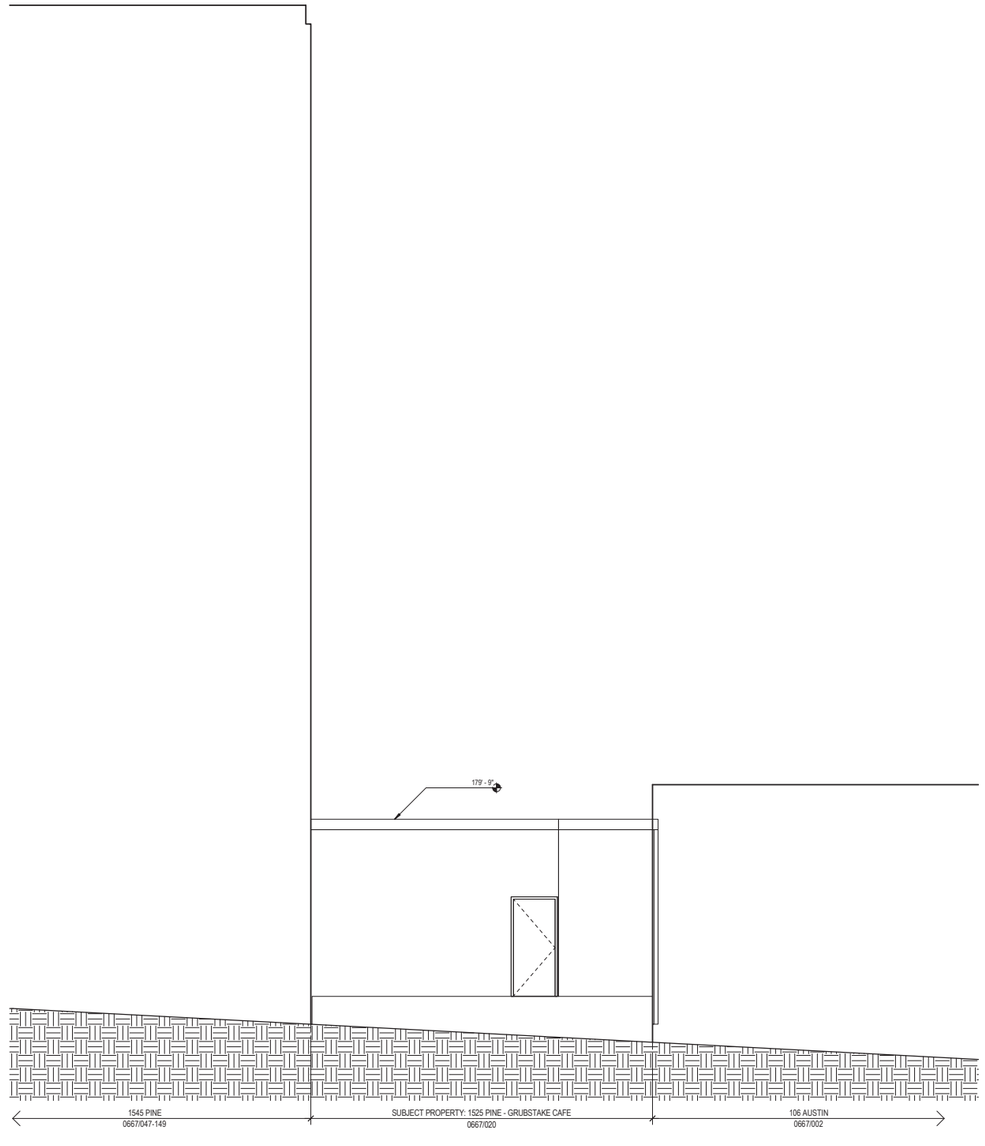
EXISTING EXTERIOR ELEVATION - NORTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE5.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 AUSTIN ST. (SOUTH) ELEVATION - EXISTING
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

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PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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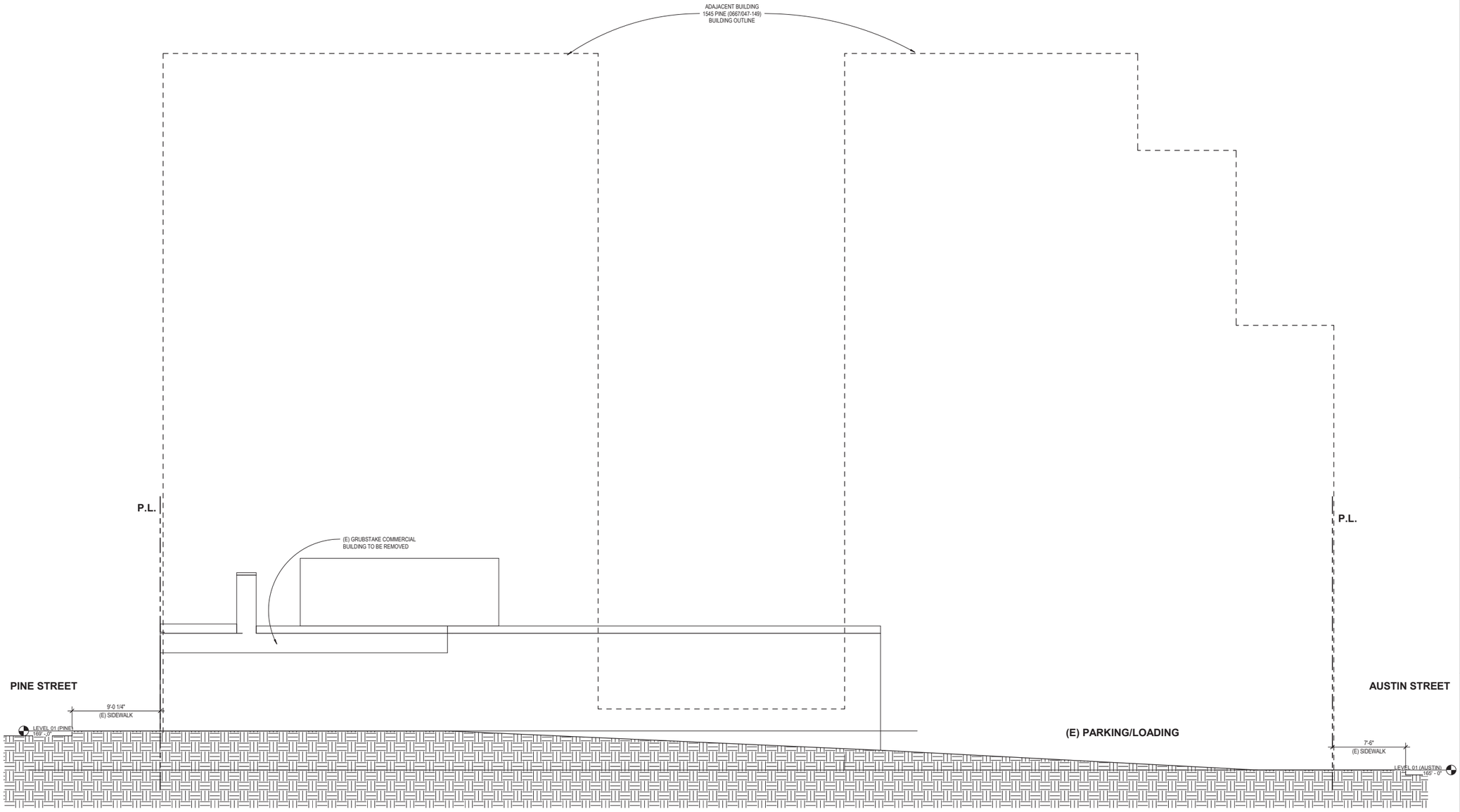
EXISTING EXTERIOR ELEVATION - SOUTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE5.02

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 EXISTING ELEVATION - WEST
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

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BLOCK 0667 / LOT 020
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PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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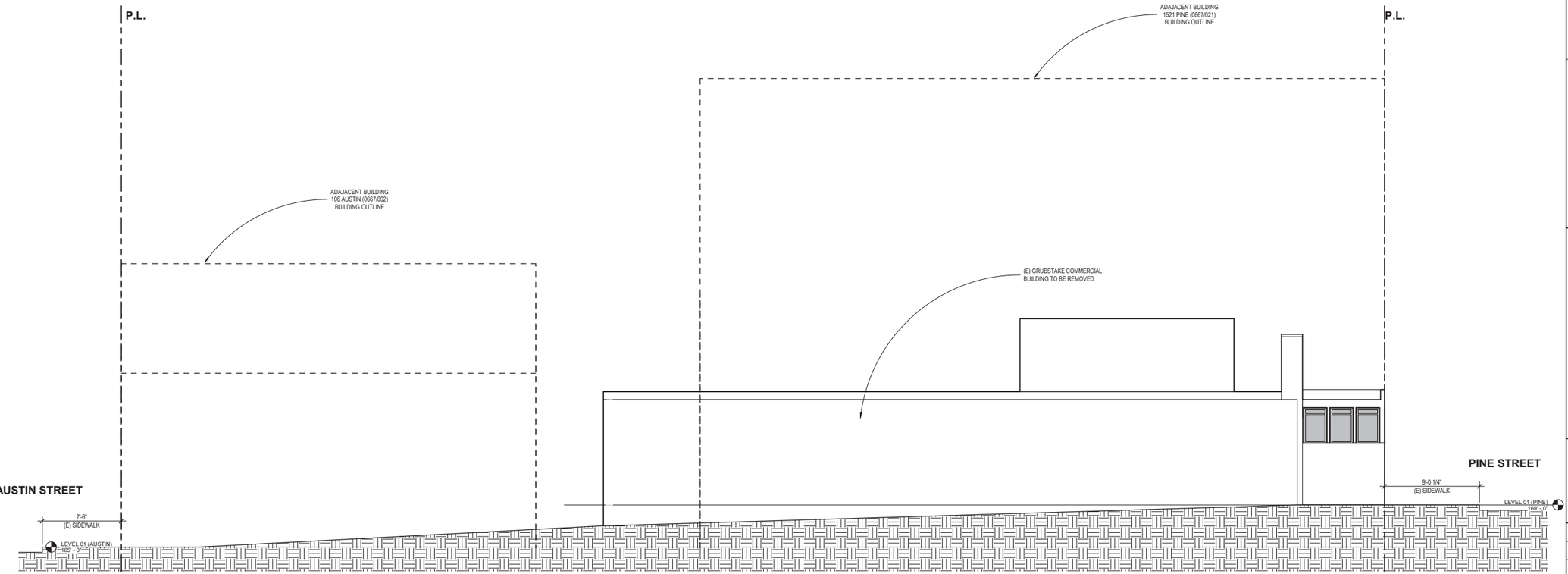
EXISTING EXTERIOR ELEVATION - WEST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE5.03

DBI PERMIT APPLICATION NUMBER:
2018-0208-0768



1 EXISTING ELEVATION - EAST
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BP# 2018-0208-0778

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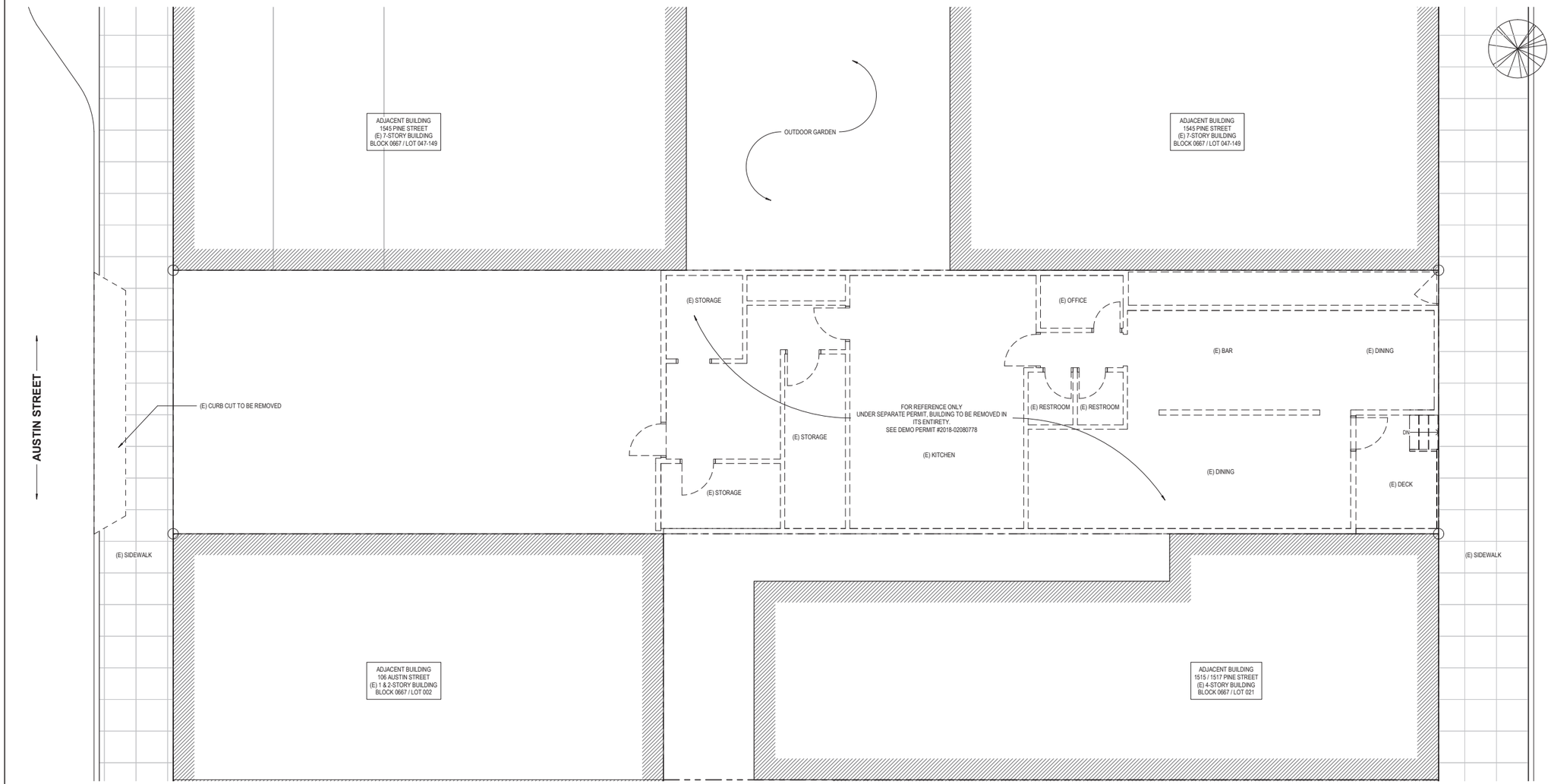
EXISTING EXTERIOR ELEVATION - EAST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE5.04

2018-0208-0768
SBI PERMIT APPLICATION NUMBER:



1 DEMO PLAN L01 - FOR REFERENCE ONLY
1/4" = 1'-0"

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

2' 0' 2' 4' 6' 8'

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BLOCK 0667 / LOT 020
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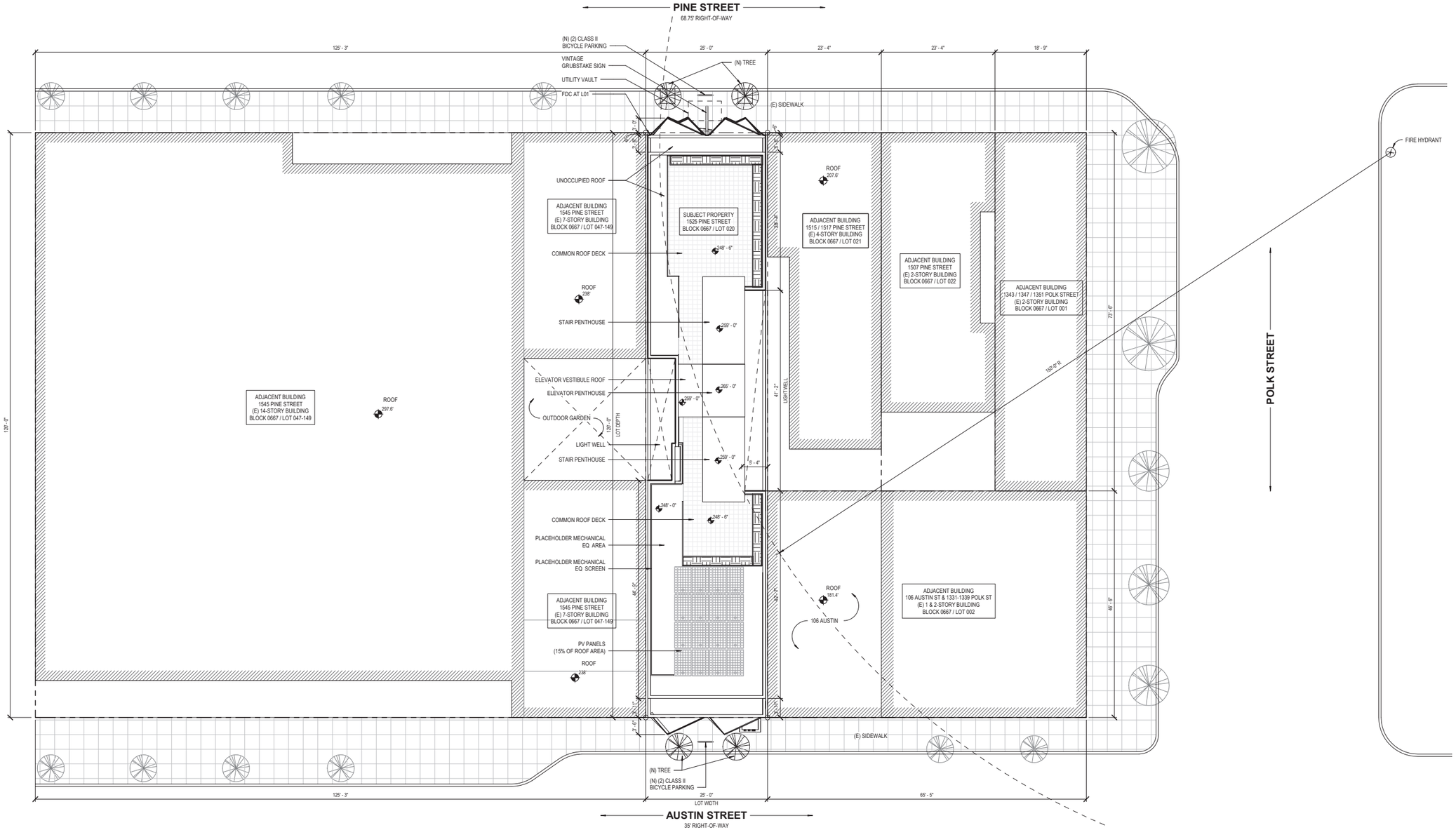
DEMOLITION SITE PLAN

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

D1.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 PROPOSED SITE PLAN - ROOF
1/8" = 1'-0"

4' 0' 4' 8' 16'

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STATE OF CALIFORNIA

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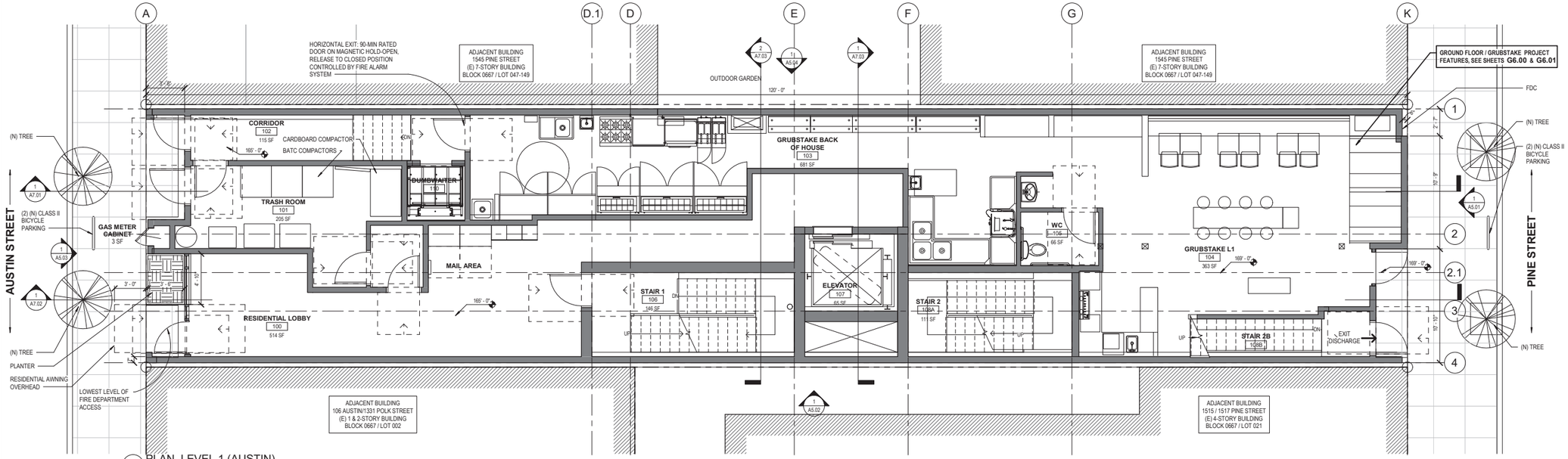
PROPOSED SITE PLAN

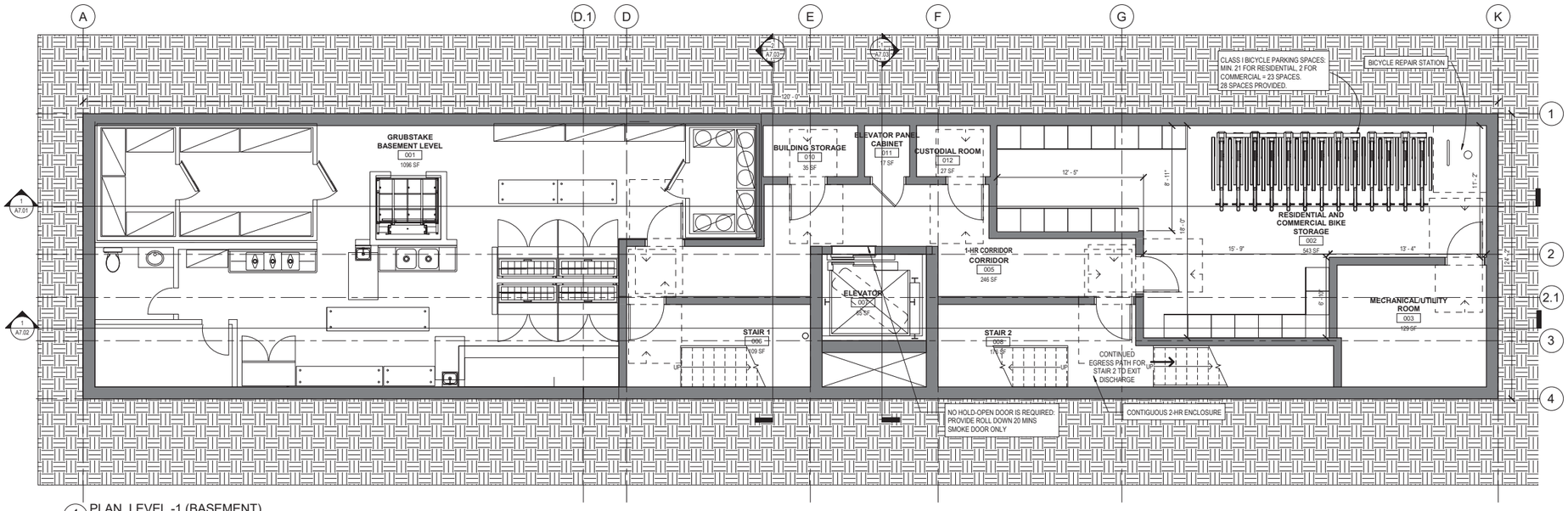
DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A1.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 1 (AUSTIN)
1/4" = 1'-0"



1 PLAN_LEVEL -1 (BASEMENT)
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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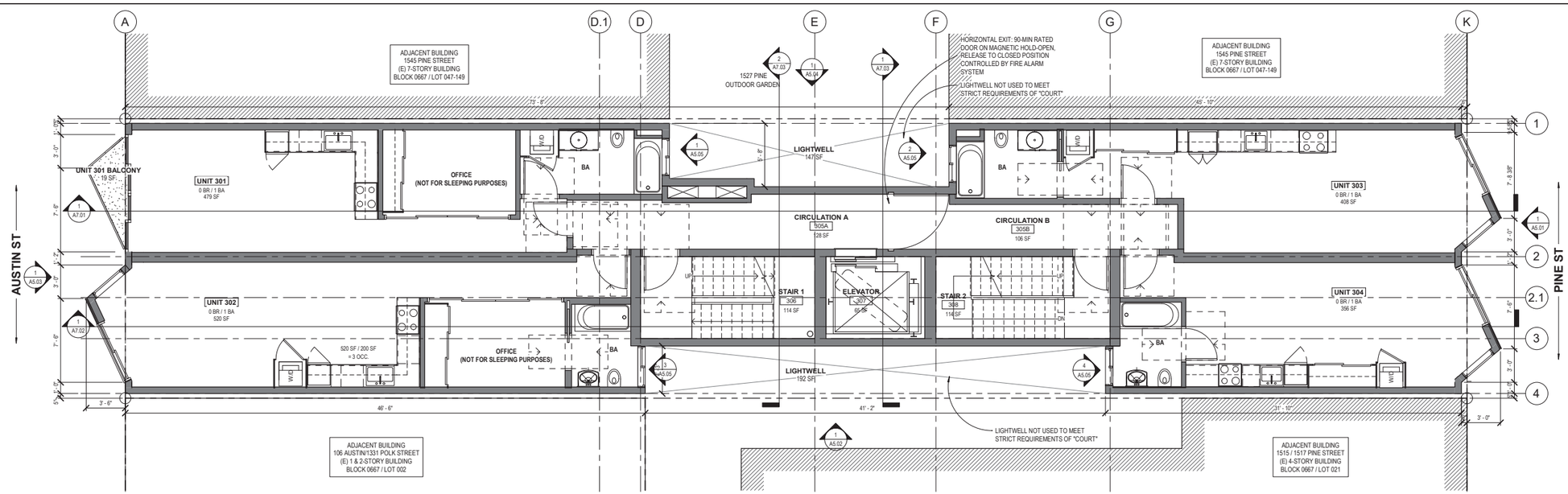
FLOOR PLANS, BASEMENT - LEVEL 1

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

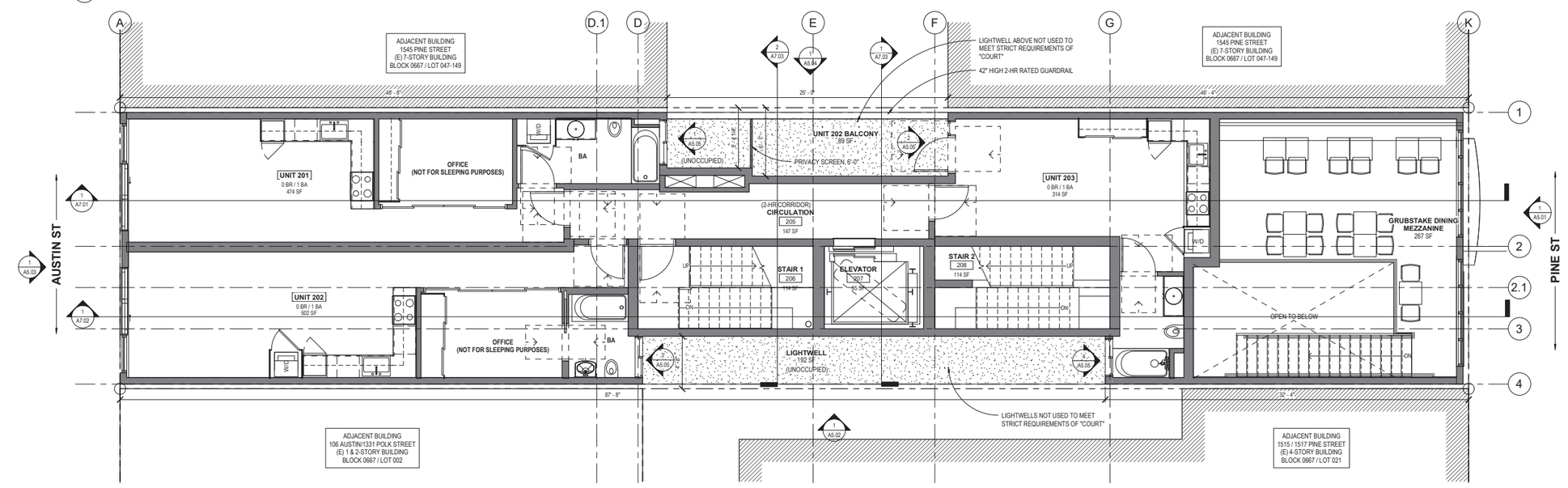
A2.01

2018-0208-0768

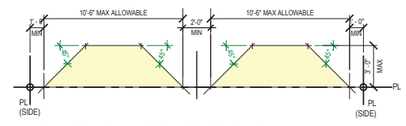
DBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 3
1/4" = 1'-0"

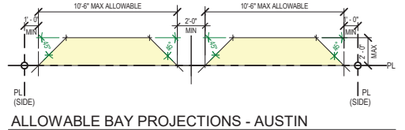


1 PLAN_LEVEL 2
1/4" = 1'-0"



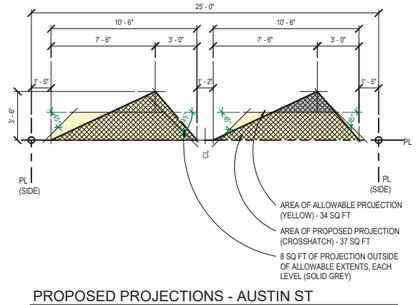
ALLOWABLE BAY PROJECTIONS - PINE

PER SF PLANNING CODE SECTION 136(c)(2)

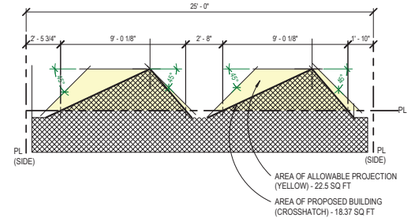


ALLOWABLE BAY PROJECTIONS - AUSTIN

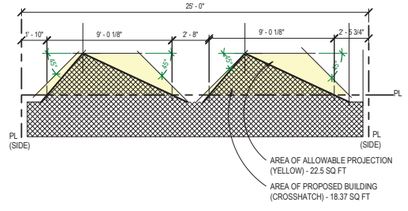
PER SF PLANNING CODE SECTION 136(c)(2)



PROPOSED PROJECTIONS - AUSTIN ST



PROPOSED PROJECTIONS - PINE ST - ODD LEVELS



PROPOSED PROJECTIONS - PINE ST - EVEN LEVELS

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

kerman morris architects LLP
139 Noe Street
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Revisions

LICENSED ARCHITECT
EDWARD DAVID MORRIS
C-24585
RENEWAL 3-31-23
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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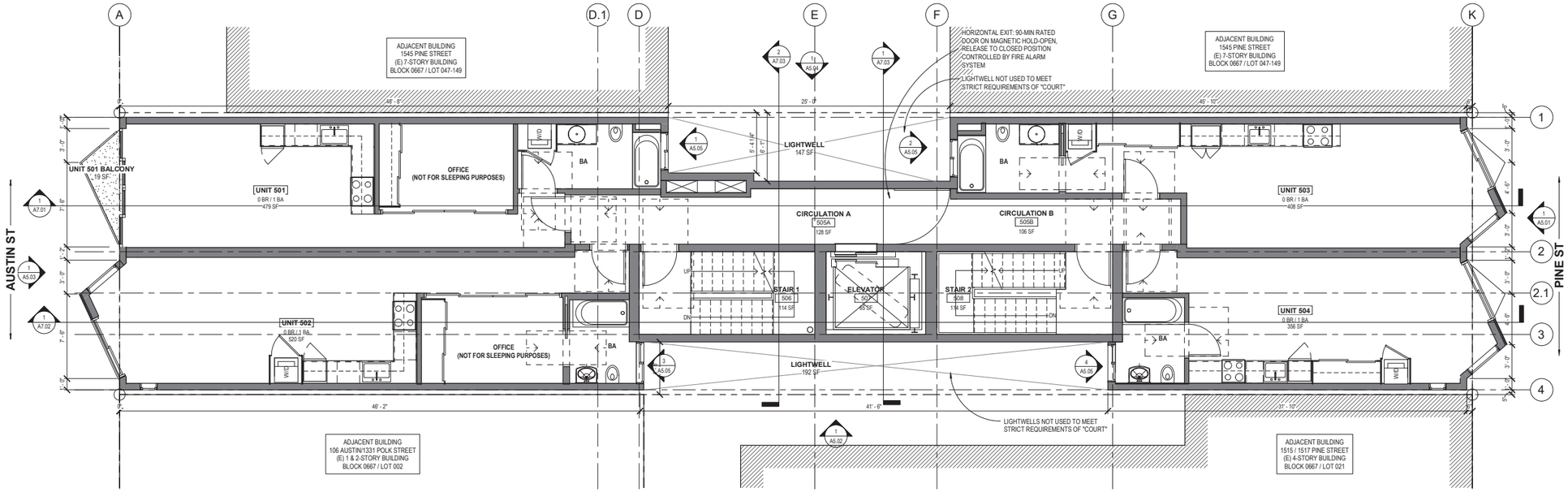
FLOOR PLANS, LEVEL 2 - LEVEL 3

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

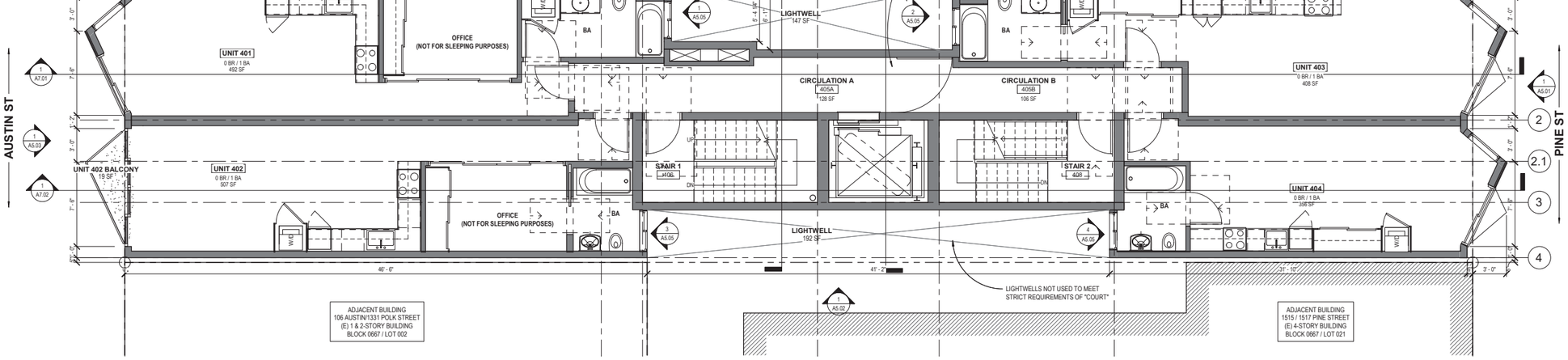
A2.02

2018-0208-0768

SBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 5
1/4" = 1'-0"



1 PLAN_LEVEL 4
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
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PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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LICENSED ARCHITECT EDWARD DAVID KERMAN C-24585 RENEWAL 3-31-23 STATE OF CALIFORNIA

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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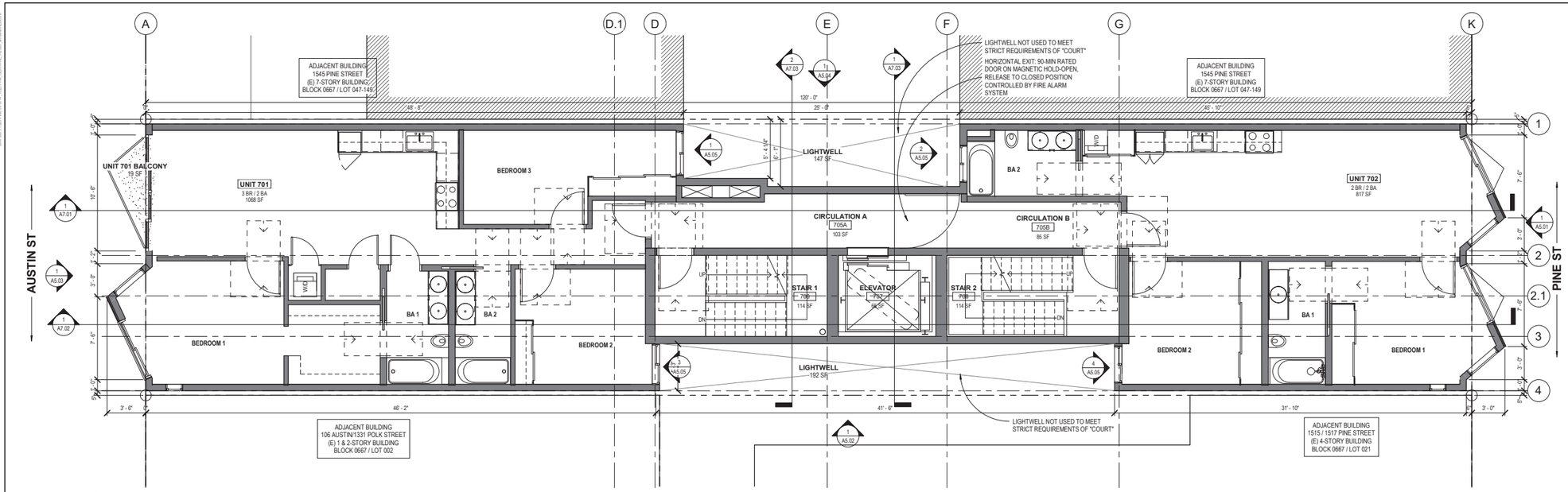
FLOOR PLANS, LEVEL 4 - LEVEL 5

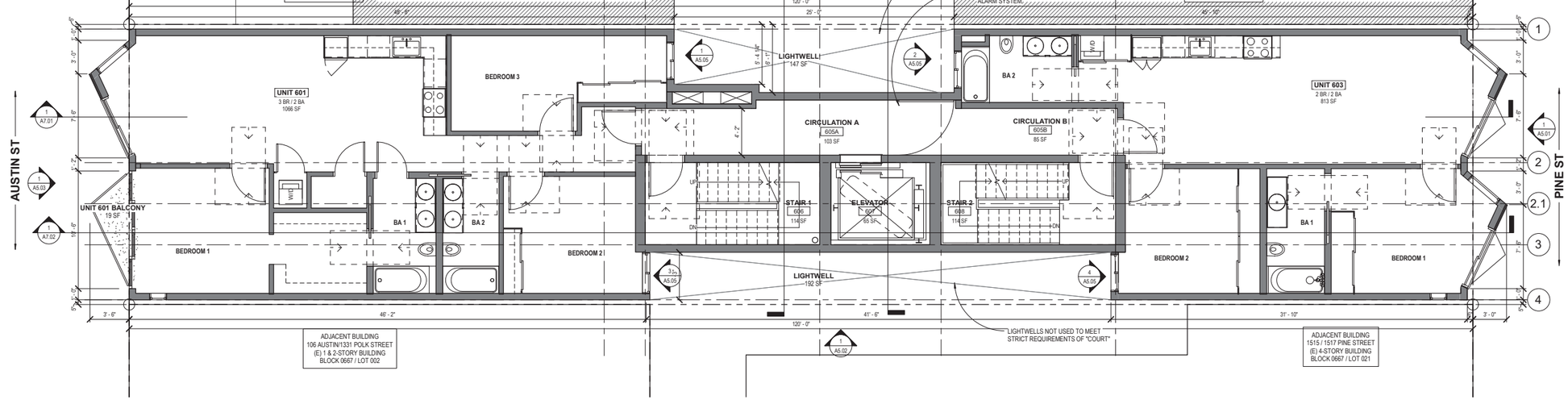
DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A2.03

2018-0208-0768
SBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 7
1/4" = 1'-0"



1 PLAN_LEVEL 6
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
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PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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Revisions

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1525 PINE

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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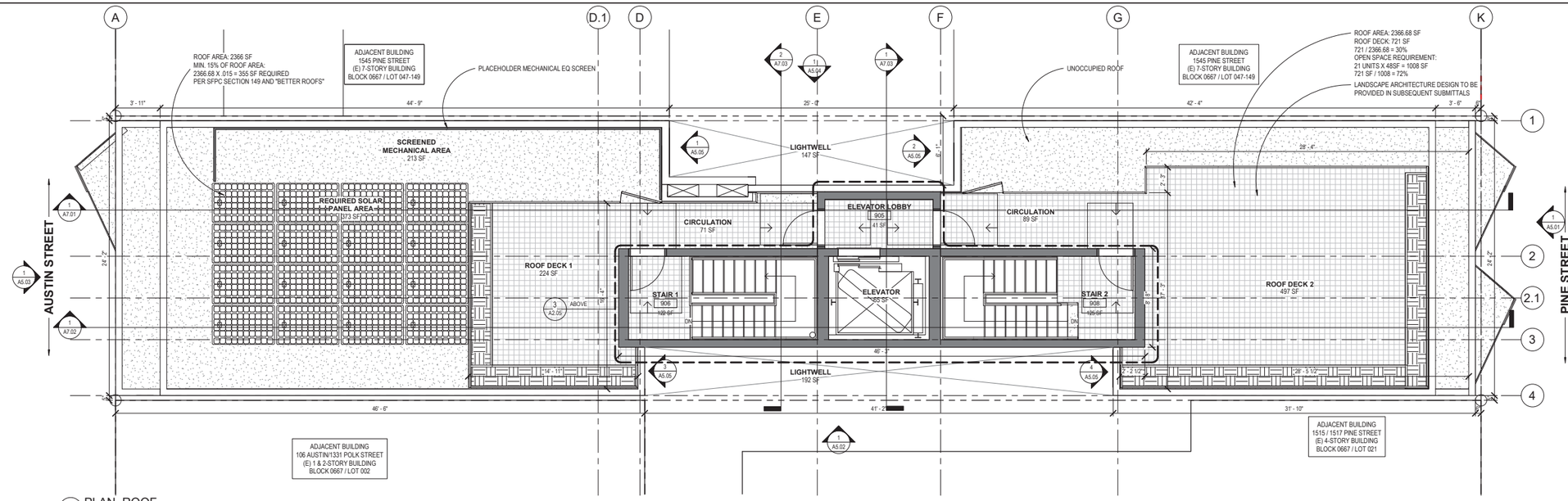
FLOOR PLANS, LEVEL 6 - LEVEL 7

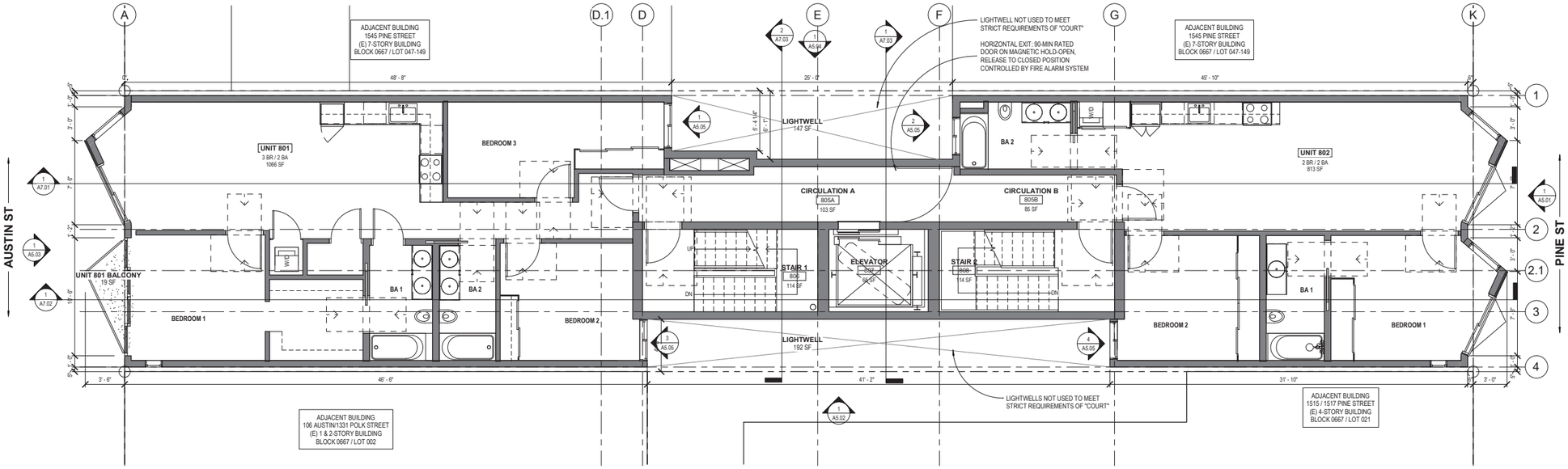
DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A2.04

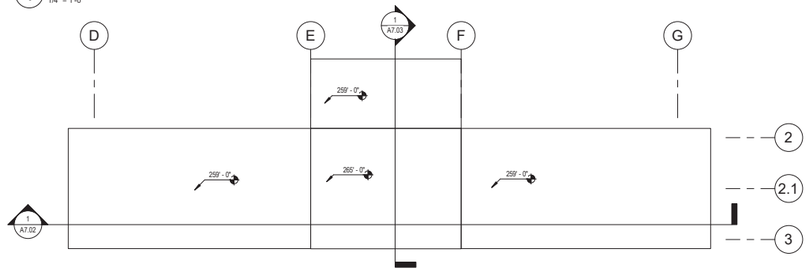
2018-0208-0768
SBI PERMIT APPLICATION NUMBER



2 PLAN_ROOF
1/4" = 1'-0"



1 PLAN_LEVEL 8
1/4" = 1'-0"



3 PLAN_T.O. ELEVATOR PENTHOUSE ROOF
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
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PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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LICENSED ARCHITECT
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12-31-21
STATE OF CALIFORNIA

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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FLOOR PLANS, LEVEL 8 - ROOF

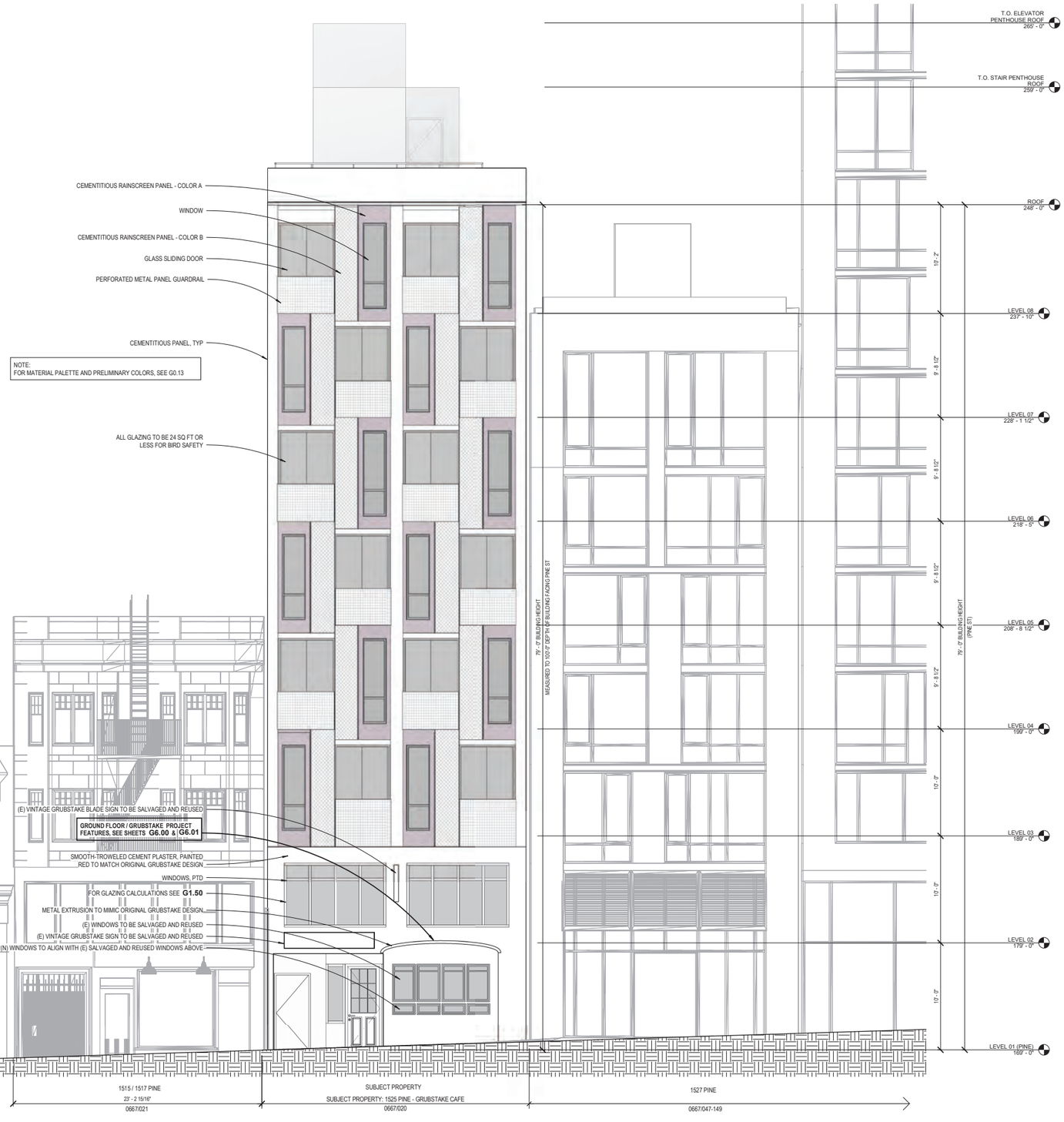
DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A2.05

2018-0208-0768
SFDBI PERMIT APPLICATION NUMBER



2 PINE ST FACADE PERSPECTIVE



1 NORTH ELEVATION (PINE ST)
1/4" = 1'-0"

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1525 PINE

1525 PINE STREET
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SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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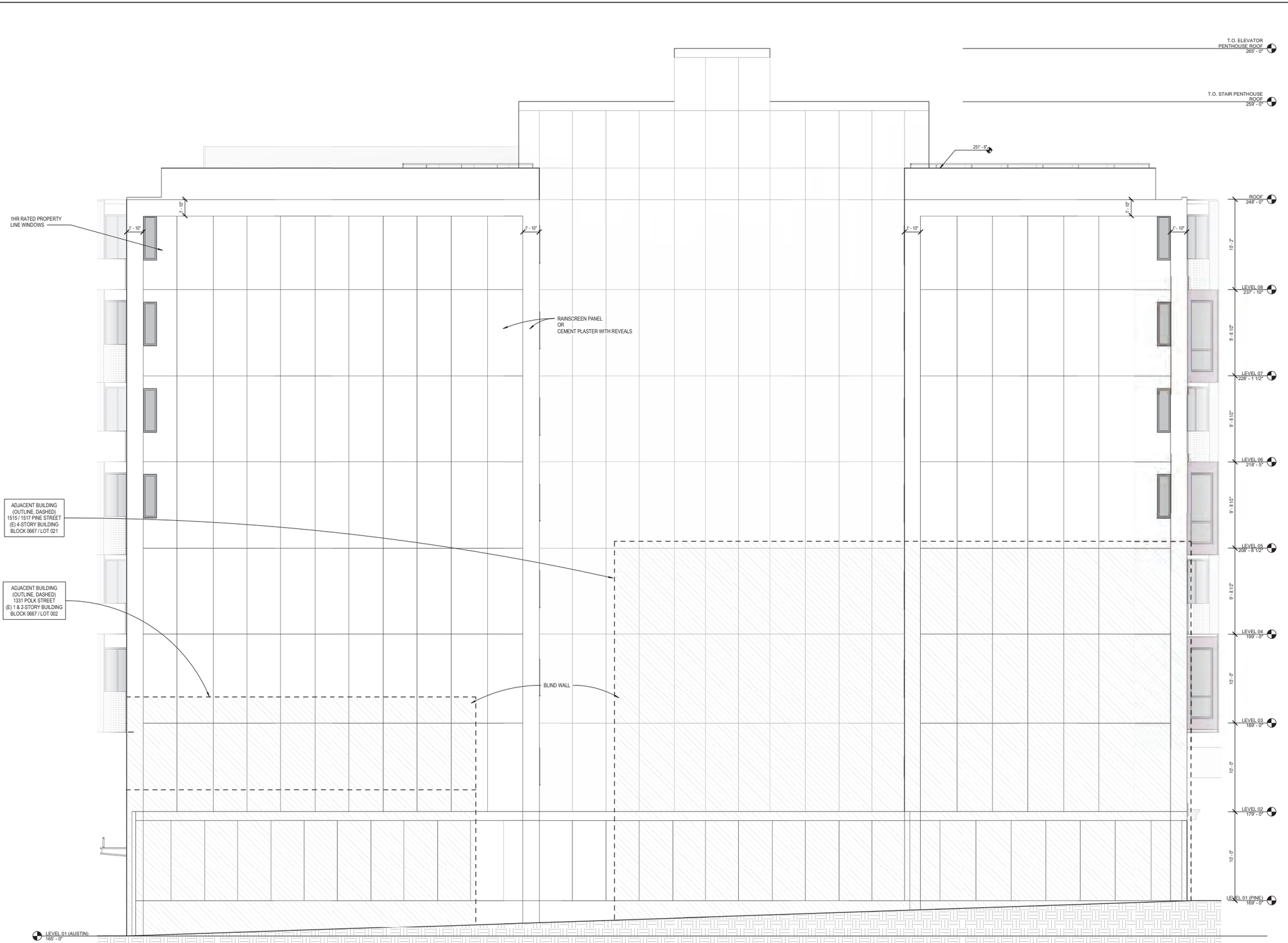
EXTERIOR ELEVATION - NORTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 EAST ELEVATION
1/4" = 1'-0"

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Revisions

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RENEWAL 3-31-22
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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EXTERIOR ELEVATION - EAST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.02

2018-0208-0768
DBI PERMIT APPLICATION NUMBER:



2 AUSTIN ST FACADE PERSPECTIVE



1 SOUTH ELEVATION (AUSTIN ST)
1/4" = 1'-0"

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1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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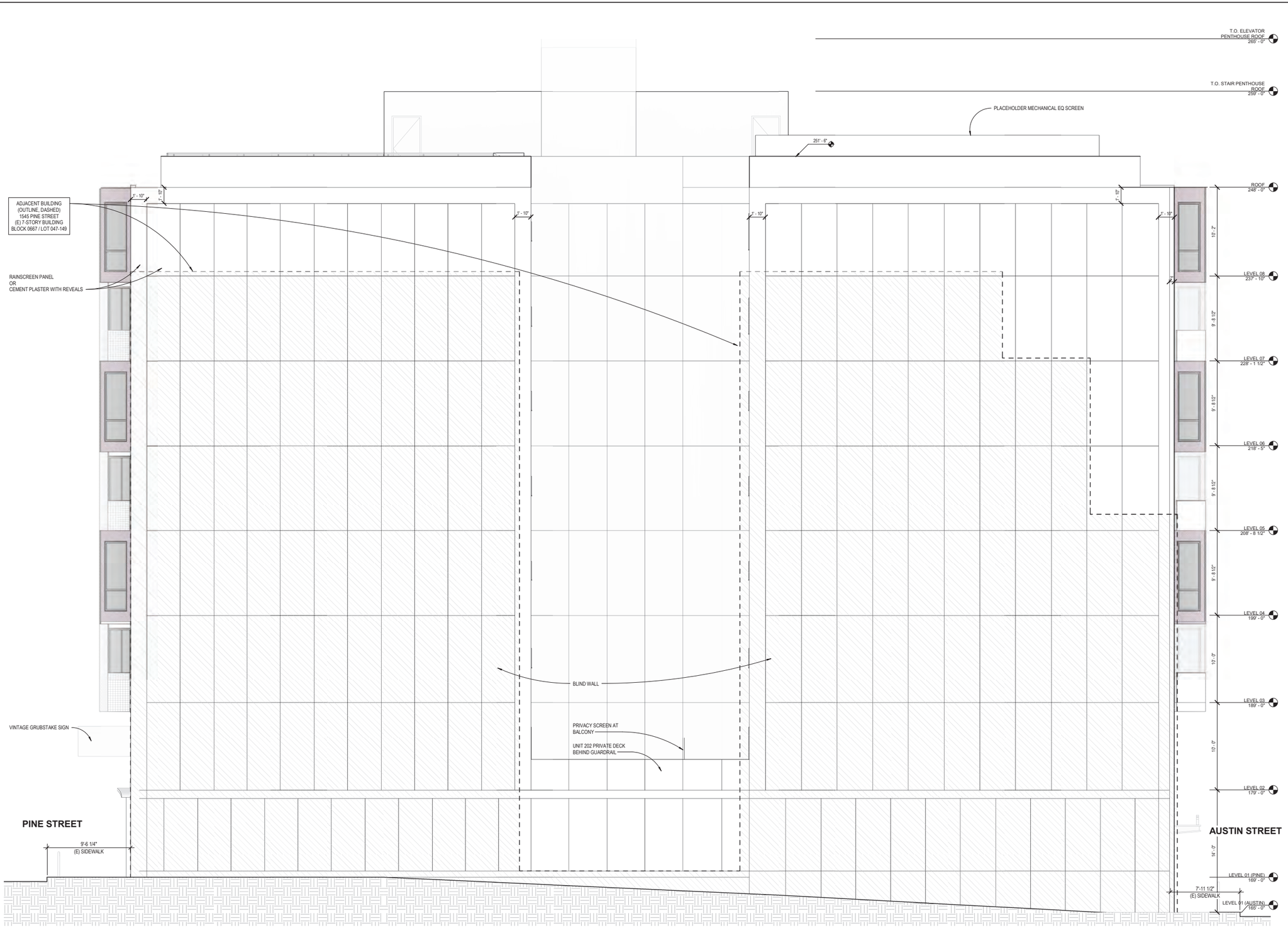
EXTERIOR ELEVATION - SOUTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.03

2018-0208-0768
SBI PERMIT APPLICATION NUMBER



1 WEST ELEVATION
1/4" = 1'-0"

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STATE OF CALIFORNIA

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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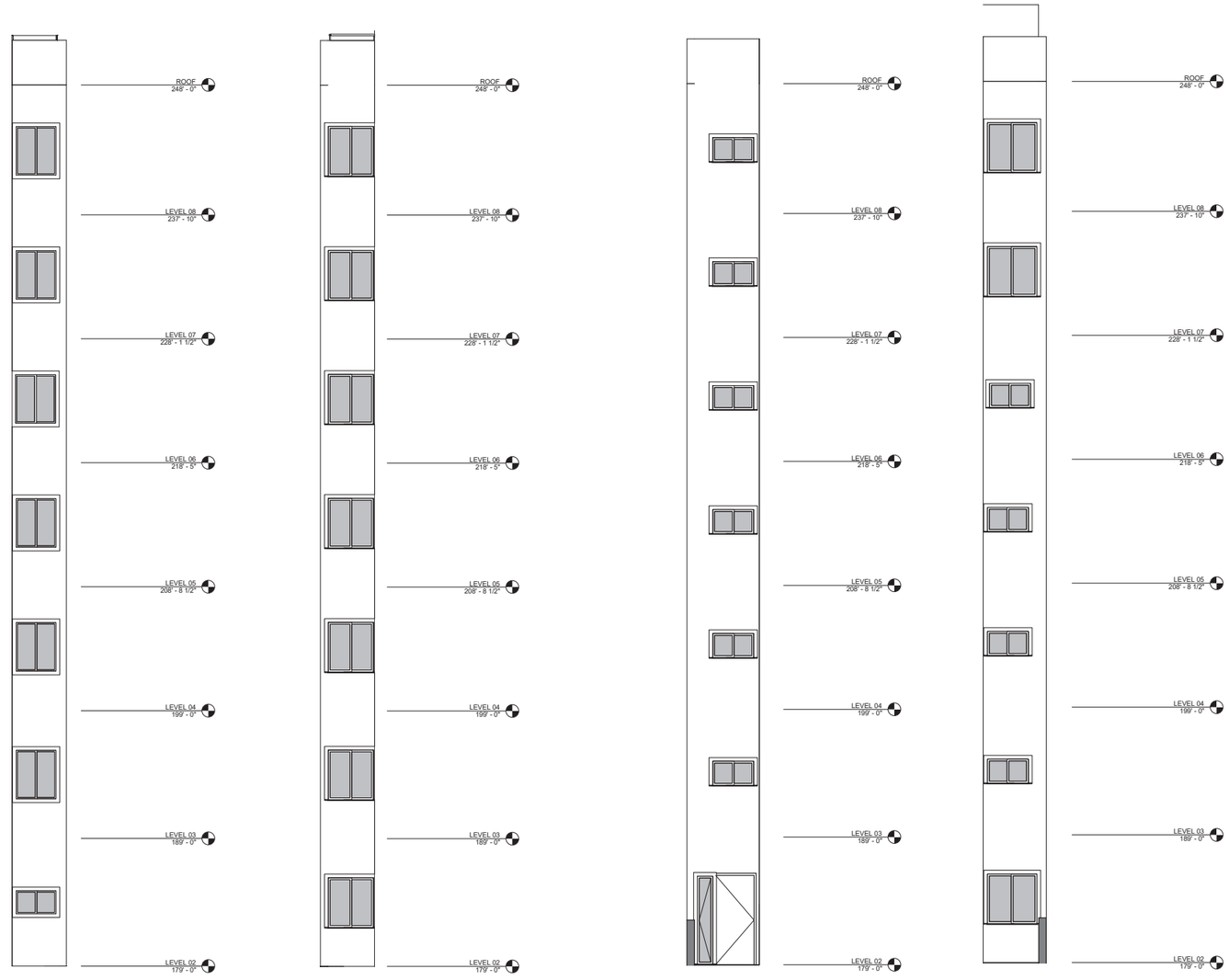
EXTERIOR ELEVATION - WEST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.04

LBI PERMIT APPLICATION NUMBER
2018-0208-0768



4 LIGHTWELL B, SOUTH
1/4" = 1'-0"

3 LIGHTWELL B, NORTH
1/4" = 1'-0"

2 LIGHTWELL A, SOUTH
1/4" = 1'-0"

1 LIGHTWELL A, NORTH
1/4" = 1'-0"

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3-31-23
STATE OF CALIFORNIA

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
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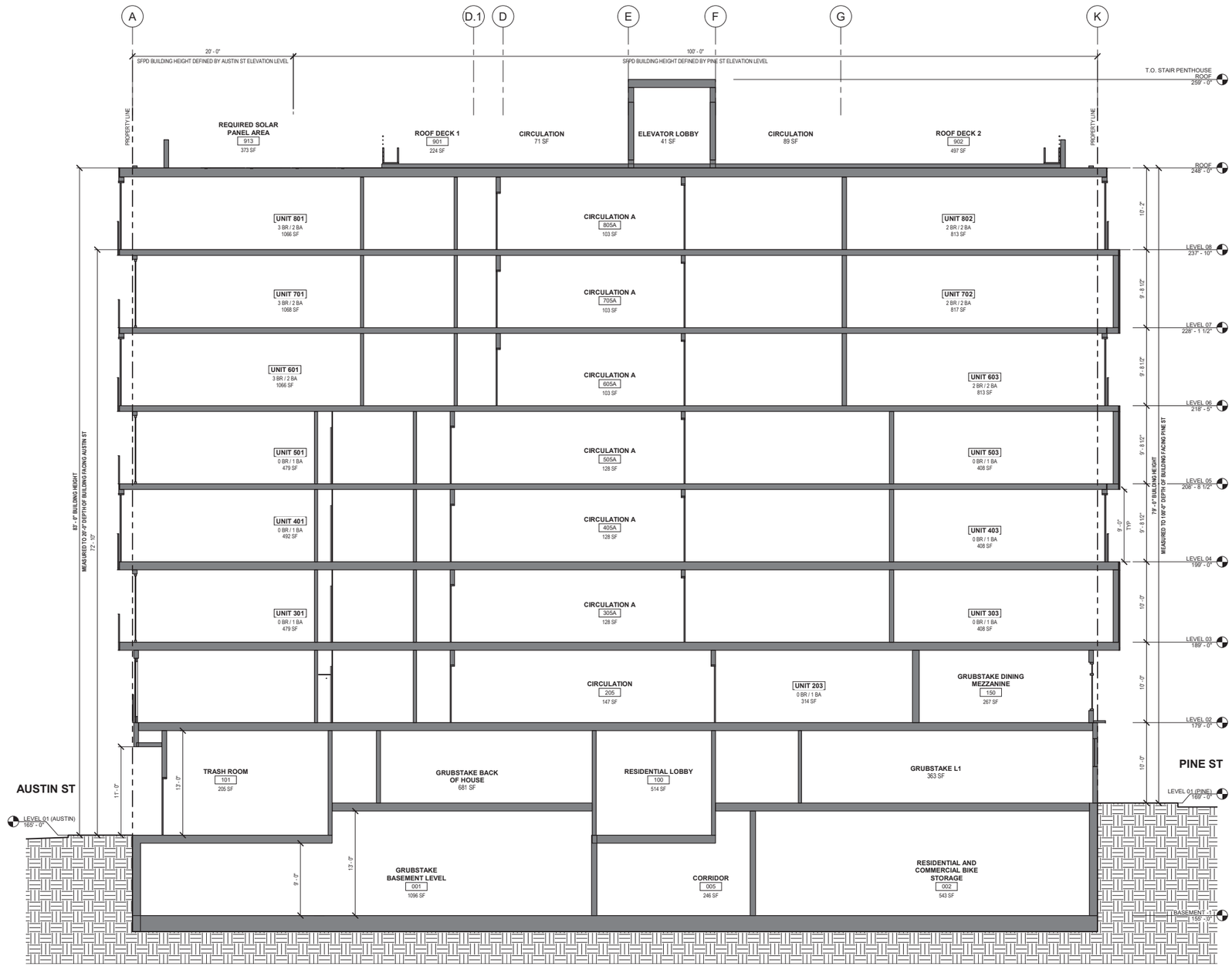
EXTERIOR ELEVATION - LIGHTWELLS

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.05

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 SECTION - NORTH/SOUTH 01
3/16" = 1'-0"

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1525 PINE

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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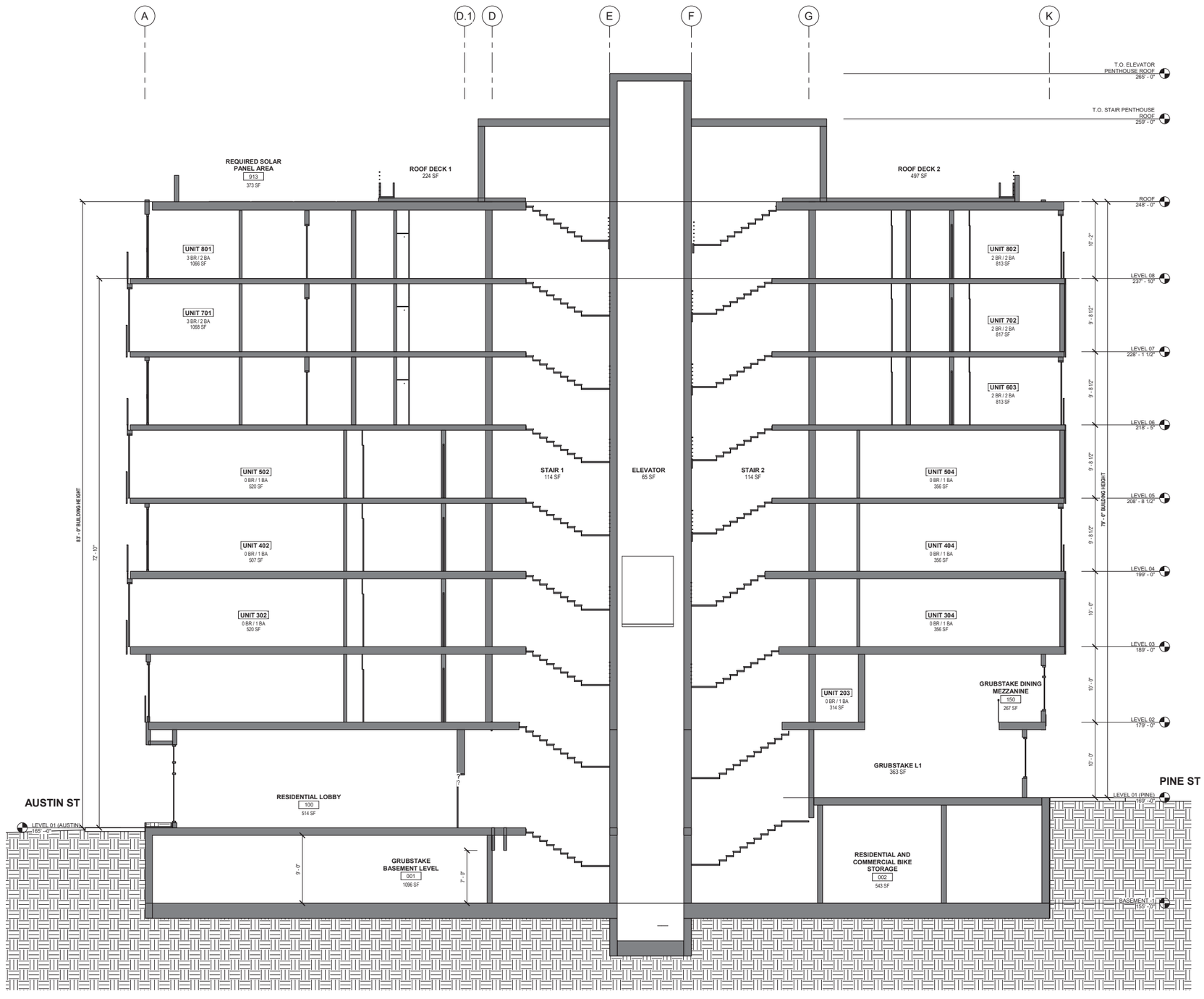
BUILDING SECTIONS

DATE	04/20/2021
SCALE	3/16" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A7.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 SECTION - NORTH/SOUTH 02
3/16" = 1'-0"

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San Francisco, CA
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415 749 0302

Revisions

LICENSED ARCHITECT
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C-24585
3-31-21
STATE OF CALIFORNIA

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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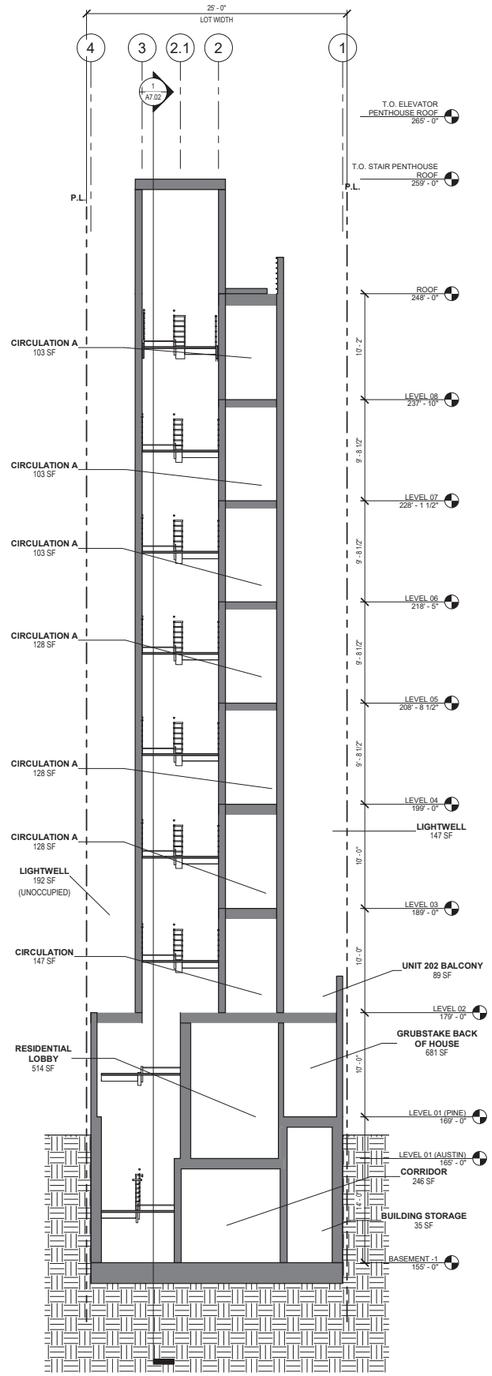
BUILDING SECTIONS

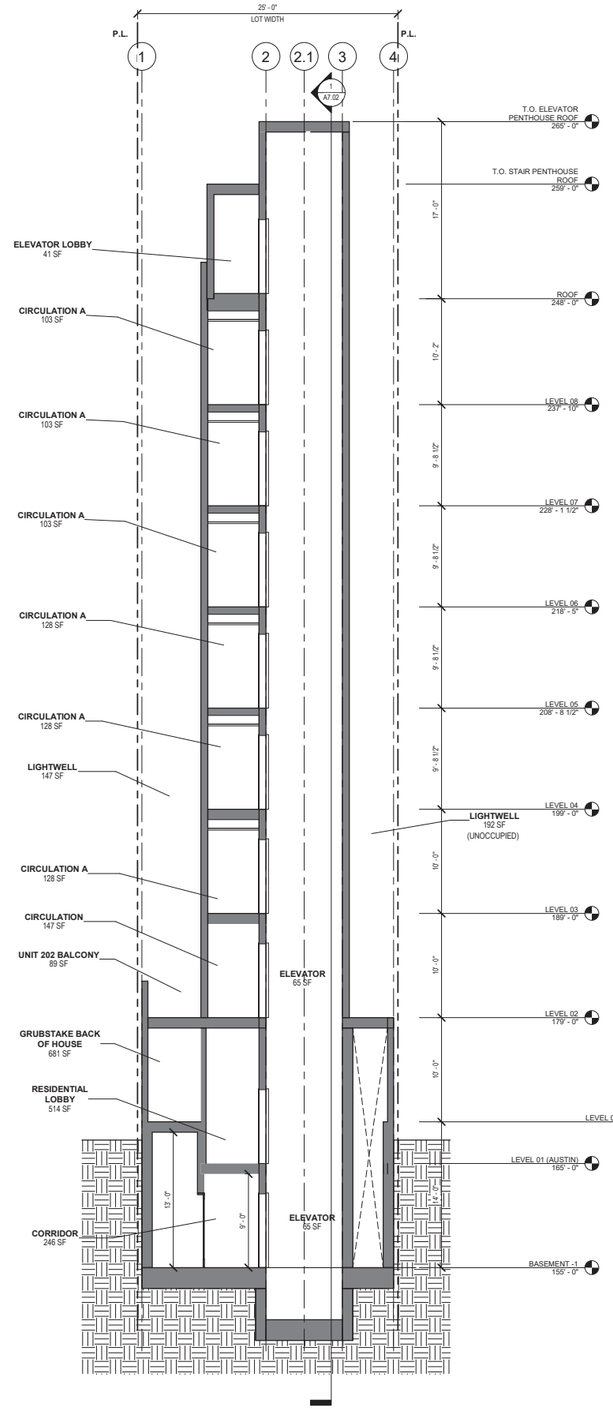
DATE	04/20/2021
SCALE	3/16" = 1'-0"
DRAWN BY	APC
CHECKED BY	TM
JOB NO.	1914

A7.02

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



2 SECTION - EAST-WEST 02
3/16" = 1'-0"



1 SECTION - EAST-WEST 01
3/16" = 1'-0"

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID MORRIS
C-24585
3-31-21
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fasteners,nos.etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING SECTIONS

DATE	04/20/2021
SCALE	3/16" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A7.03

DBI PERMIT APPLICATION NUMBER:
2018-0208-0768

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ATTACHMENT B

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.:	**2015-009955ENV**	*Block/Lot:*	0667/020
Project Title:	1525 Pine Street	*Lot Size:*	3,000 square feet
BPA Nos:	201802080768	*Project Sponsor:*	1525 Pine Street Dev LLC – c/o Toby Morris, (415) 749-0302
Zoning:	Polk Street NCD 65-A Height and Bulk District	*Lead Agency:*	San Francisco Planning Department
		Staff Contact:	Michael Li, (628) 652-7538

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

	Period of Compliance			
Adopted Mitigation Measure	**Prior to the start of Construction***	**During Construction****	**Post-Construction or Operational**	**Compliance with MM completed?**
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X	X	
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X	X	
Mitigation Measure M-AQ-2: Construction Air Quality	X	X		
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training	X	X		
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources		X		

Adopted Improvement Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Compliance with IM completed?
Improvement Measure I-CR-1a: Documentation	X			
Improvement Measure I-CR-1b: Interpretation	X		X	
Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse	X	X	X	
Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan	X	X		

*Prior to any ground disturbing activities at the project site.

**Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

NP I agree to implement the attached mitigation measure(s) as a condition of project approval.

Property Owner or Legal Agent Signature

01/25/2021
Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Mitigation Measure M-CR-2: Archeological Testing				
Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	ERO	Considered complete after Final Archeological Resources Report is approved.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).				
Archeological Testing Program. The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	Planning Department	Considered complete after approval of Archeological Testing Report.
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines	Project sponsor / archeological consultant at the direction of the ERO.	After completion of the Archeological Testing Program.	Archeological consultant shall submit report of the findings of the ATP to the ERO.	Archeological Testing Result report or memo on file with Environmental Planning, with email or other written documentation of concurrence on need to archeological data recovery.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.				
Consultation with Descendant Communities. On discovery of an archeological site[1] associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative[2] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.	The archeological consultant, project sponsor, and project contractor at the direction of the ERO.	Monitoring of soils disturbing activities.	Consultation with ERO on identified descendant group.	Descendant group provides recommendations and is given a copy of the FARR.
Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils-disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains. The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period.	Planning Department	Considered complete after approval of Final Archeological Results Report and disposition of human remains has occurred as specified in Agreement.

1 The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

2 An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98). Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.				
Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions: • The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of	Project sponsor and archeological consultant at the direction of the ERO.	Prior to issuance of site permits.	Consultation with ERO on scope of AMP.	After consultation with and approval by ERO of AMP.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
			MONITORING AND REPORTING PROGRAM[1]	

expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;

- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;

- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
Archeological Data Recovery Program. archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements: • *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations. • *Cataloguing and Laboratory Analysis*. Description of selected cataloguing system and artifact analysis procedures. • *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies. • *Interpretive Program*. Consideration of an on-site/off-site public interpretive program for significant finds. • *Security Measures*. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • *Final Report*. Description of proposed report format and distribution of results.	Project sponsor's qualified archeological consultant and construction contractor.	In the event that an archeological site is uncovered during the construction period.	Planning Department	Considered complete upon approval of Final Archeological Results Report.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
• *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.				
Public Interpretation. If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.	Archeological consultant at the direction of the ERO.	Following completion of cataloguing, analysis, and interpretation of recovered archeological data.	Preparation of APIP.	APIP is complete on review and approval of ERO. Interpretive program is complete on certification to ERO that program has been implemented.
Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or	Project sponsor's qualified archeological consultant.	At completion of archeological investigations.	Planning Department	Considered complete after Final Archeological Resources Report is approved.

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.				
TRIBAL CULTURAL RESOURCES				
Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program				
In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource. If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.	Project sponsor, archeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.	If a significant archeological resource is present, during implementation of the project.	Planning Department	Considered complete upon project redesign, completion of ARPP, or interpretive program of the TCR, if required.
NOISE				
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction				
Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid				

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.				
Pre-construction Survey. Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity. If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional.	Prior to any ground disturbing or vibration-generating construction activities.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional to submit a Pre-construction Survey to the Lead Agency.	Considered complete upon approval of the Pre-construction Survey by the Lead Agency.
Vibration Management and Monitoring Plan. The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of	Project sponsor / contractor(s).	Prior to issuance of any demolition or building permits.	Project sponsor to submit a Vibration Management and Monitoring Plan to the Lead Agency.	Considered complete upon approval of the Vibration Management and Monitoring Plan by the Lead Agency.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
			MONITORING AND REPORTING PROGRAM[1]	

any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- *Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).
- *Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- *Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance

soil conditions, or smaller, lighter equipment could be used in some cases).

- *Pile Driving Requirements.* For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following:
    - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or
    - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures
- *Buffer Distances.* The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible.
- *Vibration Monitoring.* The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard.
    - Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.
    - The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance

historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.

- If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
- If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
- If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration.

o Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
• *Periodic Inspections.* The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur. • *Repairing Damage.* The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency.				
Vibration Monitoring Results Report. After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional.	Following end of construction activities.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional to submit a Vibration Monitoring Results Report to the Lead Agency.	Considered complete after approval of the Vibration Monitoring Results Report by the Lead Agency.

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
AIR QUALITY				
Mitigation Measure M-AQ-2: Construction Air Quality				
The project sponsor or the project sponsor's Contractor shall comply with the following: A. *Engine Requirements.* 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit. 4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. B. *Waivers.* 1. The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of	Project sponsor / contractor(s).	Prior to construction activities requiring the use of off-road equipment.	Project sponsor and contractor(s) to submit certification statement to the ERO.	Considered complete upon submittal of certification statement.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance

power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.
** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

Project sponsor / contractor(s).

Prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.

Project sponsor and contractor(s) to prepare and submit a Plan to the ERO.

Considered complete on findings by ERO that Plan is complete.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.				
2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.				
3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
D. *Monitoring.* After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.	Project sponsor / contractor(s).	Quarterly	Project sponsor and contractor(s) to submit quarterly reports to the ERO.	Considered complete upon findings by the ERO that the Plan is being/has been implemented.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
GEOLOGY AND SOILS				
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training				
Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources. In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor. The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.	Project sponsor / contractor(s).	Prior to and during ground disturbing activities	Project sponsor and contractor(s) to submit a confirmation letter to the Planning Department each time a training session is held. The letter shall be submitted within five (5) business days of conducting a training session.	Considered complete upon end of ground disturbing activities.
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources				
In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.	Project sponsor, qualified paleontologist, and construction contractor.	During ground disturbing activities.	If necessary, the project sponsor and a qualified paleontologist shall submit a Paleontological Mitigation Program to the Planning Department.	Considered complete upon end of ground disturbing activities or, if necessary, approval of a Paleontological Resources Report by the Planning Department.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery. If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed. The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30				

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.				
IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Improvement Measure I-CR-1a: Documentation				
A. Historic American Building/Historic American Landscape Survey				
Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property, structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.	Project sponsor and qualified professional who meets the standards for history, architectural history, or architecture.	Prior to the issuance of demolition, site, or building permits.	Project sponsor and qualified professional to submit HABS/HALS documentation to the Planning Department.	Considered complete upon approval of HABS/HALS documentation by the Planning Department.
Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.				

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
Historic American Buildings/Historic American Landscape Survey Level Photographs: Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set. The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories. The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource. The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.				

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
B. Video Recordation				
Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research. The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources. The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project. Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.	Project sponsor, qualified professional videographer, and qualified narrator who meets the standards for history, architectural history, or architecture.	Prior to issuance of demolition, site, or building permits.	Project sponsor, qualified videographer, and qualified narrator to submit video documentation to the Planning Department.	Considered complete upon approval of video documentation by the Planning Department.

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
Improvement Measure I-CR-1b: Interpretation				
The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project. This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit. The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be	Project sponsor and qualified professional with demonstrated experience in displaying information and graphics to the public (e.g., museum or exhibit curator).	Prior to issuance of the architectural addendum to the site permit.	Project sponsor and qualified professional to submit a HRPIP to the Planning Department.	Ongoing during project operation following approval of the HRPIP by the Planning Department.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available. The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy. Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan. The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required. The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.				
Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department	Project sponsor / contractor(s).	Prior to issuance of the architectural addendum to the site permit.	Project sponsor and contractor(s) to submit a salvage plan to the Planning Department.	Considered complete upon approval of the salvage plan by the Planning Department and implementation of the salvage plan by the project sponsor and contractor(s).

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
			MONITORING AND REPORTING PROGRAM[1]	
preservation staff prior to issuance of the architectural addendum to the site permit.				
TRANSPORTATION AND CIRCULATION				
Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan				
The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures: *Restricted Construction Access Hours:* Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours. *Alternative Transportation for Construction Workers:* Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers. *Construction Worker Parking Plan:* The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.	Project sponsor / contractor(s).	Prior to and during construction activities.	Project sponsor and contractor(s) to prepare and submit a coordinated construction traffic management plan to the City's interdepartmental Transportation Advisory Staff Committee.	Considered complete upon end of construction activities.

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
Coordination of Temporary Sidewalk Closures: The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures. *Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access:* The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project. *Proposed Project Construction Updates for Adjacent Businesses and Residents:* Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses through a website, social media, or other effective methods acceptable to the Environmental Review Officer.				

[1] *Definitions of MMRP Column Headings:*
Adopted Mitigation Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
*Implementation Responsibility***:** Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.
Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

From:	BOS Legislation, (BOS)
To:	"davidc@dpclawoffices.com"; toby@kermanmorris.com; alexis@pzlandlaw.com; Peter Ziblatt
Cc:	PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Hillis, Rich (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Li, Michael (CPC); Rosenberg, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PROJECT SPONSOR RESPONSE: Appeal of CEQA Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021
Date:	Friday, September 24, 2021 11:49:30 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board received the following response from Alexis M. Pelosi of Pelosi Ziblatt Law Group, on behalf of the project sponsors Nick Pigott, Jimmy Consos, and 1525 Pine Street Dev, LLC. regarding the appeal of CEQA Final Mitigated Negative Declaration, for the proposed 1525 Pine Street project.

Project Sponsor Response – September 24, 2021

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 210901

Best regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that*

a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

From:	Peter Ziblatt
To:	BOS Legislation, (BOS); Calvillo, Angela (BOS); BOS-Supervisors
Cc:	Li, Michael (CPC); Alexis Pelosi
Subject:	1525 Pine Street (BOS File No. 210901)-October 5, 2021 Board of Supervisor Hearing
Date:	Friday, September 24, 2021 11:08:26 AM
Attachments:	1525 Pine Street - Project Sponsor Letter Appeal of CEQA Final Mitigated Negative (BOS File No. 210901) With Attachments.pdf

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

Clerk of the Board,

Please see the attached letter with attachments in support of the 1525 Pine Street project scheduled for the October 5, 2021 meeting of the Board of Supervisors. We wish to include this submission in the Board package.

Due to the size of the file, I have also posted the submission in a Dropbox link for your convenience.

Link Here

Please let us know if you have any questions.

Regards,

Peter F. Ziblatt
Principal Attorney
(415) 273-9670 ext. 2 (o)
(415) 465-9196 (c)
peter@pzlandlaw.com
www.pzlandlaw.com

PELOSI ZIBLATT LAW GROUP

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PELOSI ZIBLATT LAW GROUP

Sent via Electronic Mail

September 24, 2021

Hon. Shamann Walton
San Francisco Board of Supervisors
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Response to Appeal of Mitigated Negative Declaration
1525 Pine Street (Case No. 2015-009955ENV)

Dear President Walton and Supervisors:

I am writing on behalf of my clients, Nick Pigott, Jimmy Consos, and 1525 Pine Street Dev, LLC, owners and operators of the Grubstake restaurant and sponsors of the 1525 Pine Street residential development project ("Project Sponsors"). On October 5, 2021, the Board of Supervisors will hear an appeal, challenging the preparation of a Mitigated Negative Declaration ("MND") under the California Environmental Quality Act ("CEQA") for a 79-foot, 21-unit residential development with approximately 2,473 square feet of commercial space to accommodate the Grubstake restaurant (the "Project"). This appeal, as discussed in this letter and evidenced by the administrative record, is without merit and should be denied.

The appeal was filed on August 20, 2021, by Mr. David Cincotta on behalf of Ms. Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street ("Appellants").[1] The Appellants all own condominiums at The Austin, an adjacent development entitled in 2014 with construction completed in 2017. The appeal filed asserts that an Environmental Impact Report ("EIR") should have been prepared for the Project. The claims raised are not new and are the same ones raised by the same Appellants in their February 16, 2021, appeal of the Preliminary MND prepared for the Project.[2] On May 6, 2021, the Planning Commission (5-2) denied the appeal and upheld the MND.[3]

[1] On August 23, 2021, the Appellant also filed an appeal of the Conditional Use authorization request ("Project Entitlements"). That appeal, however, failed and is not under consideration as only 1.94% of surrounding property owners signed the petition whereas 20% are required by code to effectuate an appeal of the Project Entitlements.
[2] The Appellant has added a new argument regarding the adequacy of the May 6, 2021 Planning Commission hearing. Not only is this claim not relevant to the CEQA appeal, the MND had already been upheld at that time, but it misstates the procedures of the Planning Commission. A copy of those procedures, which clearly states that failure of a motion to approve a project is not disapproval of the project is included as **Attachment A**.
[3] At the May 6, 2021, hearing, the Planning did not act on the requested Project Entitlements and instead continued the item to allow the Project Sponsor time to evaluate and propose measures to increase light into the adjacent interior courtyard at 1545 Pine Street. The Project Entitlements were ultimately heard and approved (5-2) on July 22, 2021.

In reaching their decision on May 6, 2021, the Planning Commission found that:

> "[t]he appellant has not provided substantial evidence supporting a fair argument that the project would have significant impacts on the environment with implementation of feasible mitigation measures identified in the PMND that would warrant preparation of an environmental impact report."

Nothing has changed from the time the Planning Commission rendered its clear decision on May 6, 2021. The Appellant still has not met the applicable legal standard to effectuate a challenge to the sufficiency of the environmental review. The information provided by the Appellants continues to be argument, speculation, unsubstantiated opinion or narrative, and many statements made in the appeal and information included in support of the appeal is misleading and inaccurate or erroneous.

The Project was first proposed in July 2015. Since that time, the Project Sponsors have worked closely with the community, key stakeholders and interested parties to create a Project that salvages, reuses or replicates key features of the culturally significant Grubstake restaurant. Working with Architectural Resources Group ("ARG"), a prominent preservation architect, those features have been incorporated into the Project along with contributions from Dr. William Lipsky a known LGBTQ+ historian. The Project Sponsors also worked with technical expert PreVision Designs to verify light levels and possible lighting enhancements for the 1545 Pine interior courtyard. This good neighbor approach to the Project and listening to and responding to questions and concerns raised is why over 300 individuals, business and community groups including leaders in the LGBTQ+ community, the Lower Polk Neighbors (LPN) have either submitted letters of support or signed a petition in support of the Project.[4]

This Project will bring much needed housing to the transit rich and vibrant Lower Polk neighborhood and return the Grubstake, a neighborhood treasure, to the same location (with the same look and menu, but with a modern kitchen and cooking facilities) was appropriately and adequately studied in the prepared MND. The Planning Commission already rejected a nearly identical request by the Appellant to prepare an EIR. Again, there has been no change in circumstances and no new or additional information has been provided and as discussed below, **the appeal is without merit, the MND prepared is legally adequate, and the request to prepare an EIR should be rejected.**

I. Project Background

The Project is located on an approximately 3,000 square foot through lot with frontages on Pine Street and Austin Street. The Project would demolish the existing one-story Grubstake restaurant and construct an eight-story, 79-foot-tall building containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing Grubstake restaurant would vacate the premises during the demolition and construction period and return, occupying the basement, ground floor, and mezzanine of the new building. The Project will provide two (2) on-site affordable housing units to very low-income residents and utilize the State Density Bonus to increase the Project's density by six

[4] Copies of the letters of support and petition in support are included as **Attachment B**.

(6) additional units resulting in an extremely efficient building on small lot in a high transit area of the City.[5]

On January 27, 2021 the City posted a "Notice of Availability and Intent to Adopt a Mitigated Negative Declaration" for the Project pursuant to CEQA requesting comments on the Preliminary MND. The Preliminary MND analyzed the Project's impacts pursuant to CEQA and concluded that the Project would not have a significant effect on the environment based on the criteria contained in CEQA Guidelines Section 15064, 15065 and 15070 and that the Project's incorporation of mitigation measures avoids potentially significant effects. On February 16, 2021, the Appellant submitted an appeal challenging the Preliminary MND conclusion that the Project would not cause potentially significant effects on the environment and requested the City prepare an EIR for the Project. On May 6, 2021, the Planning Commission denied (5-2) the appeal and upheld the MND.

At the May 6, 2021 hearing, the Planning Commission also held a public hearing on, but did not act on, the Project Entitlements. Instead, the Planning Commission continued the hearing on the Project Entitlements to allow the Project Sponsor time to respond to and provide additional information and options on light in the interior courtyard at 1545 Pine Street (The Austin).[6] The Austin is a 100-unit 130-foot-tall residential condominium building constructed in 2017 that is located west of the Project site and includes a 25 by 25 foot-interior courtyard that fronts the Project site. All owners, current and future, were required as part of purchasing their units at The Austin to sign a separate disclosure acknowledging the Project and that "[c]ompletion of the proposed 1525 Pine Street project may impact unit views, light source and privacy for certain Units and areas of the [Austin], particularly those of east facing Units in the [Austin]."[7]

Following the Planning Commission hearing, the Project sponsor retained Adam Phillips from PreVision Design, a well-known and well-regarded shadow and light expert, to analyze the light conditions in the lightwell and confirmed that the interior facing units at The Austin would still receive light.[8] Adam Phillips determined that there was adequate light and there were no health and safety impacts and the lightwell is similar to other lightwells throughout the City. In sum, even though the light is adequate as is, the Project sponsors, in good faith, voluntarily added lights to the Project's courtyard timed to match daylight hours to further enhance the light in the interior courtyard. PreVision found that the overall lighting comparison between a 65-foot and 79 -foot building presented only a slight lighting difference and with the added voluntarily lighting enhancement, a 79-foot building with lighting (the Project), increased the perceived brightness to residents by +0.24% on an annual basis over a 65-foot building without the voluntarily lighting enhancement. This means that the light impacts to owners of interior facing condominiums is virtually identical without a density bonus versus a density

[5] The initial application for the Project did not utilize the State Density Bonus law. In 2019, after four years in the entitlement process, the Project Sponsors revised the Project, using the State Density Bonus law to increase the building height by two stories and adding six much-need housing units.

[6] As discussed in footnote 2, the Planning Commission did not disapprove the Project entitlements.

[7] A copy of that disclosure is included as **Attachment C**.

[8] Contrary to statements in the appeal, the lights studied and analyzed were in response to requests to evaluate how to increase brightness in the interior courtyard by both owners at The Austin and the Planning Commission. They were not to address any potentially significant impact under CEQA or to mitigate shadow impacts as the issue before the Planning Commission concerned the approval of the Project entitlements, not CEQA. The MND prepared for the Project had already been determined to be legally adequate finding there would be no potentially significant or significant shadow impact on The Austin and was upheld on May 6, 2021.

bonus scenario.[9] This report was shared with owners at the Austin on June 25, 2021 and presented to the Planning Department and Planning Commission on July 1, 2021.[10] On July 22, 2021, the Planning Commission after taking additional public testimony approved the Project Entitlements.[11] The Planning Commission's approval of the Project Entitlements was unsuccessfully appealed.[12]

II. CEQA

The appeal filed by the Appellants challenges the MND's conclusion that the Project would not cause potentially significant effects on the environment and requests that the City prepare an EIR for the Project. The applicable standard for determining whether an EIR is required is whether substantial evidence in the record supports a "fair argument" that significant impacts may occur. This is not a presumption, however, for although the "fair argument" standard creates a "low threshold" for requiring preparation of an EIR, the threshold is not so low as to be "non-existent." *See Apartment Association of Greater Los Angeles v. City of Los Angeles* (2d Dist. 2001) 90 Cal. App. 4th 1162, 1173-1176.

In assessing the sufficiency of a MND, the key question is whether it can be fairly argued with substantial evidence that the Project may have a significant impact on the environment. For purposes of supporting a "fair argument" triggering the need for an EIR, CEQA defines substantial evidence as follows:

> "Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to or are not caused by, physical impacts on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." Public Resources Code Section 21082.2(c); CEQA Guidelines Sections 15384(a) & (b).

The Appellant's letter that serves as the basis of this appeal is filled with conjecture, opinion and narrative and provides no evidence, let alone the substantial evidence, that is required under CEQA. Arguments concerning the Appellant's inability or lack of opportunity to present its evidence to the Planning Commission are not only misleading but completely misrepresents the hearing process, applicable legal standards, and requirements.[13] Moreover, the Appellants provide information regarding shadow that is misleading and inaccurate or erroneous.

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[9] The PreVision report analyzes the difference in light from a 65-foot building, a 79-foot building, and a 79-foot building with lighting. As the project is utilizing the State Density Bonus Law and has the full protections of the Housing Accountability Act, discussion, and analysis of existing conditions (i.e., no project) was not prepared nor warranted.

[10] The appeal blatantly misstates the timing of events. Evidence in support of the timing noted in the body of this letter can be found in the letter submitted by Pelosi Law Group to the Planning Commission dated July 1, 2021. A copy of that letter is included as **Attachment D.**

[11] The appeal asserts that the Planning Commission denied the Appellants the opportunity to present information to rebut PreVision Design's analysis. The Planning Commission followed its rules and procedures related to taking public testimony and the issue raised is not only without merit but is not a CEQA issue.

[12] As noted in footnote 1, the Appellants attempted to appeal the Project Entitlements. They failed to meet the required signature threshold obtaining signatures from only 1.94% of the required 20% of surrounding owners.

[13] The Appellant asserts that they "were not permitted the necessary opportunity to present [their evidence] to the Commission" because they were denied additional time to speak and were required to comply with the Planning

For example, the letter criticizes the City's CEQA analysis as "embarrassingly inadequate" or describes impacts as "potentially devastating" but then provides zero evidence to substantiate those criticisms. It asserts that "with adequate time to present it, there is a **compelling case** for the significant environmental impact on humans." (emphasis added). A **compelling case** is not the legal standard. CEQA requires facts, assumptions based on those facts, and expert opinion supported by facts. The Appellants provide no expert opinion based on fact nor additional facts, but instead use narrative description or phrases, or baseless argument and speculation to support the appeal, none of which meets the requirements under CEQA and where information has been presented such as related to shadow, it is misleading and inaccurate or erroneous.

A brief rebuttal to the specific claims raised in the appeal is included below. As the claims raised mirror those raised in the February 16, 2021, appeal of the Preliminary MND, in lieu of restating our responses, attached as **Attachment E** is a copy of our May 4, 2021 response.

A. Transportation and Transit

The Appellant alleges that the MND "fails to provide any substantive analysis of the potential cumulative impacts of all the development" identified in the immediate vicinity of the Project. This statement is simply inaccurate as evidenced by the administrative record and the very claim itself which relies on and cites data generated as part of the transportation and transit analysis prepared.

As noted in our February 16, 2021, letter, the MND relies on a step-by-step analysis, consistent with the CEQA Guidelines to assess whether the Project causes impacts to traffic and transportation. At the heart of this analysis is the Vehicle Miles Traveled (VMT) metric. This metric finds a project would have a significant effect on the environment if it would cause substantial additional VMT, which is defined as VMT exceeding the regional average minus 15 percent. The analysis prepared shows that individually and cumulatively the Project would not meet the threshold to have a significant transportation or transit impact.

The Appellant's citing of figures or conclusions, sometimes inaccurately[14], from the MND and making statements such as "[i]t is beyond credibility to imagine" or "[w]hen reviewing this carefully, it is obvious that the analysis" or "it just takes common sense to realize" is not substantial evidence to support a "fair argument" that significant impacts may occur. Once again, it is argument, speculation, unsubstantiated opinion or narrative and fails to meet the applicable legal standard regarding preparation of an EIR.

Regardless, the Project Sponsor retained TJKM, a prominent professional transportation and traffic consultant, to evaluate the claims made by the Appellant regarding the analysis of cumulative transportation impacts, impacts on public transit and VMT. The TJKM report, included as

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Commission's public comment requirements. The Appellant had every opportunity to submit any evidence in support of their claims. They were not denied the opportunity to speak or submit written comments or information but were instead simply required to comply with the rules and procedures of the Planning Commission.

[14] On page 6 of the appeal, the Appellant lists impact statements required under CEQA, implying that the MND relied solely on those statements in making a determination regarding cumulative impacts. The MND, however, includes beneath each of these statements a discussion of analysis as to how the Project meets, satisfies or complies with the statement made and the evidence cited in support of that conclusion.

Attachment F, clearly states that in its professional opinion the Appellant's traffic related claims are unfounded and that none of the cumulative projects located in the vicinity of the Project would come close to creating even noticeable impacts, let alone significant impacts, that there is no support for the Appellants contention that the Project will create significant impacts on transit and that the VMT methodology used in the MND is entirely correct. TJKM concludes that the six (6) density bonus dwelling units would have a de minimis impact and that the Appellant has provided no technical information or evidence that would challenge the MND's traffic related findings and conclusions.

B. **Cultural Resources**

The Appellant alleges that the "mitigation measures are inadequate to insure preservation and restoration of the Grubstake." This claim is without merit, is not supported by any evidence in the record.

The Historic Resources Evaluation Response (HRER) prepared for the Project found the existing building is not an individually eligible historic resource but is a contributor to the Polk Gulch LGBTQ+ Historic District.[15] Specifically, it is one of 15 contributors to the District and there is the potential for more to be identified through additional research. While the structure retains integrity, its demolition does not create a significant impact as the other contributors remain and many of the character-defining features of the structure, which are not its four walls, are incorporated into the Project itself either through salvage and restoration, or replication. The Project's use of these character-defining features illustrate, and will continue to illustrate, the existing building's significance as a contributor to the Polk Gulch LGBTQ+ Historic District. These features are directly incorporated into the Project Description and are shown on the Project Plans (Sheet G6.01, April 20, 2021) and are what is proposed to be built as the Project. These are not an avoidance, minimization or mitigation measures that the City needs to impose and monitor. The City's building department will require the building to be built as approved, just as it will require the building height an massing to be as proposed in the Project Plans. As such, the Proposed Project's design is not a mitigation measure – it is in fact the Project itself. *Lotus v. Department of Transportation* (2014) 223 Cal.App.4th 645, 656-658. [The one item that is not part of the building is the menu, but regulating menus is not a CEQA topic and cannot be imposed as a CEQA mitigation measure.]

Appellant's invalid construction of what is the Project is furthered when Appellant conflates the building as the historic resources with the District to create the "confusion" that it alleges exists in the HRER. The **Grubstake building** is being demolished, salvaged and restored, not the **District**. The HRER properly found that the demolition, salvage and restoration of the **Grubstake** would not "cause a significance impact to the **historic district**" and the "historic resource" Appellant's reference is the District, not the Grubstake. The HRER goes on to support this conclusion by explaining that 14 other contributing properties remain, and more may be identified, and the project "proposes salvage of existing character-defining features associated with the contributing status of the property." The status of property as a contributor is not the building's four walls – it was not built by an architect of import. The Grubstake is a contributor is because it is a "commercial use of contributing resources, which historically included a variety of LGBTQ+ -associated business" – and the Proposed Project includes the renovated Grubstake which will remain a LGBTQ+ -associated business. As such, it will

[15] HRE, Part II p. 2.

continue to contribute to the District as the HRER found in stating "the new construction will retain and/or reuse many of the historic aspects and features of the property that make it contributing such that it will generally be compatible with the character-defining features of the district." This conclusion is entirely consistent with CEQA and CEQA case law, and Appellant cites nothing to the contrary. It is also worth noting that members of the LGBTQ+ community representing the District, including Juanita More!, Donna Sachet and Gary Virginia, will be holding a rally in support of the Project on September 27, 2021.

The Project Sponsors have spent years working with the LGBTQ+ and historic community on analyzing, studying, and documenting the Polk Gulch LGBTQ+ Historic District. The Project Sponsors recognize the cultural role that the Grubstake plays in the LGBTQ+ community and as owners and operators of the Grubstake restaurant they take the obligation to preserve that legacy very seriously. In 2018, the Project Sponsors retained ARG to evaluate the Grubstake and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. Subsequently, the Project Sponsors retained ARG to provide design consultation on the Project, incorporating their recommendations into the Project, as shown in **Attachment G**.

The Appellant, by contrast, has taken no action and provided no evidence in support of its claims other than to assert argument, speculation, unsubstantiated opinion or narrative.

C. **Wind**

The Appellant alleges that the wind analysis prepared for the Project was limited and incomplete claiming wind impacts are "foreseeable" and "significant" but fail to submit any alternative wind analysis or other evidence to support its bald claim. The fact that there are senior housing facilities nearby and private terraces next door does not create a fair argument that the Project may have a significant wind impact on the environment.

In contrast, the MND relied on a Screening Level Wind Analysis prepared by RWDI, a technical wind expert to reach the conclusion the Project would have no potentially significant wind impact. RWDI, based on their extensive experience in the City, engineering judgment and expert knowledge of wind flows around buildings, concluded that the Project is not expected to alter winds that could result in any substantial increase of pedestrian-level wind speeds in public area on and around the project site. This determination is based on facts - meteorological data, building geometry, orientation, position, and height of surrounding buildings. The analysis found that because of the building's narrow footprint, the low height of the Project (8-stories and approximately 79-feet) and its location adjacent to and downwind from the taller and larger The Austin, as well as densely built surroundings in the upwind (west and northwest) directions, that pedestrians and outdoor terraces would not experience wind conditions that exceed the City's wind criterion. Appellant's comment that the elderly pedestrians are different than pedestrians is not supported, and the City's wind ordinance is protective of all San Franciscans. The Screening Level Wind Analysis also did consider nearby roof decks, contrary to Appellant's comment. Once again, the Appellant has not met the applicable legal standard to support a determination that an EIR should be prepared.

D. Shadow and Light

The applicable CEQA threshold for determining whether a Project would have a potentially significant impact is whether it would "create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces." As part of the Project, a Shadow Analysis was prepared by PreVision Designs to evaluate the Project's potential to cast shadow on open space including shadow cast on property owned by the San Francisco Recreation and Park District. The Shadow Analysis found that the Project would not cast shadow on applicable open space or the nearby Redding Elementary School.

During the entitlement process, owners at the Austin raised concerns regarding the Project's shadow on their private property. This included concerns raised by owners at the Austin that purchased units that front on a 25 by 25-foot internal courtyard west of the Project site. This internal courtyard which currently is adjacent to a single-story commercial structure and surface parking lot, would be shaded by any new construction on the Project site and owners of these units, and all units in The Austin, signed a separate disclosure acknowledging the Project and that it would impact their views, light and privacy.

The Project Sponsors, understanding the concerns of The Austin owners, agreed to investigate features that could be incorporated on its building to enhance light in the interior courtyard. At the May 6, 2021, Planning Commission hearing, these features were generally described, and the Planning Commission continued action on the Project Entitlements to allow the Project Sponsors time to further evaluate potential options.

Following the hearing, the Project Sponsors retained PreVision Design, a well-known and well-regarded shadow and light expert, to analyze the light conditions and provide recommendations to increase light to the interior facing condominiums. A detailed discussion of their findings and recommendations was outlined in our July 1, 2021, letter to the Planning Commission. In sum, PreVision found that a 79-foot building with lighting increases the perceived brightness to residents by +0.24% on an annual basis over a 65-foot building, meaning the light impacts to owners of interior facing condominiums is virtually identical in a code compliant versus density bonus scenario. This information was presented to the Appellants on June 25, 2021 and to the Planning Commission and Planning Department staff on July 1, 2021. It is also worth noting, that The Austin's courtyard is approximately 25 x 25 and the Project's lightwell will add approximately 5' of additional depth allowing for additional sun exposure.

On July 22, 2021, the day of the Planning Commission hearing, the Appellants submitted a study commissioned or produced by owners at The Austin titled "Negative Effects of 1525 Pine Street on 1545 Pine St Neighbors". The information presented was collected from light meters within units and a cardboard model is not expert evidence and is factually inaccurate. The information misrepresents the reduction in light and is based on a misunderstanding of light perception or measurement. It also presents misleading and inaccurate or erroneous information, failing to acknowledge that the interior courtyard is over 25 by 25-feet, and that given the location of the sun, not only will there be light directly into the interior courtyard and units, but increased light reflecting off the new structure into those units.

The Project Sponsors retained an expert in light and shadow analysis, PreVision Design, to conduct a peer review of information submitted by the neighbors. PreVision Design's review is included as **Attachment H**. In general, PreVision Design found the approach used by the Appellants to be unreliable, inaccurate and not based in fact and the Appellants analysis does not meet the definition of substantial evidence.

Regardless of all the additional analysis completed on this topic, the issue of shadow and light on the interior courtyard is not a CEQA issue. The shading of private property simply is not considered a significant impact under CEQA. While the Appellant claims that the shadow cast requires the City to make a mandatory finding of significance under CEQA Guidelines Section 15065, that assertion not only is without merit but even for the Appellant is a bridge too far. The Appellant's basis for this claim is that the shadow and reduction in light will "cause **substantial adverse effects** on human beings, either directly or indirectly." This substantial adverse effect has not been established and cannot be established. The amount of light reaching the interior courtyard as established by the light analysis prepared by PreVision Designs does not create a hazardous condition for residents. Moreover, the case law regarding what constitutes an adverse change to the environment on "human beings" holds that there is no substantial adverse impact occurs if the impact is to particular individuals, such as the residents of The Austin, but only when there is an impact on human beings in general. *Porterville Citizens for Responsible Hillside Dev. v City of Porterville* (2007) 157 CA4th 885, 902 (height and view impacts on a few neighbors not substantial adverse change); *Taxpayers for Accountable Sch. Bond Spending v San Diego Unified Sch. Dist.* (2013) 215 CA4th 1013, 1042. Concerns regarding the interior courtyard lighting at the Austin have investigated by the Project Sponsor and have not been ignored even though they are not CEQA issues and do not meet the standard for a mandatory finding of significance.

III. Conclusion

In sum, the MND sufficiently analyzed the environmental impacts under CEQA and determined that the Project is not required to prepare an additional environmental document, including an EIR. The City has presented substantial evidence in support of its analysis. The Appellant has raised several objections, none of it supporting a fair argument that the analysis was legally deficient and has provided no evidence to support the objections. Instead, the Appellants have relied on unsupported opinion, conjecture and speculation in support of their appeal. Pursuant to CEQA this is insufficient to justify additional CEQA analysis. As such, we respectfully request that the Board of Supervisors deny the appeal for the PMND and find that the claims in the appeals are without merit.

Very truly yours,

Alexis M. Pelosi

ATTACHMENT A

RULES & REGULATIONS - SAN FRANCISCO PLANNING COMMISSION

ARTICLE I – NAME

Section 1. The Name of this Commission shall be "SAN FRANCISCO PLANNING COMMISSION."

ARTICLE II – OFFICERS AND APPOINTMENTS

Section 1. Officers. The Officers of this Commission shall consist of a President and a Vice President. The President and Vice President shall be members of the Commission, and shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent Meeting, the date of which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year. They shall hold office for one year or until their successors are elected.

Section 2. Election. The presiding officer takes public comment on the agenda item. Then the presiding officer requests nominations for the office from the members of the body. No second is required under Roberts' Rules of Order. When no additional nominations are offered, the presiding officer closes the nomination. The Commission then votes on the nomination in the order they were received. The first candidate to receive a majority of the votes is elected to the office.

The President and Vice President shall not both be members of the commission appointed by the Mayor or President of the Board of Supervisors. (If one is a Mayoral appointee, the other position must be held by a member appointed by the President of the Board of Supervisors).

Section 3. Planning Director. The Planning Director shall hold office at the pleasure of the Commission and shall be qualified by training and experience to be the administrative and technical head of the San Francisco Planning Department and of all activities under the jurisdiction of the Planning Commission. An annual performance evaluation by the full Commission may be convened in closed session.

Section 4. Commission Secretary. The Commission at any Regular or Special Meeting may appoint a Commission Secretary who shall hold office at the pleasure of the Commission.

ARTICLE III – DUTIES OF OFFICERS

Section 1. President. The President shall preside at all meetings of the Commission, shall appoint all Committees and their Chairs, and shall perform all other duties necessary or incidental to the office. The President shall attend all Meetings of bodies of which, by the Charter, he or she is made an ex-officio member, or shall designate the Planning Director or any member of the Commission to attend such Meetings in the place and stead of the President.

Section 2. Vice President. In the event of the absence or inability to act of the President, the Vice President shall take the place and perform the duties of the President. In the event of absence or inability to act of both the President and Vice President, the remaining members of the Commission shall elect one of their members to act temporarily as President, by a majority vote of the remaining Commissioners.

ARTICLE IV – MEETINGS

Section 1. Regular Meetings. Regular Meetings of the Commission shall be open and public and shall be held each Thursday of each month except in any month where there are five (5) Thursdays. Where there are five (5) Thursdays in a month, the fifth Thursday of the month shall be cancelled, unless otherwise adopted as part of the Hearing Schedule. All Regular Meetings of the San Francisco Planning Commission shall not start before 12:00 noon, unless otherwise noticed on the printed calendar at least 72 hours in advance of a scheduled hearing. The San Francisco Planning Commission does hereby designate Room 400 of City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, as its regular meeting location unless otherwise noticed on the calendar at least 72 hours in advance of a scheduled hearing, or if the need arises because room capacity for Room 400 is anticipated to be exceeded. Provided that where matters of special concern to certain areas or districts of the city are to be considered, a Meeting place may be designated in the City and County within such areas or districts. The Commission Secretary will present to the Commission on or before the first Regular Meeting day of the year (or subsequent date as stipulated by the Commission) a list for consideration and indication of adoption by voice vote, the Commission's Hearing Schedule for the calendar year, including possible cancellation dates of Regular Meetings to accommodate various holidays throughout the year.

Section 2. Special Meetings. Special Meetings of the Commission shall be open and public and shall be held at such times as the Commission may determine. Special meetings may be called by the President for any time, and must be called by the President upon the written request of three members of the Commission, filed with the Administrative Secretary. The Place of such Meetings shall be as provided above for Regular Meetings.

Section 3. Notice. Notice[1] of the time and place of every Regular Meeting of the Commission shall be given to members of the Commission at least 72 hours before the time of such Meeting, and shall be given by posting and otherwise, as required by San Francisco Administrative Code Section 67.7 and California Government Code Section 54954.2. Notice of the time and place of every Special Meeting of the Commission shall be given to members of the Commission at least 72 hours before the time of such Meetings, and shall be given by posting and otherwise, as required by San Francisco Administrative Code Section 67.6(f) and California Government Code Section 54956. The Commission shall not consider nor act upon any matter at any Regular Meeting except upon (1) written notice thereof as required by this Section 3, or (2) a condition exists that requires emergency action as set forth in San Francisco Administrative Code Section 67.7(e) and California Government Code Section 54954.2(b). No matter shall be considered at any Special Meeting unless included in the Notice calling such meeting.

1. The San Francisco Administrative Code, Chapter 67 "The San Francisco Sunshine Ordinance of 1999," Section 67.7 stipulates that policy bodies shall post an agenda containing a meaningful description of each item of business to be transacted or discussed at the meeting at least 72 hours before a regular meeting and that it shall post a current agenda on its Internet site at least 72 hours before a regular meeting. Therefore, the term "notice" shall refer to both written and electronic formats.

Section 4. Cancellation or Change of Regular Meetings. If the Regular Meeting day falls on a legal holiday, or if a recommendation is made by the Director that a Regular Meeting be cancelled or changed, the Commission or the President may cancel the Regular Meeting or fix another time therefor. Notice of cancellation or of a change in a Regular Meeting time must be given at least seventy-two hours before the scheduled time of such Meeting.

Section 5. Quorum. A quorum for the transaction of official business at any Regular or Special Meeting shall consist of a majority of all members of the Commission, but a smaller number may adjourn from time to time and may compel the attendance of absent members in the manner and subject to the penalties, if any, provided by law.

Section 6. Voting.

a. Procedural Matters. Pursuant to Charter Section 4.104, with respect to matters of procedure the Commission may act by the affirmative vote of a majority of the members present, so long as the members present constitute a quorum.
b. Except as provided in "a" above, every Official Act taken by the Commission, including, but not limited to, those based on its jurisdiction derived from the Planning Code, Chapter 31 of the Administrative Code, the Subdivision Code and Discretionary Review Powers of the Commission, may be by "Motion" or "Resolution" adopted by a majority vote of all members of the Commission (four (4) votes). All members present shall vote for or against each question brought to a vote unless a member is excused from voting by a conflict of interest or a motion adopted by a majority of the members present.
   A motion that receives less than four votes is a failed motion resulting in disapproval of the action requested to be taken by the Commission unless a substitute motion for a continuance or other action is adopted. (For example: a request for Conditional Use requires four votes to approve; failure to receive the four votes results in denial of the conditional use. A request for Discretionary Review requires four votes to take discretionary review and modify the project; failure to receive four votes results in approval of the proposed project without modification. Planning Code Section 302(c) sets forth the requirements for Commission determinations regarding Planning Code amendments. Planning Code Section 340(d) sets forth the requirements for Commission determinations regarding General Plan amendments.)
   A motion of intent occurs when the Commission passes a motion by a majority of all members of the Commission that is contrary to the preliminary recommendation of the Planning Department staff and the

Commission does not have findings that support the intended action. Any Commissioner absent from participation in the motion of intent must be provided all relevant case material and hearing tapes for review prior to a scheduled hearing for consideration of the final motion.

c. Once the Commission holds the public hearing on a permit application, receives all public testimony and declares that it is ready to consider approval or disapproval of the application, the applicant shall not be permitted to withdraw the application, except with the consent of the Commission. In the event that the Commission passes any motion of intent to approve or disapprove a permit application before them, the applicant shall not be permitted to withdraw the application prior to the Commission's completion of their action with passage of a written "Motion" with findings or a resolution.

d. Once the Commission holds a public hearing on a matter before them, enters into deliberation and a motion for action is made and receives a second prior to the end of discussion, a request for "call the question" by any member other than the President or Chair would be addressed as follows: The request for "call the question" is considered a motion to halt discussion and must have a second to proceed. If the motion does not receive a second, the motion dies and discussion resumes on the matter on the floor prior to the motion to "call the question." If the motion receives a second then a vote must be taken immediately and passed by a majority of those present.

Section 7. Jurisdiction. Pursuant to Charter Section 4.105, the Commission has the jurisdiction to approve prior to issuance "[all] permits and licenses dependent on, or affected by, the Planning Code administered by the Planning Department." Acting under this section, the Commission may at its discretion by a majority vote of the Commission (four votes), request staff to bring before it for review any such permit or license that has not yet been issued even if the application has been approved by the Commission or Department staff and forwarded to the Central Permit Bureau. The Commission loses jurisdiction upon either the City's issuance of the permit or license, or a valid appeal has been filed to an appellate body.

Section 8. Parliamentary Procedure. The rules of parliamentary practice, as set forth in Robert's Rules of Order, shall govern all meetings of the Commission except as otherwise provided herein.

Section 9. Order of Business. The order of business at any Regular Meeting may be as follows:

1. Roll Call
2. Consent Calendar
3. Commission Matters
4. Action Item List
5. Department Matters
6. Public Comment – 15 Minutes
7. Regular Calendar
8. Discretionary Review Calendar
9. Public Comment
10. Adjournment

The President (or Chair) may change the order of business as determined necessary for the Planning Commission to conduct its business effectively.

Section 10. Public Comment. The item at each Regular Meeting shall provide an opportunity for members of the public to address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the posted agenda for that Meeting. When that item is reached, members of the public may address the Commission for up to three (3) minutes. The President may limit the total testimony by all members of the public to fifteen (15) minutes.

Section 11. Consent Calendar: Items may be placed on a Consent Calendar section of the Meeting Agenda. Items on the Consent Calendar may be approved by a

single vote for all items. Any Commissioner, any member of the public or the Director may request that the item be taken off the Consent Calendar and placed on the regular agenda for that Commission Hearing or a later hearing.

Section 12. Submittals: Procedure for submission of material related to any matter that comes before the Commission for their consideration is addressed in Appendix A attached to this document.

Section 13. Hearing Procedures: At either a Regular or Special Meeting, a public hearing may be held before the Commission on any matter that is on the posted agenda of such Meeting. The procedure for such public hearings is addressed in Appendix A attached to this document.

Section 14. Record. A record shall be kept of each Regular and Special Meeting by the Commission Secretary or by an Acting Secretary designated by the Commission Secretary.

Section 15. Private Transcription. The President may authorize any person to transcribe the proceedings of a Regular or Special Meeting provided that the President may require that a copy of such transcript be provided for the Commission's permanent records.

ARTICLE V – AMENDMENTS

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least ten days.

Amended:

August 1, 1957	December 11, 1975
January 12, 1961	June 24, 1976
October 11, 1961	October 28, 1982
March 26, 1964	April 19, 1984
April 23, 1964	March 19, 1987
October 29, 1964	July 28, 1988
June 17, 1965	January 20, 1994

October 24, 1968	February 2, 1995
January 18, 1973	February 16, 1995
March 1974	September 28, 1995
August 8, 1974	January 25, 1996

APPENDIX A OF SAN FRANCISCO PLANNING COMMISSION RULES & REGULATIONS

Submittals and Hearing Procedures:

A. Submittals

Correspondence submitted to the Planning Commission in advance of hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

For sponsor and/or opposition briefs to be included in the packet forwarded to the Planning Commission in advance of a hearing, 15 hardcopies and a .pdf copy must be provided to the staff planner no later than the close of business eight days in advance of the hearing. Generally, 5 p.m. Wednesdays.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

B. Discretionary Review (DR) - Information Packet Form

I. Submittals:

a. Submittals, including staff packets, are due to the Commission one week in advance of hearing.

II. Content of submittals should be as follows:

a. Abbreviated:
    - Staff cover memo attached to DR application and Project Sponsor response;
    - Plans in compliance with the Planning Department's "Plan Submittal Guidelines;"
    - Color streetscape of both sides of street;
    - Digital photographs of existing conditions.

b. Full:
    - Same as stated in Abbreviated above; with
    - 3-D Renderings.

c. Environmental and historic resource documents to be attached to all submittals.

III. Hearing Procedures:

a. A thorough description of the issue by the Director or a member of the staff.
b. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
c. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
d. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.
e. Testimony by members of the public in support of the project would be up to three (3) minutes each.
f. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
g. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
h. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

IV. Other:

a. Revisions should be submitted to staff and DR requestors by 5pm Tuesday (two days) before the Thursday Hearing.
b. Revisions submitted at hearing are discouraged and will only be considered at Commission discretion.

C. Mandatory Discretionary Review (Dwelling Unit Removal)

I. Submittals:

a. Submittals, including staff packets, are due to the Commission one week in advance of hearing.

II. Hearing Procedures:

a. A thorough description of the issue by the Director or a member of the staff
b. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expediters, and/or other advisors) would be for a period not to exceed five (5).
c. Testimony by members of the public would be up to three (3) minutes each.
d. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

D. Cases (Conditional Use (CU); Office Allocation (321); Downtown Project (309); etc.):

I. Submittals:

a. Staff packet due to Commission one week in advance of hearing; or
b. At the discretion of the Planning Director and Planning Commission Officers, two weeks in advance of hearing.

II. Content of submittals should be as follows:

a. Plans in compliance with the Planning Department's "Plan Submittal Guidelines;"
b. Color streetscape of both sides of street;
c. Digital photographs of existing conditions;
d. 3-D digital renderings; and
e. Environmental and historic resource documents to be attached to all submittals.

III. Hearing Procedures:

a. A thorough description of the issue(s) by the Director or a member of the staff.
b. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expediters, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
c. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
d. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
e. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
f. Director's preliminary recommendation must be prepared in writing.
g. Action by the Commission on the matter before it.
h. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
i. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

IV. Other:

a. Revisions should be submitted to staff by 5pm Tuesday (two days) before the Thursday Hearing.
b. Revisions submitted at hearing are discouraged and will only be considered at Commission discretion.

E. Policy or Major Project Informational Presentations

I. Submittals:

a. Staff packet due to Commission one week in advance of hearing; or
b. At the discretion of the Planning Director and Planning Commission Officers, two weeks in advance of hearing.

II. Hearing Procedures:

a. An introduction of the item or issue by the Director or a member of the staff.
b. A presentation of the item or issue by staff or the issuing agency for a period not to exceed 20 minutes.
c. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

III. Other:

a. Revisions should be submitted to staff by 5pm Tuesday (two days) before the Thursday Hearing.
b. Revisions submitted at hearing are discouraged and will only be considered at Commission discretion.

F. CEQA Appeals of Negative Declarations

I. Submittals:

a. Staff packet due to Commission one week in advance of hearing; or

b. At the discretion of the Planning Director and Planning Commission Officers, two weeks in advance of hearing.

II. Hearing Procedures:

a. A thorough description of the issue by the Director or a member of the staff
b. A presentation by the Appellant(s) team (includes appellant or their designee, lawyers, architects, engineers, expediters, and/or other advisors) would be for a period not to exceed ten (10) minutes.
c. A presentation by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expediters, and/or other advisors) would be for a period not to exceed ten (10) minutes.
d. Testimony by members of the public would be up to three (3) minutes each.
e. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

G. Amendment to motions should be read back at the same hearing before the vote is taken.

NOTE

The Commission strongly discourages members of the public, project sponsors, architects, lawyers, etc. to cross the railing that separates the Commission and staff from the public seating area to engage in conversation with staff or the members of the Commission while a meeting is in session.

Attachment B

Endorsement Letter List
1525 Pine Street

Betty Davis, Publisher of The Bay Times

Donna Sachet, SF LGBT Celebrity & Activist

Dr. Bill Lipsky, LGBT Historian & Published Author

Gary Virginia, LGBT Activist & Mr. Leather 1996

Ken Henderson, REAF Richmond Ermet Foundation

Gil Padia, Academy of Friends AIDS Nonprofit

Brent Pogue, LGBT Activist

Don Berger, LGBT Activist & Longtime Customer

Nikos Diaman, LGBT Activist

Phil Clark, Longtime Customer

Linda & Fernando Santos, Former Grubstake Owners (30 years)

Randy Shaw, Tenderloin Housing Clinic

Rene Colorado, Tenderloin Lower Polk Merchants Association

Shah Awi, President SF Concierge Social Club

Kathy Cady, Founder SF Concierge Social Club

Mei Tien Nguyen, Redding Elementary

Raquel Roque, Redding Elementary

Sanaz Nikaein, Austin Homeowner

Alice Huang, Austin Homeonwer

Jake Medwell, Austin Resident

Michael George, Holiday Inn Golden Gateway

Quensella Miller, SF Walking Tours

Bamboo Restaurant, Neighboring Business

Little Chihuahua, Neighboring Business

Victor's Pizza, Neighboring Business

Kasa Indian Restaurant, Neighboring Business

Golden Farmer's Market, Neighboring Business

Jeet Big Times, Neighboring Business

Duncan Ley, Neighboring Business

Brian Mcinerney, 1414 VanNess

Abraham Fahim, Director UCSF

John Solaegin, Compass

Janet Witosky, Compass

Gary Johnson, Compass

Kristina Hanson, Compass

Par Haji, Compass

Compass Realty

SAN FRANCISCO
BAY TIMES
LGBTQ News & Calendar for the Bay Area
CELEBRATING FOUR DECADES (1978–2018)

2261 Market Street, #309, San Francisco, CA 94114

February 20, 2018

To Whom It May Concern:

As publisher of the *San Francisco Bay Times*, a publication serving the Bay Area's LGBTQ community since 1978, I am writing in support of Grubstake's proposed redevelopment project which you are considering.

Members of our community have for many decades found the Grubstake location to be an excellent one to enjoy an affordable and delicious meal and to socialize and network with friends and colleagues. Grubstake has for many years welcomed the eccentric as well as the mainstream members of our diverse community.

Grubstake is important to us for many reasons, and having provided a safe and welcoming environment to gather is extremely valuable. Additionally, the restaurant has provided volunteers and pro bono product and service in support of HIV/AIDS and other LGBTQ organizations.

I have reviewed the proposal submitted by Grubstake executives and I believe it accurately and responsibly maintains the unique features, culture and spirit of the long-standing location. We encourage its approval.

Thank you for your consideration.

Most sincerely,

Betty L. Sullivan

Dr. Betty L. Sullivan
Co-Publisher/Editor
San Francisco Bay Times
sfbaytimes.com
Publisher@sfbaytimes.com
415-601-2113 (direct)



Donna Sachet
Adorable Empress XXX of San Francisco
584 Castro, Box 399
San Francisco, CA 94114
415-695-1942

March 1, 2018

To Whom It May Concern:

As a community activist involved in many groups LGBT and otherwise, I met recently with Jimmy Consos of Grubstake restaurant at 1525 Pine Street and came away thrilled with his plans. Mr. Consos understands and honors the history of this iconic eatery and is determined to respect those who have long made it a favorite San Francisco spot. His amazing familiarity with the history of the business leads him to build on past successes while addressing new tastes and demographics in our diverse community. He plans to maintain a menu that includes popular dishes, while adding new complementary items. Familiar visual elements will be seamlessly included in the new vision for the business. And the surrounding community will be included in Grubstake's continuing evolution.

With so much changing so rapidly in San Francisco, many times with no regard for traditions or history, it is refreshing to see a businessman so in touch with his customers and their desire to see Grubstake maintain its reputation and grow in popularity. Based on his relationships with Lower Polk Neighbors, businesses, and individuals, we are confident that his plans will catapult Grubstake to new successes and enhance its position within the neighboring community.

In addition, Mr. Consos is anxious to be an active participant in the larger community and offered to provide material support to non-profit fundraisers and to build relationships with many of the service organizations with which I work regularly. Such support is vital and greatly appreciated.

I could not be more excited for the future of Grubstake and fully support Mr. Consos' ambitious plans for this legacy business. It will be good for San Francisco!

Sincerely,

Donna Sachet

9/10/2018

Dear San Francisco Planning Commission,

My name is Dr. Bill Lipsky and I live in San Francisco. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it *ours* - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,

Bill Lipsky

Dr. Bill Lipsky

February 16, 2018

Re: Grubstake Diner, 1525 Pine Street

To Whom It May Concern,

As a local activist and San Francsico resident, I am writing to support the proposed Grubstake Diner project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Gary Virginia

Gary Virginia

Richmond/Ermet
Aid Foundation

PROVIDING AID FOR HIV SERVICES, HUNGER PROGRAMS AND UNDERSERVED YOUTH

Board of Directors
Ken Henderson, *Executive Director*
Joe Seiler, *Board Chair*
Noel Santos, *CFO*
Sophie Azoaou
Jeff Doney
Patrik Gallineaux
Darren Iverson
Brent Marek
Skye Paterson
Cecil Russell
Ramon Santos
Beth Schnitzer
Kevin Shanahan
Gary Snow
Cameron Stiehl
Gary Thackeray

Founders:
Barbara Richmond and Peggy Ermet

Advisory Board:
Anna Alioto
Bob Boemer
Brian Boitano
Ray Careme
Chris Carnes
Mario Diaz
Norm Dito
Andrew Freeman
Debby Gibson
Michael Holland
John Leitner
Senator Mark Leno
Marilyn Levinson
La Toya London
Stan Osofsky
Randy Taradash
Tom Viola
Jan Wahl
Charles Zukow

August 28th, 2018

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

My name is Ken Henderson and I am the CEO of the Richmond/Ermet Aid Foundation. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake restauant are forever a part of our history and ensuring that the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I learned Jimmy Consos and his team were the new owners, I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy is to thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it ours - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,



Kenneth Henderson
Executive Director

February 1, 2018

Re: 1525 Pine Street

To Whom It May Concern,

As a resident and activist in the neighborhood, I am writing to support the proposed project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Gil Padia
Academy of Friends

August 21st, 2018

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

My name is Brent Pogue and I am actively involved in the Academy of Friends Charity Organization. I have also been a San Francisco resident for over 30 years and for a number of those years I lived in the Polk St. area. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it ours - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above. Not only is the Grubstake important to the LBGTQ community but the new restaurant is welcoming to the ever changing demographic of the Polk corridor community at large and will be inclusive of all our neighbors.

Best Regards,

Brent Pogue

February 16, 2018

Re: Grubstake Diner, 1525 Pine Street

To Whom It May Concern,

As a neighborhood resident and longtime customer of Grubstake, I am writing to support the proposed Grubstake Diner project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner, it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Regarding the original Mural, while it is artistic, it seems to be out dated. A New, more Modern design, should be considered.

Don Berger 415-933-7014

October 10th 2018

Dear San Francisco Planning Commission,

My name is Nikos Diaman and I live in San Francisco. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it *ours* - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,

N. A. Diaman

Nikos Diaman

February 16, 2018

Re: Grubstake Diner, 1525 Pine Street

To Whom It May Concern,

As a neighborhood resident and longtime customer of Grubstake, I am writing to support the proposed Grubstake Diner project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Philip Clarke

Philip CLARKE

415 776-5254

09/20/2018

To Whom It May Concern

Our names are Fernando and Linda Santos and we are the former owners of Grubstake Diner. We're so proud of the role Grubstake and places like it have played in making San Francisco the open, accepting, and eccentric city we love, which is why we are writing to enthusiastically support the 1525 Pine Street proposal.

We sold Grubstake with mixed emotions in 2015 after 26 joyful and rewarding years. We also knew it was time for a change. The proposal for 1525 Pine Street will ensure the next generation will enjoy the diner just like San Franciscans in years past.

We have high hopes for Grubstake's future. The new owners, Jimmy Consos and Nick Pigott promised to run Grubstake as the community knew it and they have lived up to that commitment. We hope to see Grubstake live on, but the atmosphere and the feeling customers get when they take a seat are more important than the physical building. We trust Jimmy and his team to get the *next* Grubstake right.

We also support the project because 1525 Pine Street delivers badly-needed homes for one of the City's most lively neighborhoods. The project team has partnered with the Lower Polk CBD and the alleyways initiative, even deciding to orient the building so its main entrance is on Austin Alley. Please approve 1525 Pine Street without delay.

Best Regards,

Fernando & Linda Santos



TENDERLOIN HOUSING CLINIC
126 Hyde Street
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

RANDALL M. SHAW
STEPHEN L. COLLIER
RAQUEL FOX
STEPHEN P. BOOTH
MARGARET DEMATTEO
TYLER ROUGEAU
MICHAEL ZITANI

Contact:
Email: randy@thclinic.org
Phone: 771-9850 x 1117

July 10, 2018

Claudine Asbagh
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1525 Pine Street

Dear Ms. Asbagh,

I am writing to express my support for the proposed demolition of the Grubstake restaurant and the construction of a seven-story building containing residential units and commercial space (including a newly built Grubstake restaurant).

I have gotten to know the Grubstake owners through their attending events at the Tenderloin Museum. They care about the neighborhood's history. They will do their best to restore the Grubstake's key architectural features in the new building. Their proposal to preserve the restaurant's look and menu in a new building will enhance its chances for longterm viability.

Thank you for your consideration.

Sincerely,

Randy Shaw
Executive Director

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/12/21

Name/Business Tenderloin Lower Polk Merchants + property owners Assoc.

Address 1390 Market st Suit 205 SF. CA. 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X_____ Date April 3rd, 2021

Name/Business San Francisco Marriott Fisherman's Wharf

Shah Awi - Concierge
SF Marriott Fisherman's Wharf
1250 Columbus Ave, SF CA 94133

Address_____

DocuSign Envelope ID: 96FBD8D4-8798-458B-9157-73025FD7F2AE

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X DocuSigned by: KATHY L. CADY 00B7EEB400CB4EC_____ Date 4/4/2021

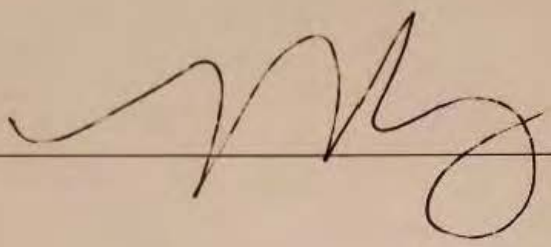
Name/Business Kathy Cady, Founder Concierge Social Club

Address 1416 Grant Avenue, #3, San Francisco, CA 94133

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date 4/15/21

Name/Business Mai Tien Nguyen Redding E.S

Address 1421 Pine St

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Raquel Rque Date 4/15/21

Name/Business Raquel Roque | Redding E.S.

Address 1421 Pine St.

Sanaz Nikaein
1545 Pine Street #209
San Francisco, CA 94109
sanazbanu@yahoo.com

September 27, 2020

San Francisco Planning Department
Attn: Samantha Updegrave
49 South Van Ness Ave, Suite 1400
San Francisco CA 94103

Dear Samantha,

My name is Sanaz Nikaein and I am a homeowner at The Austin condominiums at 1545 Pine Street. I am contacting you to express my support for the currently proposed Grubstake project at 1525 Pine Street. I have reviewed the plans and I believe the building will be a great addition to the neighborhood. The thoughtful design integrates the building into the community by orienting pedestrian access to Austin Alley, a growing hub and key component of the of the Lower Polk Alley initiative. They alley is a continuing challenge to residents' safety, and I believe that additional positive activation in Austin Alley will be a key ingredient in alleviating this concern.

As an adjacent neighbor, I am a fan of the Grubstake and appreciate its importance to the neighborhood. I want to see it remain here on Pine Street for many years, and I am pleased that the proposed project will bring both new housing to the community while also incorporating the timeless charm that makes the Grubstake a one-of-a-kind destination.

The project sponsor has demonstrated a collaborative planning process – seeking input from nearby neighbors and providing timely updates on the status of the proposal. 1525 Pine Street will be an asset to the Lower Polk community and I encourage the Planning Commission's approval of the project.

Sincerely,

Sanaz Nikaein

From: **Alice Huang** alicehuang@sbcglobal.net
Subject: Grubstake Project at 1525 Pine Street
Date: January 23, 2020 at 10:25 PM
To: samantha.updegrave@sfgov.org
Cc: nick@pinestreetdev.com, jconsos@gmail.com



Dear Samantha,

My name is Alice Huang and I am a homeowner at The Austin condominiums at 1545 Pine Street. I am contacting you to express my support for the currently proposed Grubstake project at 1525 Pine Street.

When I was a potential buyer of the The Austin condo, I was provided with disclosures about the project at 1525 Pine Street. After the purchase of my unit, the HOA of Austin has kept us updated for the progress of the project movement.

As a neighbor owner of the Grubstake project, I feel strongly that the development will greatly improve the immediate neighborhood. 1525 Pine Street will be an asset to the Lower Polk community.

Thus, I encourage the Planning Commission's approval of the project.

Thank you
Alice Huang

Jacob Medwell
1545 Pine St #1101
San Francisco CA 94109
(206)999.1418

Dear Claudine and Samantha,

My name is Jake Medwell and I am a resident at The Austin condominiums at 1545 Pine Street. I am contacting you to express my support for the currently proposed Grubstake project at 1525 Pine Street.

I have reviewed the plans and I believe the building will be a great addition to the neighborhood. The thoughtful design integrates the building into the community by orienting pedestrian access to Austin Alley, a growing hub and key component of the of the Lower Polk Alley initiative.

As an adjacent neighbor, I am a fan of the Grubstake and appreciate its importance to the neighborhood. I want to see it remain in its reincarnated form on Pine Street for many years, and am pleased that the proposed project will both bring new housing to the community while also incorporating the timeless charm that makes the Grubstake a one-of-a-kind destination.

The project sponsor has demonstrated a collaborative planning process – seeking input from nearby neighbors and providing timely updates on the status of the proposal. 1525 Pine Street will be an asset to the Lower Polk community and I encourage the Planning Commission's approval of the project.

Please do not hesitate to contact me.

Sincerely,



Jake Medwell

San Francisco Entertainment Commission
City Hall, Room 12, Ground Level
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

Dear Entertainment Commission Members,

I am writing to support the proposed project at 1525 Pine Street, application number. I am the General Manager of The Holiday Inn Golden Gateway Hotel.

The 1525 Pine Street project will be a positive force in the Lower Polk Community, adding to the already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, 1525 Pine Street project sponsors - Jimmy Consos and Nick Pigott - have been active in the Lower Polk Neighbors community group, and have made themselves available to neighbors and business owners throughout the planning process. The proposal is not only thoughtfully-planned and responsive to neighbors, but will be positive for me as a local business owner.

The project team has provided ample notice about 1525 Pine Street's matter at the Entertainment Commission, and I fully support the project.

Thank you and best regards,

Michael George
General Manager

Holiday Inn Golden Gateway Hotel
1500 Van Ness Ave.
San Francisco, CA 94109

August 21st, 2018

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

My name is Quensella Miller and I am the owner of Q walking tours. I am a San Francisco native and I have lived in the Polk Street area for a number of those years. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it ours - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,

Quensella Miller

Quensella Miller

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 03/05/2021

Name/Business Bamboo Restaurant

Address 1441 Polk St SF. CA 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Jose Salazar Date 09/05/2021

Name/Business The Littlechihuahua Polk

Address 1431 polk st.

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing anc helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

x ANDY ESKANDARIAN Date 4-5-21

Name/Business VICTORS PIZZA

Address 1411 POLK STREET S.F CA 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Umamka Khanna Date 4/5/21

Name/Business Kasa Indian Eatery

Address 1358 Polk St SF 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

x Faroq Mazid Date 4-5-21

Name/Business Golden Farmer Market

Address 475 polk st suit 1 SF CA 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date 4/05/2021

Name/Business JEET Big Times

Address 1444 Polk Street

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date 4/7/21

Name/Business Duncan Lay (owner) Soda PoPinski's

Address 1548 California St, 94109

BRIAN MCINERNEY

415 847-1423 RXMRES@gmail.com

April 20, 2021

To Whom It May Concern,

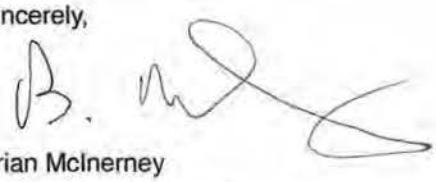
As a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner.

This project will be welcome improvement for the neighborhood. It not only preserves the Grubstake Diner, it also adds much needed middle income and affordable housing while enhancing the experience along Austin Alley.

For many years Jimmy and Nick have participated in our local community, assisting and contributing to the beautification and safety of the area. We need more business owners like them to continue to invest in the Lower Polk neighborhood in order for it to continue to be a place people can afford to live and enjoy.

Please approve this project without delay.

Sincerely,



Brian McInerney

Property Management

1412/ 1414 Van Ness at Austin Alley

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date April 6, 2021

Name/Business Abraham Fahim

Address 239 Brannan St
San Francisco CA

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X John R Solaegui Date 04/05/2021

Name/Business Compass

Address 1400 Van Ness Avenue

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Janet L. Witkosky Date 4/6/2021

Name/Business Compass

Address 1400 Van Ness Avenue

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X John R Solaegui Date 04/05/2021

Name/Business Compass

Address 1400 Van Ness Avenue

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/6/21

Name/Business COMPASS

Address 1400 VAN NESS AVE

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Barry Johnson Date 4/4/21

Name/Business Compass

Address 1400 Van Ness
SF, CA. 9409

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/6/2021

Name/Business Kristina Hansen

Address 1400 Van Ness Ave
San Francisco CA 94107

DocuSign Envelope ID: C4AEBB46-78D4-4BF9-BDEF-C18B53B1C6D8

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X 

Date 4/6/2021

Name/Business PAR HANJI - COMPASS

Address

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/6/21

Name/Business COMPASS

Address 1400 VAN NESS AVE

Attachment C

THE AUSTIN, SAN FRANCISCO, CALIFORNIA

SELLER'S ADDITIONAL DISCLOSURE TO PURCHASERS

PACIFIC PINE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY THAT OWNS THE PROJECT AND IS SELLING THE UNITS, HEREBY PROVIDES THE FOLLOWING ADDITIONAL DISCLOSURE TO BUYERS OF CONDOMINIUM UNITS AT THE AUSTIN.

The Seller of The Austin understands that entitlement applications have been submitted to City agencies for a proposed new 7-story mixed-use commercial and residential development at the adjacent property to the east at 1525 Pine Street. Complete details for the potential development and proposed construction timeline are not available at this time. The proposed project has not been approved and building permits have not been issued by City agencies at this time. The future of the proposed project is uncertain at this time. It is unknown whether the proposed project will be approved and built. If the project is built, it may be constructed with different specifications. Until such time as the proposed project is approved, permits are issued and the project is constructed, it is subject to change.

If the proposed project at 1525 Pine Street is approved and construction proceeds, then throughout the demolition and construction processes at 1525 Pine Street, construction personnel may have temporary access to the Project and a construction crane may have a temporary right to traverse the Project's airspace. Completion of the proposed 1525 Pine Street project may impact unit views, light source and privacy for certain Units and areas of the Project, particularly those of east facing Units in the Project. The roof of the proposed 1525 Pine Street project may contain venting and mechanical equipment that may be visible from your Unit and the Project, and may contain roof deck(s). The proposed redevelopment of 1525 Pine Street currently includes retaining Grubstake restaurant, as discussed in the Seller's Supplemental Disclosures to Purchasers (the "Disclosure Statement"), as the ground floor tenant. You should contact the San Francisco Planning Department for further detail.

All capitalized terms used but not defined herein shall have the same meaning given to such term in the Disclosure Statement.

ACKNOWLEDGEMENT

Buyer has fully read and understands this Additional Disclosure and has asked any questions Buyer deems appropriate to clarify any issue(s) described herein.

Signature _____ _____

Printed Name _____ Date

Signature _____ _____

Printed Name _____ Date

_____
Seller's Representative

Unit Number _____

Attachment D

PELOSI LAW GROUP

July 1, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness, Ste 1400
San Francisco, CA 94103

Re: 1525 Pine Street (Case No. 2015-009955CUA) – July 22, 2021 Hearing and State Density Bonus.

Dear President Koppel and Commissioners,

On May 6, 2021, the Planning Commission reviewed and heard testimony for the "Grubstake Project" located at 1525 Pine Street.[1] At the hearing, concern was raised by owners at the Austin, a newly constructed condominium development adjacent to the Grubstake, regarding light impacts on the interior courtyard and specifically, impacts to residents of the condominiums that front along that courtyard. Based on those concerns, the Planning Commission continued the Grubstake Project, asking that additional analysis be provided regarding light to those interior condominiums as well as options to increase or improve light conditions.

Following the Planning Commission hearing, the Project sponsor retained Adam Phillips from PreVision Design, a well-known and well-regarded shadow and light expert, to analyze the light conditions and provide recommendations to increase light to the interior facing condominiums. A copy of PreVision's report and findings is included as **Attachment 1**. In sum, PreVision found that a 79-foot building with lighting increases the perceived brightness to residents by +0.24% on an annual basis over a 65-foot building, meaning the light impacts to owners of interior facing condominiums is virtually identical in a code compliant versus density bonus scenario.[2] This report has been shared with owners at the Austin and the Project sponsor has also hosted a video call with those owners fronting the interior courtyard where Adam from PreVision presented his findings and answered questions.[3]

At the May 6, 2021 hearing, the Planning Commission also asked questions about the 1545 Pine Street (the Austin) approvals. We have been able to locate documents related to that approval including the exposure variance granted for the interior courtyard and a recorded document and diagram indicating that one inclusionary unit[4] fronts the interior light well. In granting the exposure variance for the Austin, the Zoning Administrator specifically found that "[n]umerous residential

[1] The Grubstake Project would redevelop the Grubstake site using the State Density Bonus Law to provide 21 dwelling units in a 79-foot-tall building with 2,473 square feet of commercial space for the Grubstake restaurant ("Project").
[2] The PreVision report analyzes the difference in light from a 65-foot building and 79-foot building and a 79-foot building with lighting. As the project is utilizing the State Density Bonus Law and has the full protections of the Housing Accountability Act, discussion, and analysis of existing conditions (i.e., no project) was not prepared nor warranted.
[3] This video call was held on June 25, 2021. A copy of the presentation from this video call is also included in **Attachment 1**.
[4] The Austin includes 12 inclusionary units.

buildings in the Polk Street NCD and Van Ness SUD predate the Planning Code and provide dwelling unit exposure on light courts or other open areas that do not strictly comply with Section 140 [and] that the granting of this variance would allow for a design comparable to many other high rise buildings in San Francisco." Thus, the condition created at the Austin is not unique. Copies of these documents as well as the caption notes from the October 2, 2014 hearing on the Austin are included as **Attachment 2**.

Finally, at the May 6, 2021 hearing, there was some Planning Commission discussion regarding requesting the Project reduce its height. As the Planning Commission is aware, the Project is utilizing the State Density Bonus Law (SDBL) by including 13% of the units for very low-income tenants. The Project fully complies with the SDBL which limits the Planning Commission's discretion in its review. The Project also has the full protection of the Housing Accountability Act (HAA).[5] Under these protections, the Planning Commission cannot disapprove the Project or lower its density unless it finds by a preponderance of the evidence that it would have a specific, adverse impact on public health or safety and there is no feasible way to mitigate or avoid the impact. Those findings require the Planning Commission to identify "objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete"[6] as well as affirmatively find that there are no feasible means of mitigating or avoiding such public health or safety impacts other than rejecting the Project or reducing its size.[7] Not only can those findings not be made, but the report prepared by PreVision clearly establishes that the 79-foot tall building with lighting will not result in a public health or safety impact.

While we understand the frustration of the owners of the 10 condominiums fronting the interior courtyard, they, along with all other owners in the Austin received and signed a separate disclosure regarding the 1525 Pine Street project as part of purchasing their condominiums. That disclosure specifically stated that "[c]ompletion of the proposed 1525 Pine Street project may impact unit views, **light source** and privacy for certain units, ... particularly east facing Units." (emphasis added). These owners may have been misled by sales staff as to the likelihood of something being built, but at the time they purchased, an application was on file for 1525 Pine Street and they were notified that something would be built and could built "with different specifications" than noted in the application. A copy of that disclosure is included as **Attachment 3**.

For these reasons, and for all the reasons outlined in our May 4, 2021 letter, which is included without attachments as **Attachment 4**, we respectfully ask the Planning Commission take action to approve the Project.

---

[5] Following the May 6, 2021 hearing, the Project sponsor amended its SDBL application to include an incentive/concession for unit mix. As discussed below, this incentive is legally justified as it does not change the density allowed on the Project site and evidence has been submitted that shows the incentive/concession will result in tangible and quantifiable cost reductions that allow the Project to provide on-site affordable housing units.

[6] Gov. Code Section 65589.5(j)(1)(A).

[7] Gov. Code Section 65589.5(j)(1)(B).

I. Light in the Interior Courtyard at The Austin

The Grubstake Project has been in process for over six (6) years. During that time, the Project sponsors have met and worked extensively with the community, neighbors and interested parties preparing technical studies to listen, analyze and respond to comments and concerns raised. When the issue of light within the Austin's interior courtyard was raised by owners at the Austin, the Project sponsors committed to investigating and incorporating light enhancing features to address the concerns.

Over the past several months, the Project sponsors have reached out to light experts to evaluate various options to enhance light in the interior courtyard. This includes adding reflective facade panels, installing a feature on the roof of 1525 Pine Street to "scoop light" and direct it down into the interior courtyard, and create an exterior catwalk along a portion of the core to eliminate solid walls and allow light to flow through the building. None of these options, however, are feasible.

Reflective façade panels would have the unintended consequence of creating heat and reflective glare. An example of this is the "Walkie Talkie" building in London which was modified after it was discovered that the reflective panels created such a concentration of light and glare that it melted cars and could fry an egg on the sidewalk.[8] "Scooping light" is not possible given the sun angle, width of the structure and depth of the interior courtyard. Exposing portion of the building's core via exterior catwalks is not feasible under the fire code and enclosing these areas with fire-rated glass or other transparent material is also not possible as the cost is estimated to be over $3 million, rendering the Project financially infeasible.

As part of the effort to find a solution to concerns, and in response to questions raised by the Planning Commission, the Project Sponsors retained Adam Phillips from PreVision Designs to conduct an Exterior Lighting analysis focusing on light levels in the adjacent interior courtyard at 1545 Pine Street. As noted above, a copy of this report is included as **Attachment 1**. PreVision was tasked with analyzing the difference in light in the interior courtyard between a code compliant 65-foot structure versus the 79-foot structure proposed under the SDBL. Working with the Project architects, PreVision also consulted on a lighting scheme to increase light in the interior courtyard, then comparing the light under this scenario against both the 65-foot structure and the 79-foot structure. An analysis of existing conditions was not part of the scope because it is not realistic or reasonable to assume no development on the Project site given it is an underutilized parcel, in the urban core, adjacent to transit and the property owners have a legal right to develop.

As shown in the table below, the PreVision report found that while the interior courtyard brightness "varied significantly at different times of day and during different times of year" a 65-foot building would result in a "modest amount of additional brightness relative to the 79-ft project" but that "[w]ith the addition of indirect lighting...the in average annual brightness of the 79-ft project

[8] See https://www.nbcnews.com/news/world/it-hotter-anywhere-ive-ever-been-london-skyscraper-melts-cars-flna8c11066086; https://www.bbc.com/news/uk-england-london-27425560

with lighting and the 65-ft project would be virtually identical."[9]

Annualized quantitative light level comparisons				
Building Height/Features	**65-ft**	**79-ft**	**79-ft + lighting**	**% Change (65-ft vs. 79-ft + Lighting)**
Annual LuxHrs	859,824	664,978	875,276	+15,452
Average Annual Perceived Brightness	79.15%	75.40%	79.39%	+0.24%

When the Austin was approved, as evidenced in the approval documents included in **Attachment 2**, the exposure issues associated with its interior courtyard were known and it was it was noted that such a configuration is not new in the City or in the area. In fact, the Zoning Administrator under Finding III.B for the Variance granted found that the interior courtyard dwelling units will all "face onto an open area with a minimum dimension of 25 feet by 25 feet, **which is more than the amount available for many existing dwelling unit** in the area that were constructed prior to the exposure requirement of the Code."[10] Owners of condominiums at the Austin facing this interior courtyard had notice of this condition at the time they purchased their units through the disclosures they signed. Any assumption that the adjacent parcel would never be developed not only was unreasonable but counter to publicly accessible information and evidence specifically placed before them.

Concerns regarding the interior courtyard lighting have not been ignored by the Project sponsor. In fact, the Project sponsor has worked diligently on them, commissioning an independent analysis from PreVision and committing to incorporate lighting studied in the PreVision report into its building. The Project sponsor will also continue to work with the owners at the Austin on this issue and is willing to discuss other viable options consistent with the Project proposed to increase light and brightness.

II. State Density Bonus Law

Under the SDBL (Gov. Code Section 65915), a project sponsor may seek additional density for a proposed project depending on the amount of affordable housing included in the project and the project sponsor may also seek up to three development concessions and incentives and unlimited waivers to development standards that would physically preclude the development of the project. In exchange for providing 13% of the Project units as for very low-income tenants, the Project is seeking six (6) additional units, two (2) concessions/incentives and eight (8) waivers of development standards. As provided in more detail below, the concessions/incentives result in tangible and quantifiable cost reductions that allow the Project to provide the affordable housing units. Additionally, due to the narrow and long shape of the lot, without the eight (8) waivers the Project's construction inclusive of the affordable housing units would be physically precluded.

[9] Prevision Report pg. 8.
[10] *See* Finding III.B, pg. 4 (emphasis added).



The Project's additional density request, the incentives/concessions it seeks, along with the eight (8) waivers needed to provide the affordable housing units, fall directly within the requirements of the SDBL. They will not have an adverse impact on health and safety and are not contrary to state or federal law and, therefore, must be approved by the Planning Commission. For reference, these requests are summarized below.

A. Concession/Incentive

The Project seeks two (2) concessions/incentives that result in actual identifiable cost reductions to the Project.

1. Bay Window Projections (Section 136)

Under the Planning Code, allowable projections may extend 2' and be 15' maximum in length along Austin Street. The Project includes bay windows that project into Austin Street that are outside of the allowable extent of the projection limits under the Planning Code. This projection, however, recovers floor area that is lost to Project lightwells. The Project sponsor provided abundant information and analysis to Planning staff to substantiate the conclusion that the Project's additional floor area and the cost saving from using one frame wall system would offset the cost of providing affordable housing on site and therefore a concession is entirely appropriate under the SDBL.

2. Dwelling Unit Mix (Section 207.6)[11]

In the Polk Street NCD at least 35% of residential units must be two (2) and three (3) bedroom units and at least 10% must be three (3) bedroom units. The Project proposes 28% of the units as two (2) and three (3) bedrooms with 14% of the units as three (3)-bedroom units. To strictly meet the Planning Code requirements for unit mix, the construction of an entire additional floor would be required. As density in the Polk Street NCD is based on lot area, not building form, non-compliance with the unit mix requirement will not increase the overall density permitted on the site. The project site is very narrow, limiting floor plan layouts and constraining the number of two (2) or three (3) bedrooms units per floor. Adding another floor to the Project would not only increase overall construction costs but would also change the building classification. The building currently is 72' 10" tall. Adding another floor would increase the building height by a minimum of 9'-8.5" resulting in the highest level of residential occupancy above 75' resulting in it being classified as "high-rise construction." "High-rise construction" requires additional building systems, safety/egress systems and increases overall construction costs. As supported by the provided information, this increase in construction costs would render the Project financially infeasible and thus an incentive is warranted.

[11] The Project originally only requested a Conditional Use authorization (CUA) to deviate from the dwelling unit mix requirements. Given that the CUA does not increase the density permitted under the SDBL for the Project, the request also qualifies for an incentive under the SDBL, which is now being requested.

B. Waivers

The Project seeks eight (8) waivers from development standards that preclude the development of the Project.

1. Rear Yard (Section 134)

The Project is required to provide a rear yard equal to 25% of lot depth. The Project site is narrow and deep, and it is physically infeasible to build the Project with the required rear yard. The Project does include rooftop open space as well as two lightwells, but a strict enforcement of the Code requirement would preclude the development of the Project. The Project is relying on a waiver under the SDBL of this requirement.

2. Common Open Space (Section 135g)

The Planning Code requires 1,008 square feet of Common Open Space for the Project's 21 units. The Project seeks a waiver from the Planning Code for Common Useable Open Space. The Project provides 749 square feet of Common Open Space on a roof deck, which is 74% of the open space required. The Project also provides six (6) private balconies for units, but the dimensions of the balconies do not meet the minimum requirements to qualify as code compliant private open space. Providing code compliant balconies in the Project would physically preclude the development of the Project as it would require the complete loss of four (4) units and the significant reduction of square footage in other units, rendering the Project physically infeasible. The Project is relying on a waiver under the SDBL of this requirement.

3. Unit Exposure (Section 140)

The Project seeks a waiver for minor deviation from the Planning Code's Dwelling Unit Exposure requirements. Only one (1) of the Project units do not meet the strict requirements of the Planning Code as it provides less than the required 25 feet wide exposure in each direction. The unit instead faces onto a six (6) feet by 25-feet lightwell but also contains a private balcony. The Project requires a waiver as the strict adherence to the Planning Code would physically preclude the construction of the Project as proposed and the Project is relying on the SDBL for a waiver of this requirement.

4. Ground Floor Ceiling Height (Section 145.1(c)(4))

The Project seeks a waiver from the Planning Code Ground Floor Ceiling Height requirement of 14-feet. The Project is honoring the design elements of the existing Grubstake restaurant on the ground floor, including a barrel ceiling with a proposed ceiling height of 10-feet. Because the lot slopes down from west to east and is narrow, strict adherence to the Planning Code requirements for Ground Floor Ceiling Height is not viable and would result in a loss of units that would physically preclude the development of the proposed Project. The Project is relying on a waiver under the SDBL of this requirement.

5. Transparency (Section 145.1(c)(6))

The Project seeks a waiver from the Planning Code requirements for Transparency that 60 percent of the street frontage on the ground level allow visibility into the building. The Project proposes 28% transparency on the ground floor of the Austin Street side and 26% on the Pine Street side. On the Austin Street side strict compliance would not allow the Project to house the required rear egress and solid waste access areas. On the Pine Street side strict adherence, would preclude the required egress and the use of salvaged material from the Grubstake given the very narrow width of the lot. As a result, adherence would physically preclude the construction of the proposed Project and the Project is relying on a waiver under the SDBL of this requirement.

6. Height (Section 250)

The Project seeks a waiver from the 65-feet height limit. The Project would reach a height of 83-feet. The additional height facilitates the development of additional units in the Project. The adjacent project at 1545 Pine Street and the hotel across Pine Street both are taller structures upslope of the Project and without the additional height, the Project would be physically precluded from achieving the proposed density. The Project is relying on a waiver under the SDBL of this requirement.

7. Setback on Narrow Street (Section 261.1)

The Project seeks a waiver from the Planning Code requirements from the setback requirements along the Austin Street (rear) frontage. As a through lot, no setback is provided along the Austin Street frontage to maintain the street wall. Austin Street is not a heavily used street and relief from setback requirements would not result in a design that overwhelms the street. Strict adherence to the requirements would reduce the Project's square footage by pushing the building back from the street, resulting in a loss of units and physically precluding the development of the Project. The Project is relying on a waiver under the SDBL.

8. Bulk (P.C. Section 270)

The Project seeks a waiver from the Planning Code requirements from the 125-foot maximum diagonal dimensions on both Pine and Austin Street. The Project, including the bay window projections, totals just over 128 feet and the Project has taken steps to articulate the façade to offset the impacts. The Project is compatible in design to the adjacent 1545 Pine Street and narrowly tucks into the infill lot. Strict adherence to the Bulk requirements would physically preclude the construction of the Project's additional dwelling units. The Project is relying on a waiver under the SDBL of this requirement.

C. **Limited Discretion to Deny Density Bonus Projects**

The SDBL provides no mechanism for a city to deny the award of a density bonus so long as the Project provides the requisite amount of affordable housing. As stated in *Wollmer v. City of Berkeley*

(2009) 179 Cal. App. 4th 933, "…when an applicant seeks a density bonus for a housing development that includes the required percentage of affordable housing, section 65915 *requires* that the city not only grant the density bonus but provide *additional* incentives or concessions where needed based on the percentage of low-income housing units."(emphasis added) The SDBL expressly outlines the very limited discretion and circumstances when an incentive, concession and waiver may be denied. In an instance where a local government considers denial of an incentive or concession, it must bear the burden of proof with substantial evidence to deny the incentive, concession, or waiver request (see Gov. Code Section 65915(d)(1)). The grounds for the denial must be accompanied by detailed findings and to deny the concession, the city or county must find (1) that the incentive, concession or waiver does not result in actual cost reductions to the project's provision of affordable housing, (2) would have an adverse impact on public health and safety or (3) would be contrary to state or federal law (Gov. Code Section 65915(d)(1). The grounds for denial of a wavier are essentially the same as for an incentive/concession (see Gov. Code Section 65915(e)(1)).

For example, in this instance for the Planning Commission to deny the Project's request for a waiver from the Planning Code Height Requirement (P.C. Section 250) or from the incentive on Dwelling Unit Mix (P.C. Section 207.6), the Planning Commission would have to determine that the height waiver or the dwelling unit mix incentive do not result in a cost reduction to provide for the affordable housing or that the incentive or waiver would have an adverse impact on health and safety or is contrary to state or federal law. The Planning Commission would have to support that denial with substantial evidence. In sum, a city has no discretion to deny additional density if the specified level of affordable housing is met and limited discretion to deny an incentive, concession, or waiver unless substantial evidence supports one of the three required findings above.

The SDBL policy purpose to generate new affordable housing and place limits on the discretionary review of waivers if reinforced by the fact that if a developer does not even submit a request for a development standard waiver, the City is prohibited from applying a development standard that has the effect of precluding the construction of a development at the density permitted under the SDBL (Gov. Code Section 65915(e)(1)).

III. Housing Accountability Act Requires Approval

The HAA was created to strongly encourage approval of housing developments like the Project, and to narrowly define the authority of local agencies to deny or significantly condition the approval of such housing developments. Under the HAA, "[w]hen a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete…" a local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact.[12] Pursuant to the HAA, the Project is to "….be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if

[12] Gov. Code Section 65589.5(j)(1).

there is substantial evidence that would allow a reasonable person to conclude that[the Project] is consistent, compliant, or in conformity."[13] Taking into consideration the concession/incentives and waivers for the Project, there is no question that the Project is consistent, compliant, and in conformity with the objective standards of applicable City land use plans, programs, policies, ordinances and regulations as the Project only requires Conditional Use Authorization (CUA) for development of a lot more than 2,500 square feet and for a non-residential use in excess of 2,000 square feet.

Under the HAA a city has severely limited discretion to deny a project and the HAA sets "…forth the only conditions under which an application may be disapproved." *N. Pacifica, LLC v. City of Pacifica*, 234 F.Supp.2d 1053, 1059 (N.D. Cal. 2002), aff'd sub nom. *N. Pacifica LLC v. City of Pacifica*, 526 F.3d 478 (9th Cir. 2008). The Planning Commission may not reject the Project or reduce its density based on any subjective or discretionary criteria, such as "suitability" or "compatibility." *Honchariw v. Cty. of Stanislaus*, 200 Cal.App.4th 1066, 1076, 1079 (2011). In short, the only grounds on which the Project could legally be rejected under the HAA are extremely narrow. For example, before the Planning Commission could legally reject the Project or reduce its density, it would be required to demonstrate, based on a preponderance of the evidence, that the Project would cause "a significant, quantifiable, direct, and unavoidable impact" on public health or safety "based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."[14] The Planning Commission would also be required to affirmatively find that there are no feasible means of mitigating or avoiding such public health or safety impacts other than rejecting the Project or reducing its size.[15] Moreover, the Legislature emphasized its expectation that conditions that would have a specific, adverse impact on "public health or safety" would "arise infrequently."[16]

In sum, as in the discussion of the SDBL above, the HAA restricts the Planning Commission's discretion to deny the Project as there is no evidence that the Project would cause quantifiable significant unavoidable impact on public health and safety. Absent making such finding, the Planning Commission must approve the Project.

* * * * *

The Project clearly meets the threshold requirements under the SDBL that the requested additional density is consistent with the amount of affordable housing included in the Project, the concession/incentives clearly reduce the cost to the Project's provision of affordable housing, and the waivers sought ensure that the Project is not physically precluded from construction. The Planning Commission had very limited discretion under the SDBL to deny the additional density, the concession or the waivers sought as we do not believe that the Planning Commission can make the necessary findings supported by substantial evidence. Pursuant to the HAA, the Project is in conformity with objective zoning and planning standards and there is no evidence, let alone a

[13] Gov. Code Section 65589.5(f)(4).
[14] Gov. Code Section 65589.5(j)(1)(A).
[15] Gov. Code Section 65589.5(j)(1)(B).
[16] Gov. Code Section 65589.5(a)(3).

preponderance of evidence, that the Project will have an adverse impact on health and safety. As such, we respectfully request that the Planning Commission approve the Project to ensure the Project may provide much needed on-site affordable units.

If you have any questions or need any additional information, please feel free to contact me at 415-273-9670.

Very truly yours,



Alexis M. Pelosi

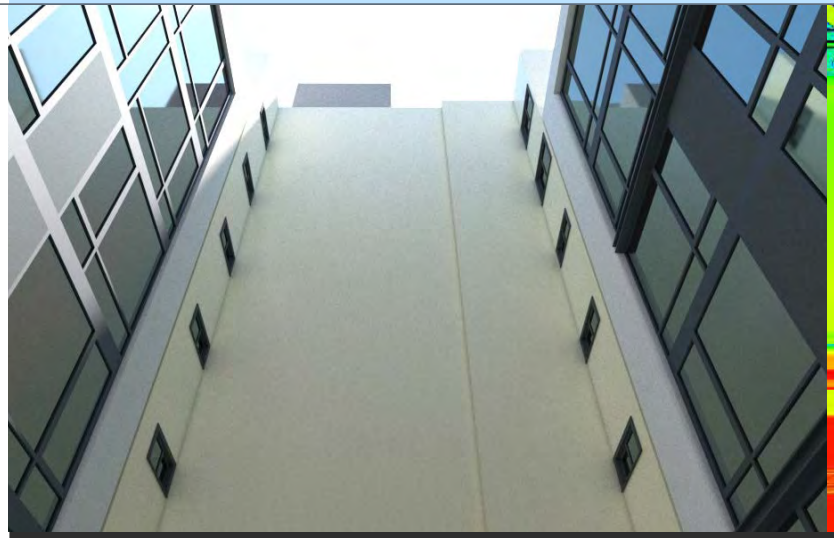
Attachments

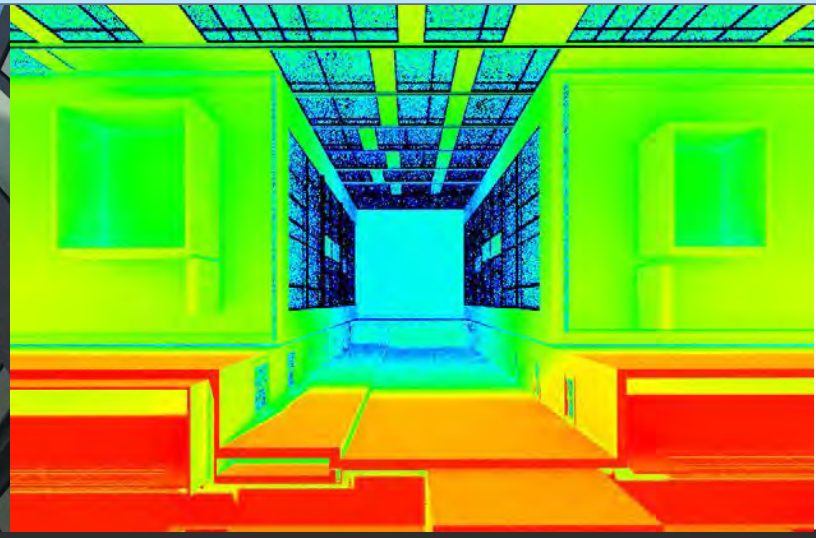
Attachment 1

PREVISION DESIGN

JUNE 29, 2021
FINAL

EXTERIOR LIGHTING ANALYSIS FOR THE PROPOSED 1525 PINE STREET FOCUSING ON LIGHT LEVELS IN THE ADJACENT COURTYARD AT 1545 PINE STREET, SAN FRANCISCO (THE AUSTIN)





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SCOPE AND METHODOLOGY

This report describes the results of an exterior daylighting analysis conducted by Prevision Design to identify the relative change in exterior light levels that would occur within the east-facing courtyard of 1545 Pine Street (the Austin) that abuts 1525 Pine Street the site of a proposed of 79-ft tall residential project. It is understood the proposed project is allowed additional height above the local zoning height limit of 65-ft under California state density bonus legislation for inclusion of additional affordable housing units.

As a method of comparison, this analysis produced both perceptual as well as photometric analyses of a theoretical 65-ft tall project (a code-compliant project without the application of the state density bonus), the 79-ft tall proposed project, and a version of the proposed project which approximates the effects of adding full-spectrum low-intensity[1] indirect lighting to increase ambient light levels within the courtyard.

The analysis was conducted using a 3D model of the neighborhood context, the adjoining Austin, a theoretical 65-ft (non-density bonus) project and the 79-ft proposed project (with and without lighting). Using advanced rendering software, exterior buildings finishes were mapped on the buildings, each with accurate diffuse, reflection, refraction and transparency properties[2] to simulate how sunlight and other added lighting (when present) would be absorbed and/or reflected by real-world materials within the exterior courtyard. No other existing interior building lighting in either building was assumed.

The analysis details both the perceptual light levels as seen looking eastward and upward from an east-facing 2nd floor vantage within the Austin's courtyard, as well as a birds-eye perspective photometric analysis showing the range in total exterior lumens per square meter (lux) that would be present along the three existing faces of the courtyard. As changes in lux values do not mirror the same perceived steps in brightness by the human eye (due to the mechanics of dilation and other effects), an approximation of the net perceived change in light to the human eye has been calculated and is presented.

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1 Artificial light levels were generated using a total of eight indirect lights, each with an output of 350 lumen.

2 Material finish for 1525 Pine street courtyard walls was "CRT Oyster" (gloss value of 30, LRV of 72, and SRI of 82). Material finishes for the Austin were based on a review of permit drawings/finish specifications as well as review of field photography.

This report presents comparative analyses divided into two parts:

- Comparison of the lighting levels resulting from the construction of a 65-ft project vs the proposed 79-ft project, and

- Comparison of the lighting levels resulting from the construction of the 79-ft project with no additional lighting, and the same proposal with the addition of low-intensity indirect lighting.

All analyses include the perceptual and photometric results of these three scenarios at 9 am, 12 noon, 3pm[3] on three separate dates: June 21 (summer solstice), March 21/September 21 (spring/fall equinoxes), and December 21 (winter solstice).

Using quantitative analytics, the total average courtyard light levels along the north, south and west building faces of the Austin courtyard were calculated and compared for all scenarios and results extrapolated to additional dates to approximate the annual net change in exterior courtyard light between the hours of 9am and 3pm. ■



Figure 1: Courtyard at the Austin, viewed from the west

ANALYSIS SETTING

The courtyard reviewed by this study is located on the eastern side of the Austin and under current conditions is physically enclosed on three sides by the Austin (south, west and north) and abuts the property line of 1525 Pine Street to the east. Due to the courtyard's east-facing orientation, morning solar angles are more closely aligned with the courtyard with midday and afternoon direct solar access partially or completely blocked during midday or afternoon hours by the massing of the Austin itself.

3 There are no set standards for the selection of analysis hours, however the times chosen for this study (9/12/3) reflect times commonly evaluated for daylight-centric studies as they fall within local daylight hours at all times of year.



Figure 2: Solar orientations relative to the Austin

Figure 2 above shows the relative location of the sun vector relative to the Austin courtyard at 9, 12, and 3 on the three analysis dates. ■

ANALYSIS FINDINGS

Comparison between a 65-ft project and the proposed 79-ft project

As shown by Table 1 (next page), on eight of nine analysis points, the 65-ft building was found to result in brighter courtyard conditions as compared to the 79-ft project, with one analysis point showing increased relative brightness with the 79-ft proposed project. The amount of light differential varies between analysis points, but generally the greatest difference was seen during the morning analysis points and the least

Scenario	Date	Time	Average Lux	Perceived Brightness
65-ft Project	June 21	9:00 AM	2,375.54 lx	79.3%
Proposed Project	June 21	9:00 AM	840.27 lx	64.3%
Proposed Project + Lighting	June 21	9:00 AM	1,450.86 lx	72.1%
65-ft Project	June 21	12:00 PM	7,551.08 lx	95.9%
Proposed Project	June 21	12:00 PM	6,754.97 lx	94.3%
Proposed Project + Lighting	June 21	12:00 PM	7,273.19 lx	95.4%
65-ft Project	June 21	3:00 PM	597.02 lx	59.5%
Proposed Project	June 21	3:00 PM	711.39 lx	61.9%
Proposed Project + Lighting	June 21	3:00 PM	1,274.42 lx	70.2%
65-ft Project	Sept 21 / Mar 21	9:00 AM	1,329.56 lx	70.9%
Proposed Project	Sept 21 / Mar 21	9:00 AM	227.81 lx	46.0%
Proposed Project + Lighting	Sept 21 / Mar 21	9:00 AM	831.24 lx	64.1%
65-ft Project	Sept 21 / Mar 21	12:00 PM	4,483.49 lx	88.4%
Proposed Project	Sept 21 / Mar 21	12:00 PM	3,824.04 lx	86.1%
Proposed Project + Lighting	Sept 21 / Mar 21	12:00 PM	4,357.68 lx	88.0%
65-ft Project	Sept 21 / Mar 21	3:00 PM	264.54 lx	47.7%
Proposed Project	Sept 21 / Mar 21	3:00 PM	198.65 lx	44.1%
Proposed Project + Lighting	Sept 21 / Mar 21	3:00 PM	814.49 lx	63.8%
65-ft Project	December 21	9:00 AM	516.58 lx	57.5%
Proposed Project	December 21	9:00 AM	129.33 lx	38.2%
Proposed Project + Lighting	December 21	9:00 AM	722.13 lx	62.1%
65-ft Project	December 21	12:00 PM	867.74 lx	64.8%
Proposed Project	December 21	12:00 PM	803.02 lx	63.6%
Proposed Project + Lighting	December 21	12:00 PM	1,399.43 lx	71.6%
65-ft Project	December 21	3:00 PM	121.94 lx	37.1%
Proposed Project	December 21	3:00 PM	78.58 lx	31.8%
Proposed Project + Lighting	December 21	3:00 PM	668.00 lx	61.1%

Table 1: Quantitative light levels at all analysis points

during midday points. Overall, the range in change to average brightness[4] between the 65-ft building and the 79-ft proposed project ranged from a maximum reduced perceived brightness of -24.9% (Sep/Mar 21, 9am) to a maximum added perceived brightness of +2.4% (June 21, 3pm).

As shown by Table 2 (next page) an annual basis, the 65-ft project was found to result in greater amount of light relative to the 79-ft building with a change in average full year perceived brightness of -3.75% between the hours of 9am-3pm.

Exhibit A contains comparative perceptual + photometric output images for all the analysis points.

Comparison between the proposed 79-ft project and the 79-ft project + lighting

As shown by Table 1 (prior page), on all 9 analysis points the project with lighting increased the average courtyard brightness relative to the project without lighting. The amount of light differential varies between analysis points, but generally the greatest difference was seen during the fall/winter/spring morning and afternoon analysis points and the least during the summer and midday points. Overall, the range in change to average brightness between the 79-ft proposed project and the project with lighting ranged from a maximum added perceived brightness of +29.3% (December 21, 9am) to a minimum added perceived brightness +1.1% (June 21, 12pm).

On an annual basis (Table 2, next page), the project with lighting would also result in greater amount of light relative to the 79-ft building without lighting, with a change in average full year perceived brightness of +3.99% between the hours of 9am-3pm. The 79-ft project with lighting also would result in a greater annual average brightness compared to the 65-ft project, with a net variance in perceived brightness of +0.24% over the same time frame.

Exhibit B contains comparative perceptual + photometric output images for all the analysis points.

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4 Perceived brightness percentages shown were calculated by comparing the calculated average lux value across courtyard vertical surfaces to a fixed daylight reference value of 10,000 lux. This value was then applied to a logarithmic scale to approximate the perceivable net change in light levels to the human eye.

65-ft Project	June 21	September 21	December 21	March 21
9:00 AM	2,376 lux	1,330 lux	517 lux	1,330 lux
12:00 PM	7,551 lux	4,483 lux	868 lux	4,483 lux
3:00 PM	597 lux	265 lux	122 lux	265 lux
Daily Average Lux/hr	4,085 lux/hr	2,377 lux/hr	554 lux/hr	2,377 lux/hr

Annual LuxHrs	859,824
Average Annual Perceived Brightness	79.15%

Proposed 79-ft Project	June 21	September 21	December 21	March 21
9:00 AM	840 lux	228 lux	129 lux	228 lux
12:00 PM	6,755 lux	3,824 lux	803 lux	3,824 lux
3:00 PM	711 lux	199 lux	79 lux	199 lux
Daily Average Lux/hr	3,338 lux/hr	1,761 lux/hr	404 lux/hr	1,761 lux/hr

Annual LuxHrs	664,978
Average Annual Perceived Brightness	75.40%

Proposed Project + Lighting	June 21	September 21	December 21	March 21
9:00 AM	1,451 lux	831 lux	722 lux	831 lux
12:00 PM	7,273 lux	4,358 lux	1,399 lux	4,358 lux
3:00 PM	1,274 lux	814 lux	668 lux	814 lux
Daily Lx/SF/Hr	3,896 lux/hr	2,338 lux/hr	997 lux/hr	2,338 lux/hr

Annual LuxHrs	875,276
Average Annual Perceived Brightness	79.39%

Table 2: Annualized quantitative light level comparisons

General Conclusions

While the analysis revealed courtyard brightness varied significantly at different times of day and during different times of year, with respect to a net change in average annual courtyard brightness between 9am and 3pm, the 65-ft project would result in a modest amount of additional brightness relative to the 79-ft project.

With the addition of indirect lighting to the proposed project (similar to the configuration analyzed in this study), the in average annual brightness of the 79-ft project with lighting and the 65-ft project would be virtually identical. ■

EXHIBIT A: 65-FT VS 79-FT BUILDING EFFECT ON COURTYARD LIGHT CONDITIONS

Perceptual/Photometric Analyses incl. net change in perceived light

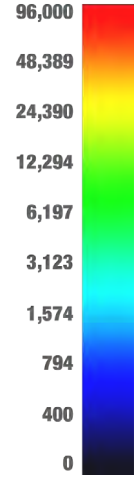
- June 21st (summer solstice) at 9am / 12 noon / 3pm (PDT)
- September/March 21st (equinoxes) at 9am / 12 noon / 3pm (PDT)
- December 21st (winter solstice) at 9am / 12 noon / 3pm (PST)

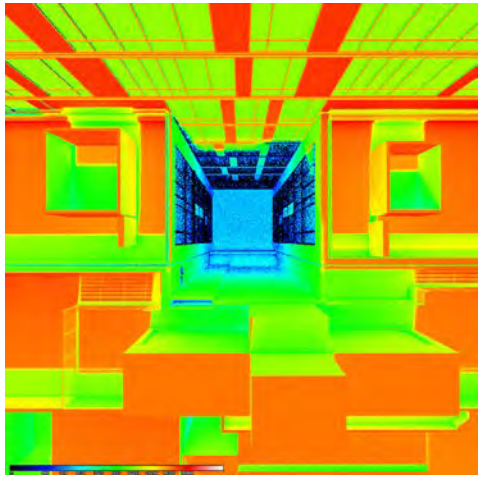


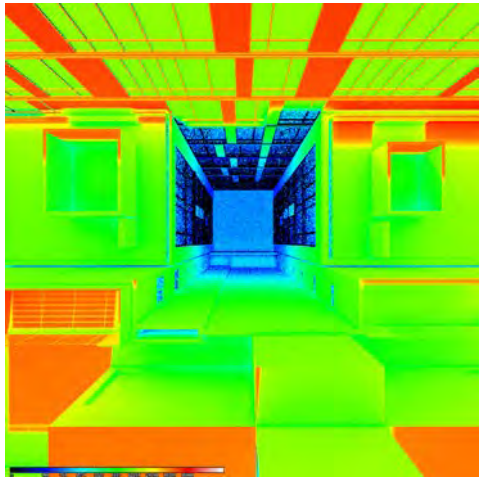


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SUMMER SOLSTICE

JUNE 21

9:00 AM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

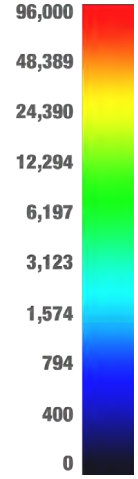
-15.0%

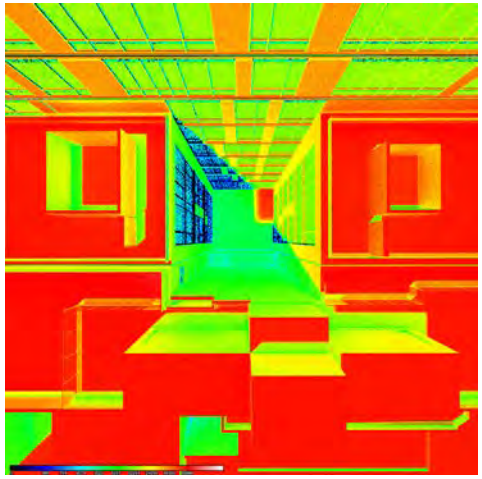


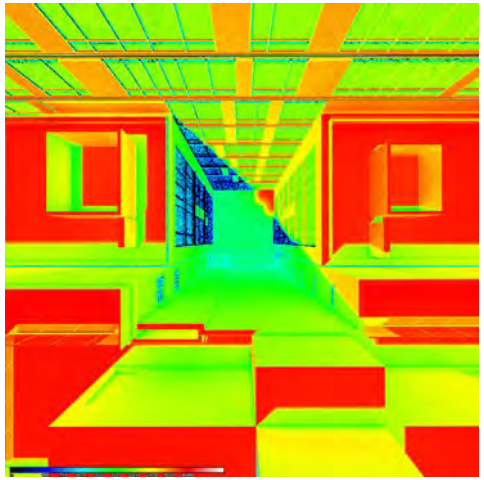


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SUMMER SOLSTICE

JUNE 21

12:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

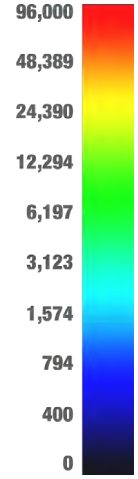
-1.6%

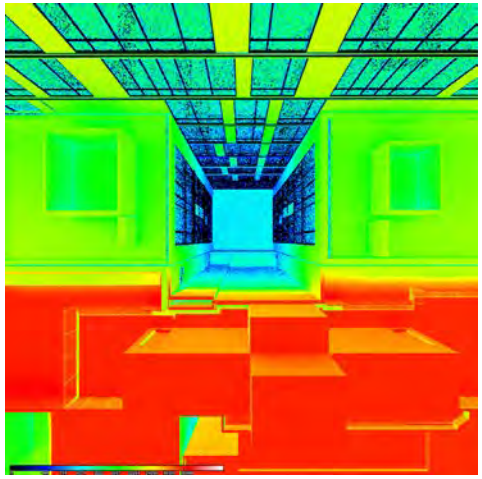


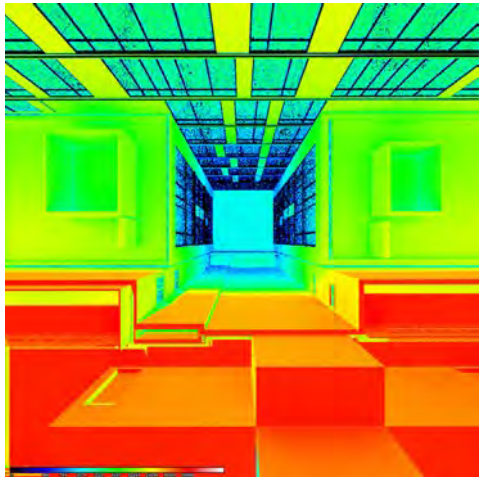


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SUMMER SOLSTICE

JUNE 21

3:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

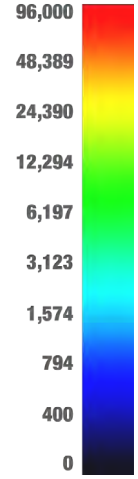
+2.4%

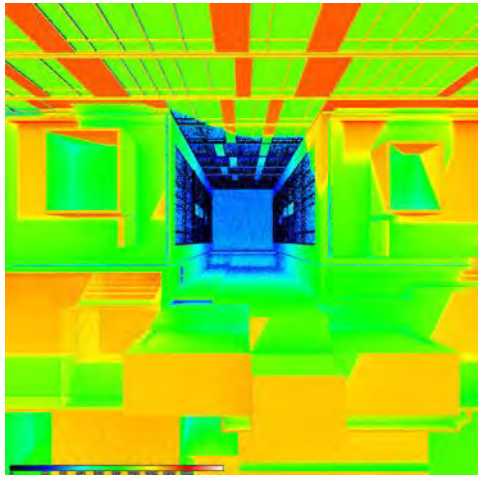


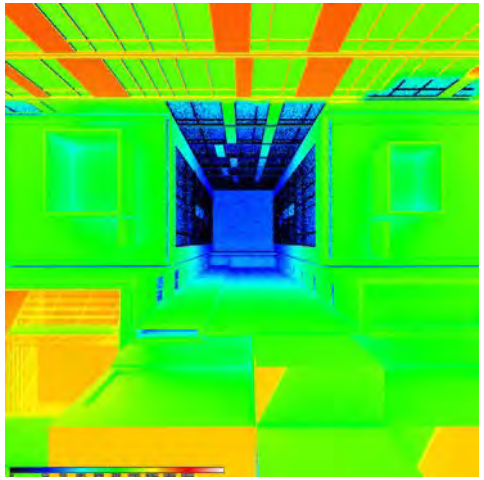


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SPRING / FALL EQUINOXES

MARCH 21 / SEPTEMBER 21

9:00 AM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

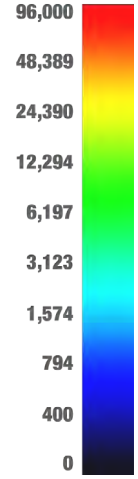
-24.9%

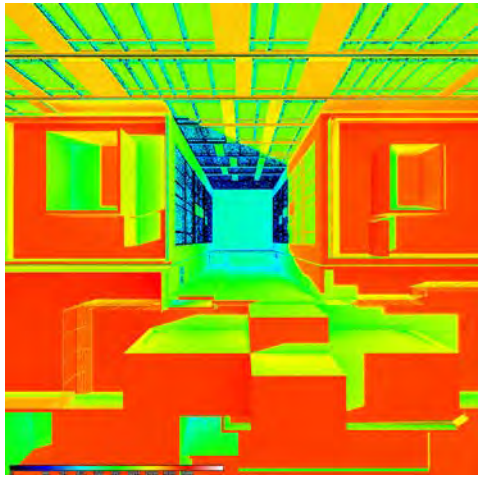


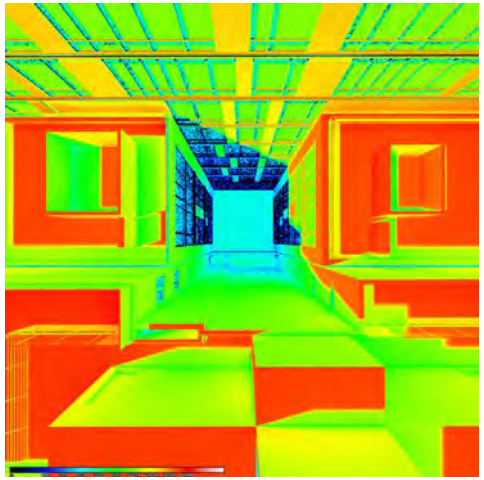


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SPRING / FALL EQUINOXES

MARCH 21 / SEPTEMBER 21

12:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

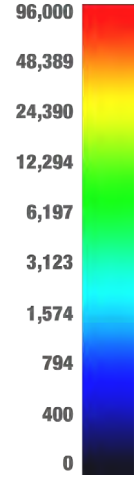
-2.3%

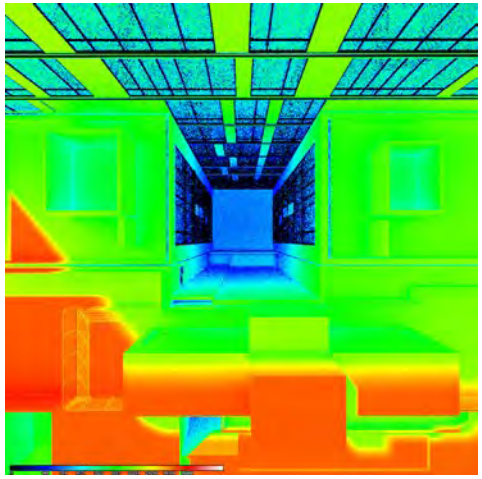


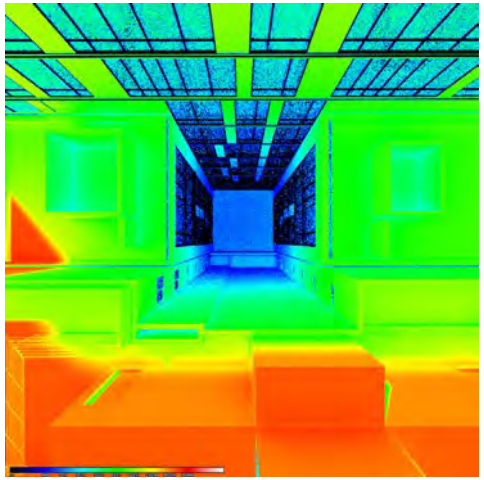


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SPRING / FALL EQUINOXES

MARCH 21 / SEPTEMBER 21

3:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

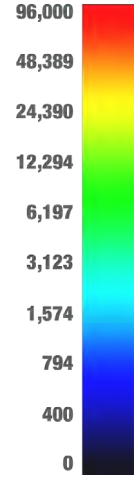
-3.6%

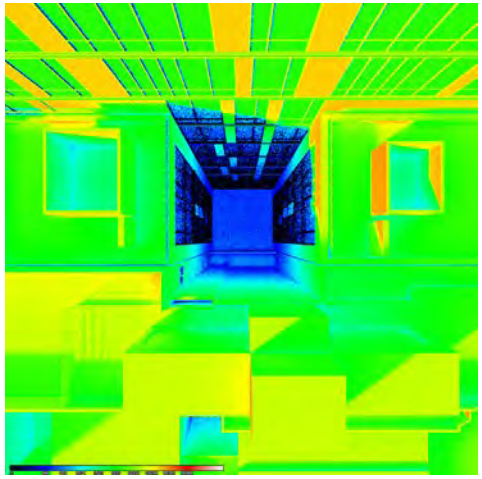


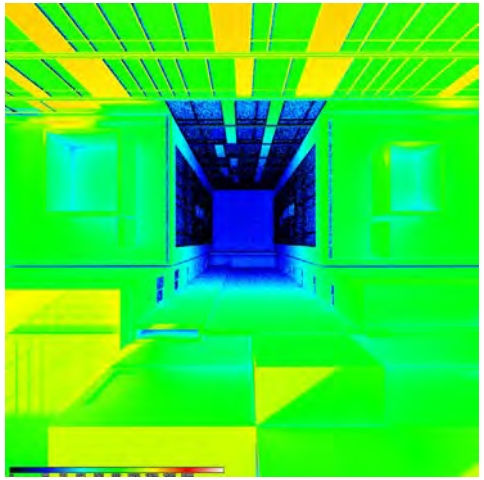


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







WINTER SOLSTICE

DECEMBER 21

9:00 AM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

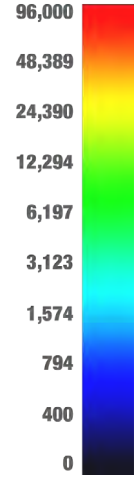
-19.3%

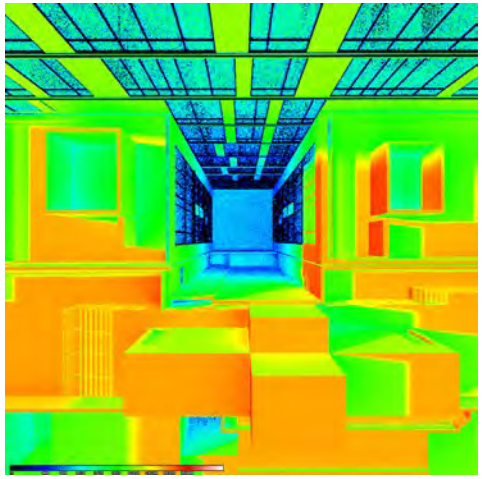


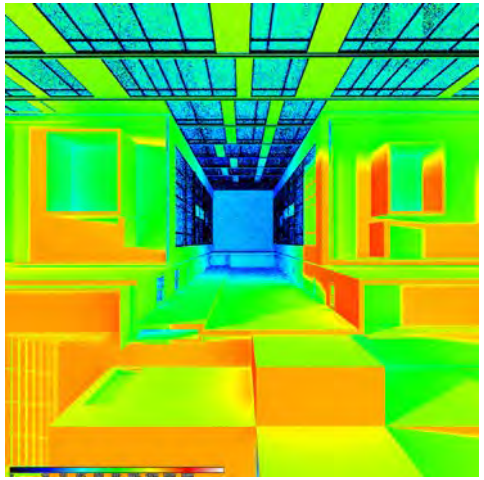


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







WINTER SOLSTICE

DECEMBER 21

12:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

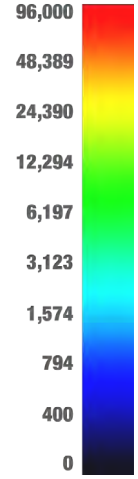
-1.2%

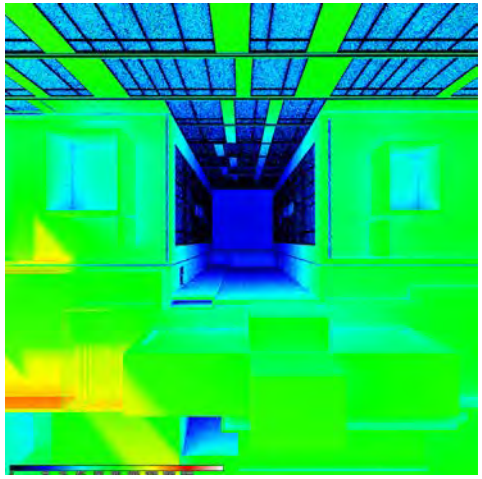


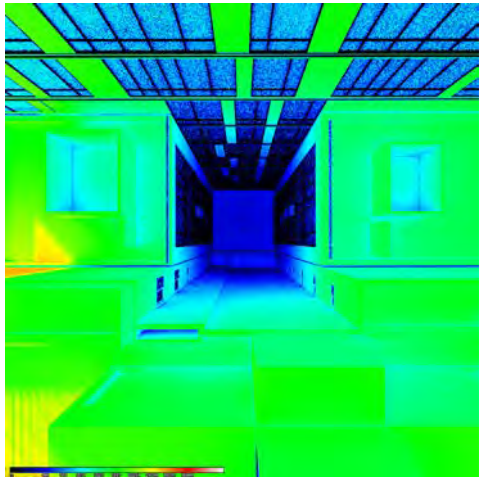


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







WINTER SOLSTICE

DECEMBER 21

3:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN A 65-FT VS. 79-FT PROJECT

-5.3%

EXHIBIT B: PROJECT VS PROJECT WITH LIGHTING: EFFECT ON COURTYARD LIGHT CONDITIONS

Perceptual/Photometric Analyses incl. net change in perceived light

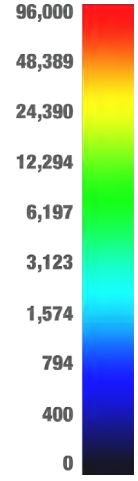
- June 21st (summer solstice) at 9am / 12 noon / 3pm (PDT)
- September/March 21st (equinoxes) at 9am / 12 noon / 3pm (PDT)
- December 21st (winter solstice) at 9am / 12 noon / 3pm (PST)

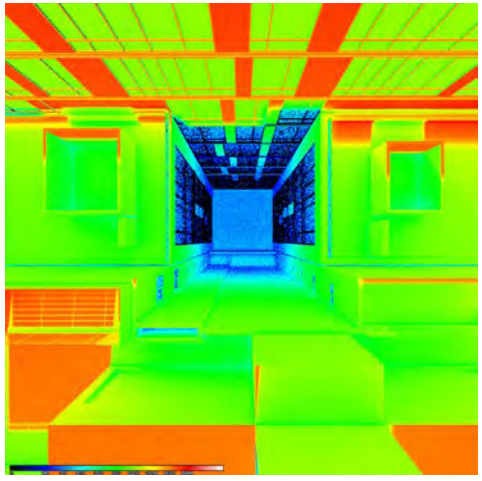


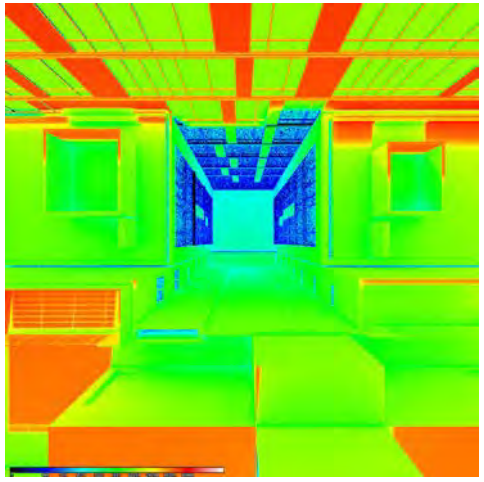


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SUMMER SOLSTICE

JUNE 21

9:00 AM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

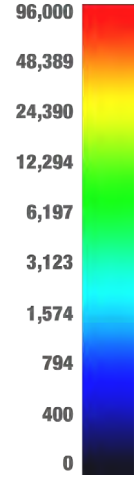
+7.8%

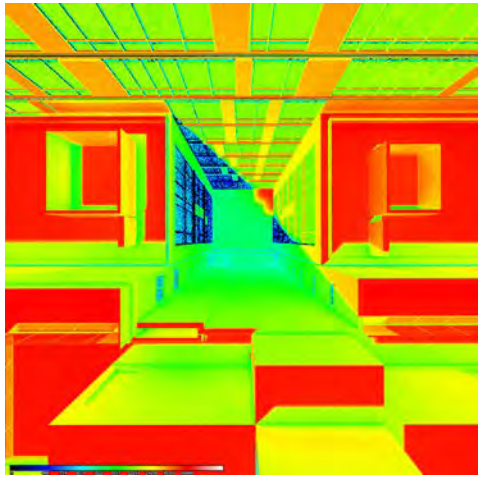


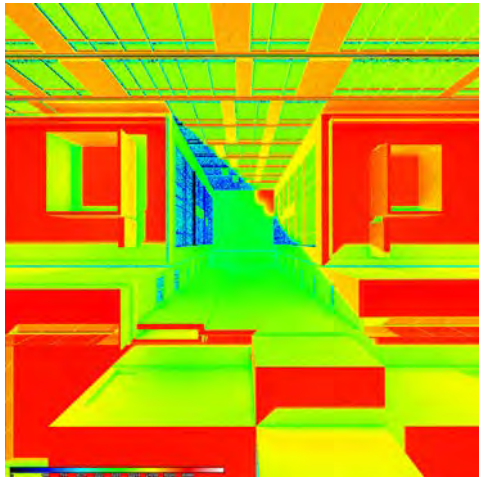


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SUMMER SOLSTICE

JUNE 21

12:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

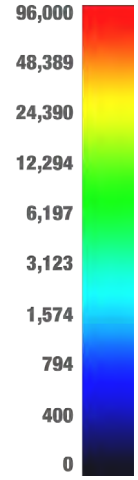
+1.1%

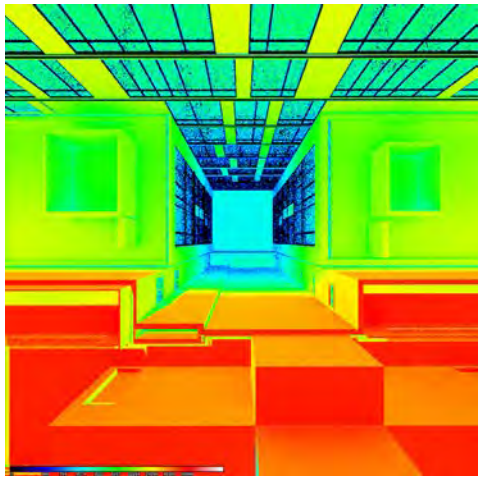


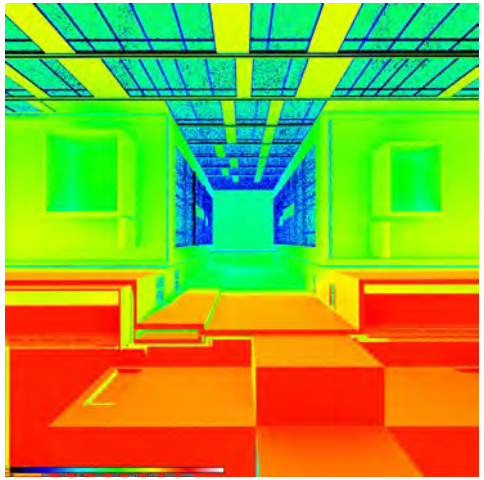


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







SUMMER SOLSTICE

JUNE 21

3:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

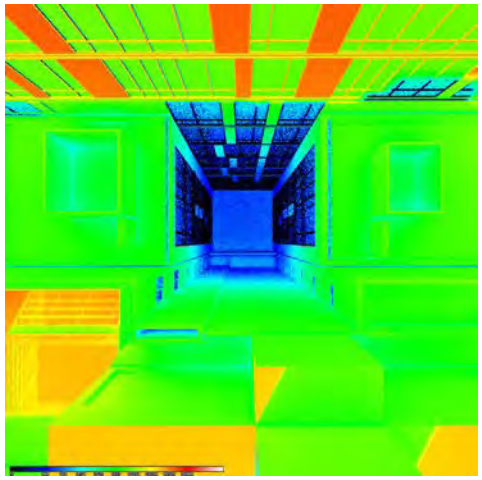
+8.3%

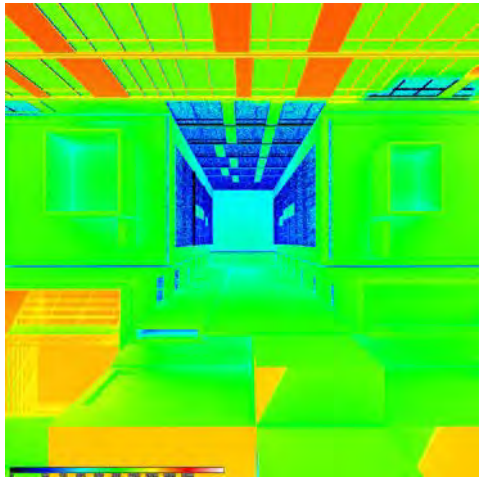




^ Perceptual View
Looking east from 3rd floor window

96,000
48,389
24,390
12,294
6,197
3,123
1,574
794
400
0





Photometrics
Birdseye vantage point above courtyard >

SPRING / FALL EQUINOXES

MARCH 21 / SEPTEMBER 21

9:00 AM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

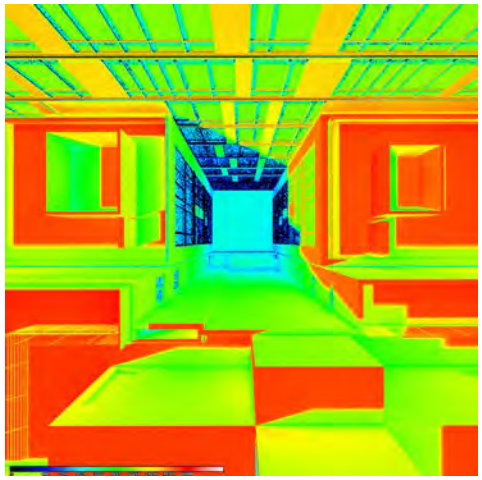
+18.1%

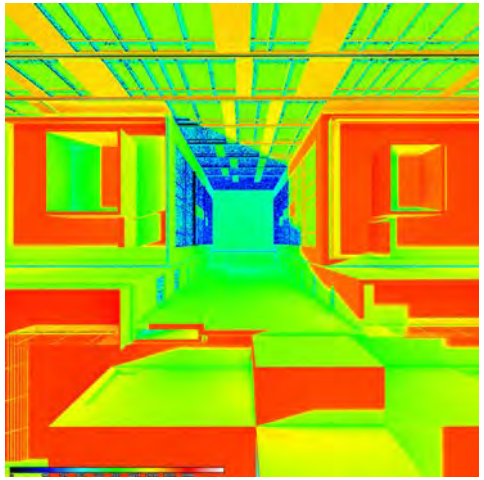




^ Perceptual View
Looking east from 3rd floor window

96,000
48,389
24,390
12,294
6,197
3,123
1,574
794
400
0





Photometrics
Birdseye vantage point above courtyard >

SPRING / FALL EQUINOXES

MARCH 21 / SEPTEMBER 21

12:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

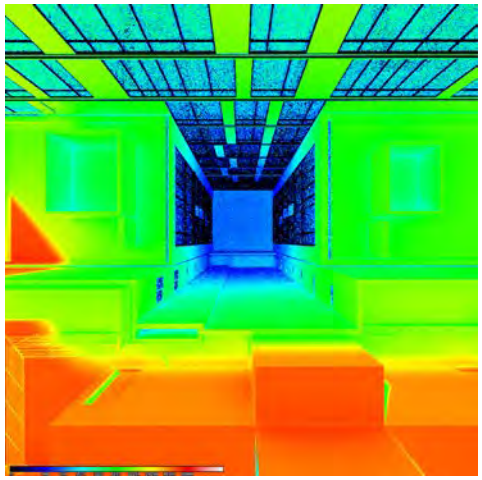
+1.9%

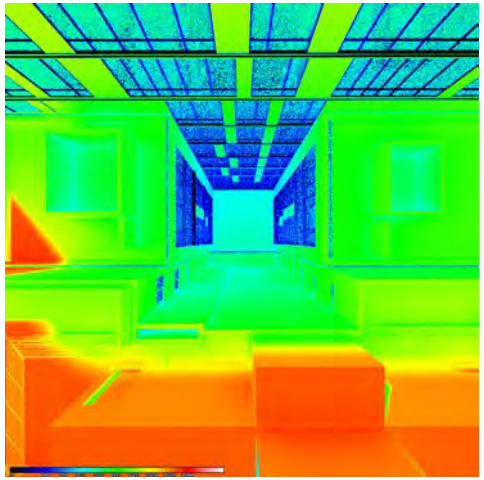




^ Perceptual View
Looking east from 3rd floor window

96,000
48,389
24,390
12,294
6,197
3,123
1,574
794
400
0





Photometrics
Birdseye vantage point above courtyard >

SPRING / FALL EQUINOXES

MARCH 21 / SEPTEMBER 21

3:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

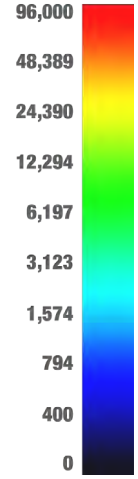
+19.7%

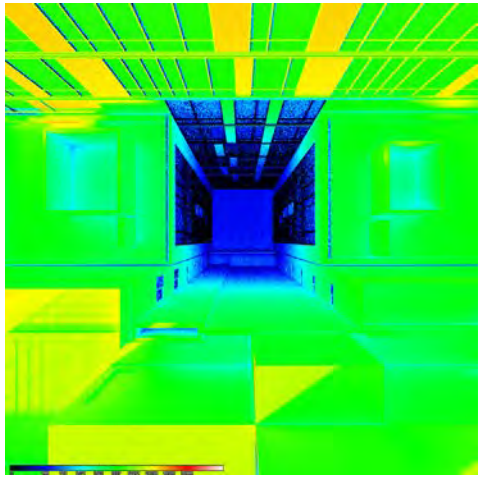


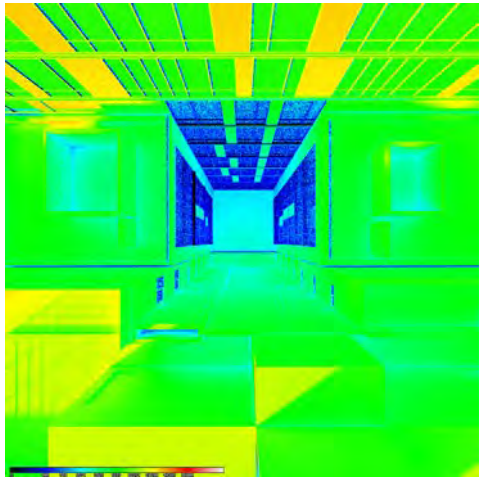


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







WINTER SOLSTICE

DECEMBER 21

9:00 AM

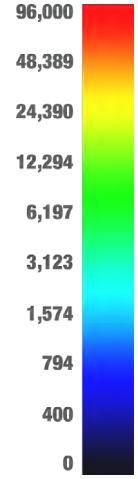
PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING **+23.9%**

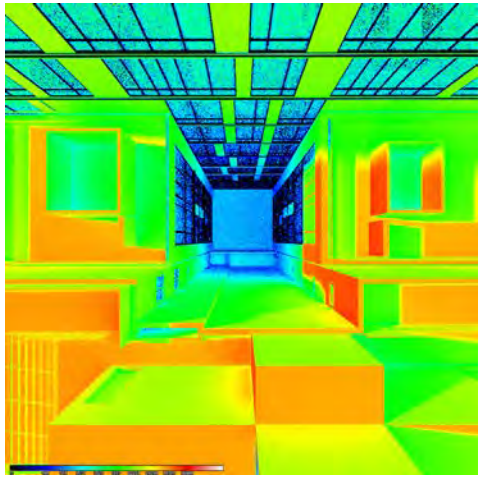


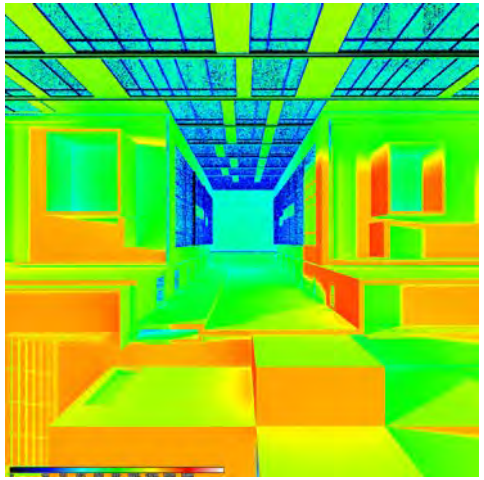


^ Perceptual View
Looking east from 3rd floor window

Photometrics
Birdseye vantage point above courtyard >







WINTER SOLSTICE

DECEMBER 21

12:00 PM

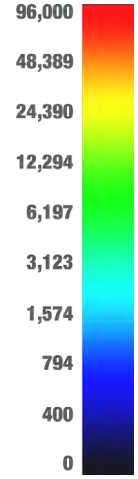
PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+8.0%

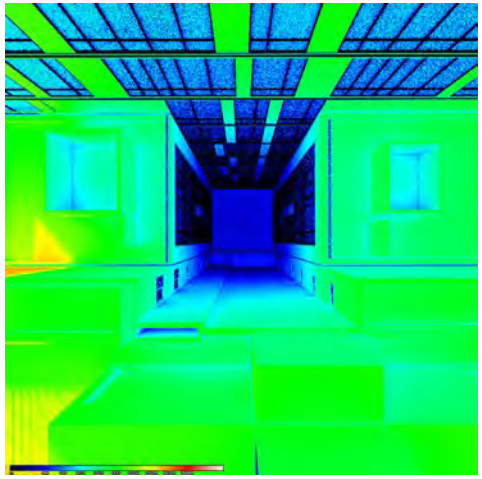


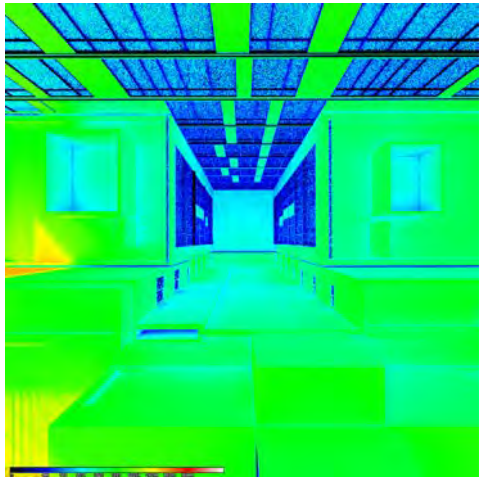


^ Perceptual View
Looking east from 3rd floor window



Photometrics
Birdseye vantage point above courtyard >





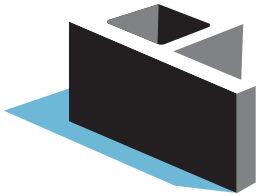
WINTER SOLSTICE

DECEMBER 21

3:00 PM

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+29.3%



PREVISION
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6-25 Presentation to the Austin



1525/1545 Pine Street Daylight Analysis

Comparative effects of different building proposals on courtyard daylight levels

about prevision design

VISUAL SIMULATIONS | LIGHTING AND SHADOW ANALYSIS



- Founded in San Francisco in 2010
- Computer 3D modelling, rendering and analysis specialists
- Analysis work accepted by SF Planning and other regional authorities for project approvals
- Performed hundreds of shadow and lighting studies for projects in San Francisco and throughout the bay area



Study Introduction

Methodology and Background

Analysis Methodology

- Analysis was conducted using a 3D virtual model of 1545 Pine Street, the proposed project and a 65-ft (non-density bonus) project
- Buildings finishes were incorporated into the model with accurate properties in order to simulate how light would be absorbed or reflected under real-world conditions
- No interior lighting (shining out from either building) was assumed.
- Analysis evaluated both LUX measurements (photometric) as well as calculated perceptual exterior brightness



Lux vs Perceived Brightness

- Photometrics (measured in lux) is a mathematical form of light measurement which expresses how much light a material reflects in lumens per square meter.
- Perceived brightness behaves differently than photometrics due to the natural adjustment of the human eye to let in more or less of the available light as conditions change.
- Accordingly, the relationship between perceived brightness and lux values follow a logarithmic scale, with the perceived step in light per lux being far greater at lower light levels as compared to higher ones.



Values Lux vs Perceived

Lux value range	Reference Lighting Condition	Light Step
0-10	Pitch Black	1
10-50	Very Dark	2
50-200	Dark Indoors	3
200-400	Dim Indoors	4
400-1,000	Normal Indoors	5
1,000-5,000	Bright Indoors	6
5,000-10,000	Dim Outdoors	7
10,000-32,000	Cloudy Outdoors	8
32,000-100,000	Direct Sunlight	9

Scope/Focus of Analysis

- Evaluation of the net change in exterior courtyard wall light levels (along the three vertical sides) between the following:
  - A theoretical 65-ft tall project (allowed by current zoning)
  - The proposed 79-ft tall project (allowed under the state density bonus)
  - The proposed 79-ft tall project with exterior indirect lighting.
- Simulated average exterior light levels were taken 9am, 12 noon and 3pm on June 21, September 21, and December 21.
- Generated comparisons for all scenarios on these dates/ times as well as extrapolated full-year comparative light levels between the hours of 9am – 3pm

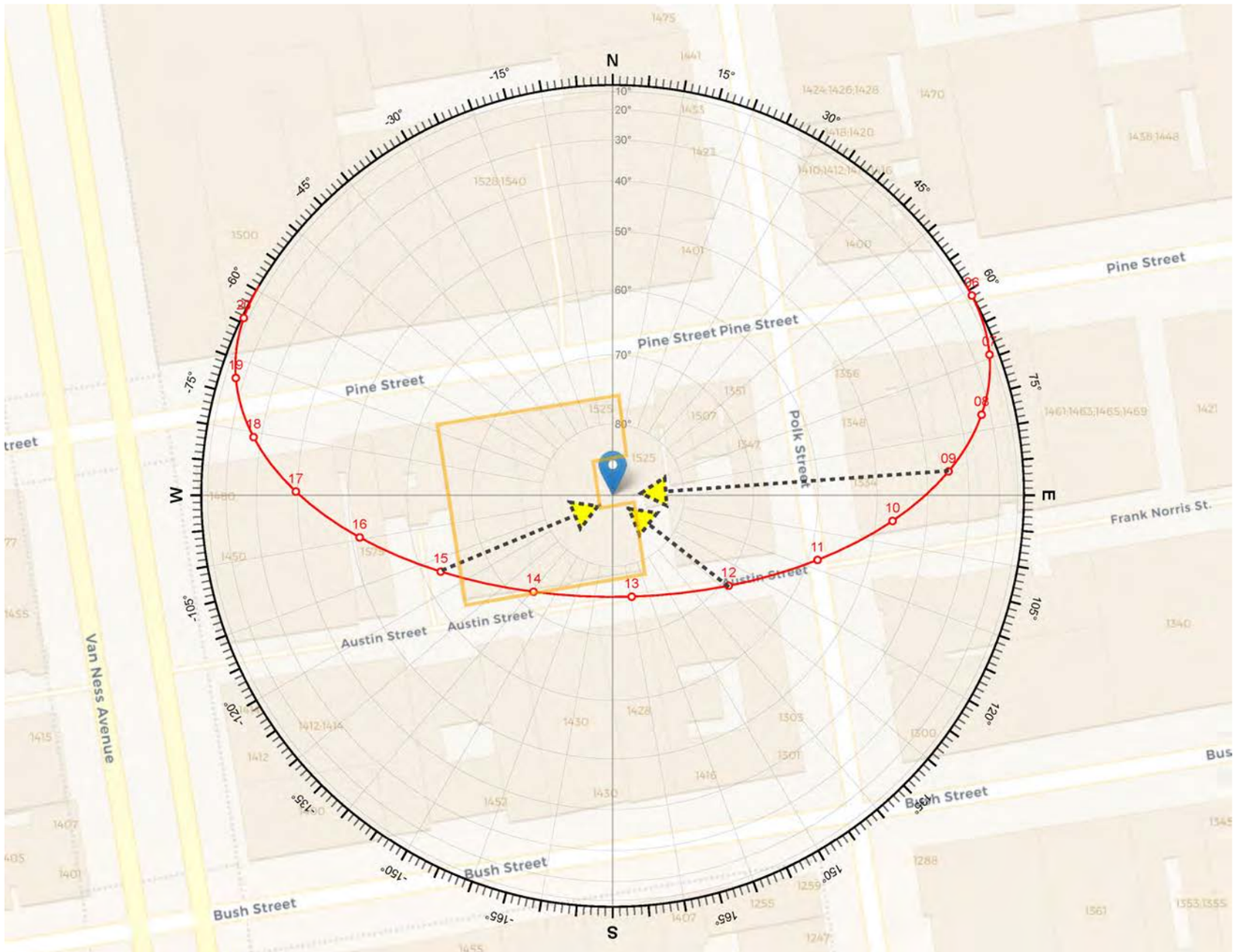


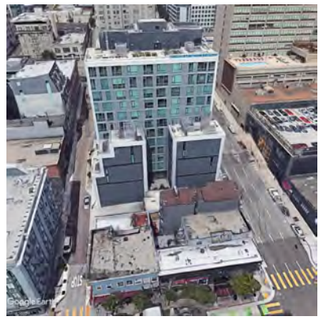


Solar Conditions

Location / Orientation of the project relative to the path of the sun

June 21 Summer Solstice

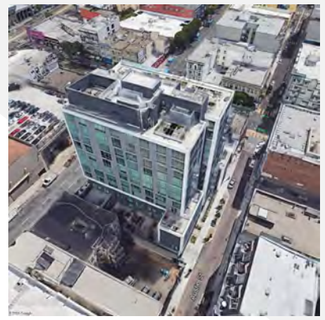




9am



Noon



3pm

- Path of the sun highest in the sky, passes most directly overhead
- Most direct morning alignment with courtyard

September/March 21 Equinoxes





9am



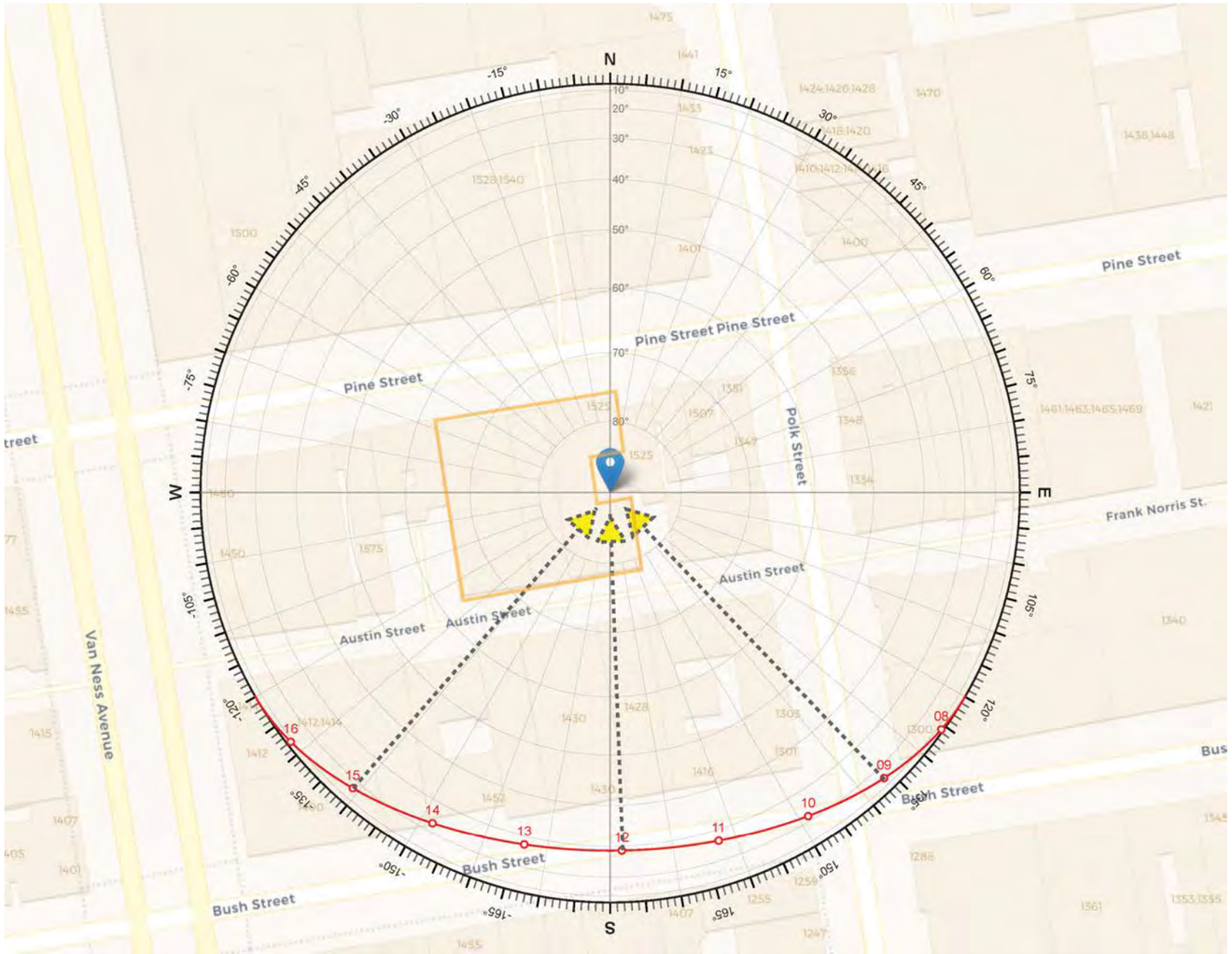
Noon



3pm

- Path of the sun moves further to the south relative to the summer solstice
- The fall and spring equinoxes (9/21 & 3/21) are considered equivalent with respect to sun path and solar angles

December 21 Winter Solstice





9am



Noon



3pm

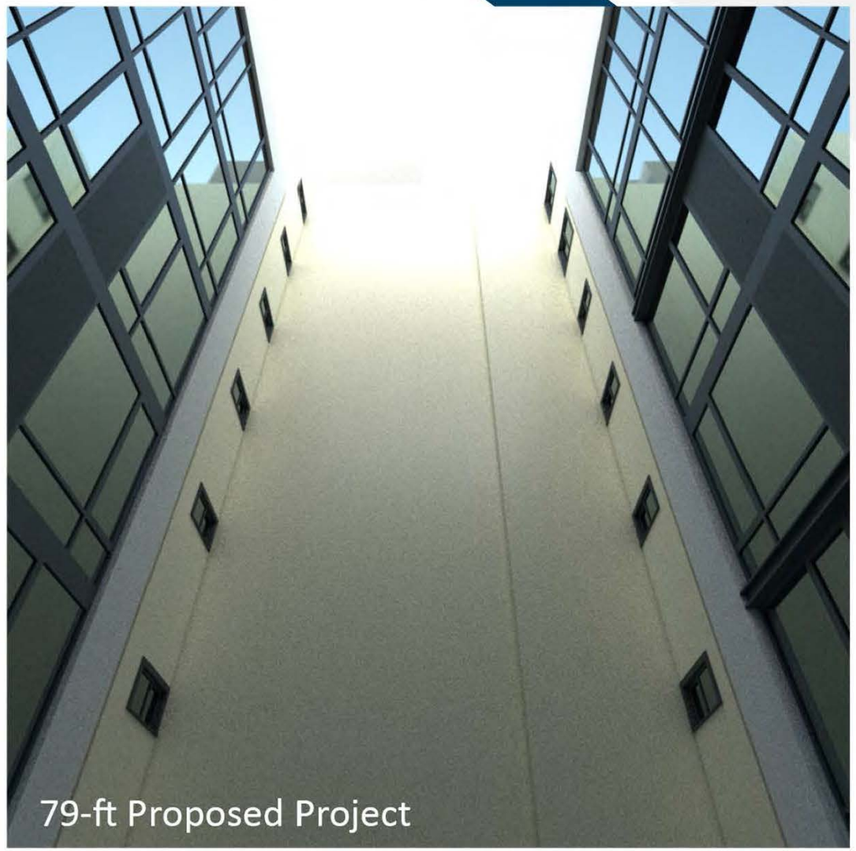
- Path of the sun lowest in the sky and furthest to the south of any time throughout the year



Analysis Part 1

Perceptual + Photometric Comparison of the theoretical 65-ft project vs 79-ft proposed project

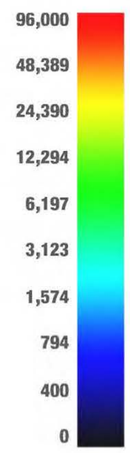


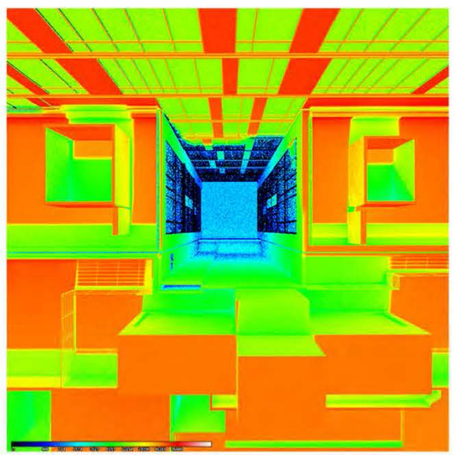


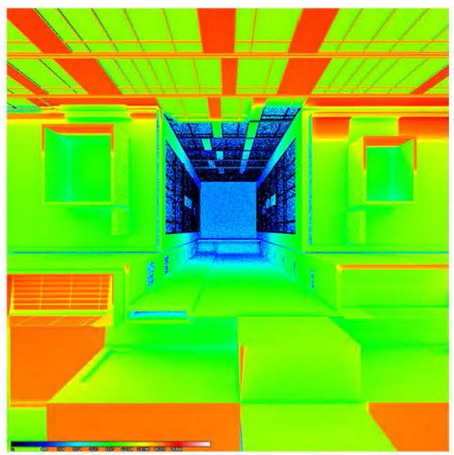
Summer Solstice

June 21

9:00 AM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-15.0%

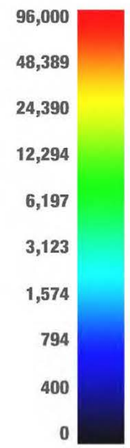


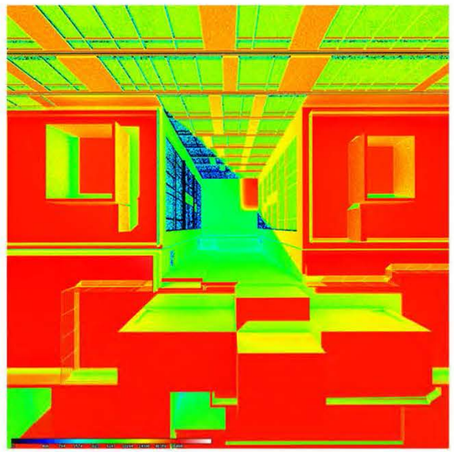


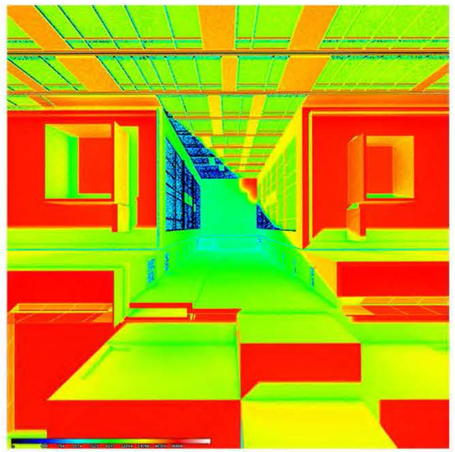
Summer Solstice

June 21

12:00 PM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-1.6%

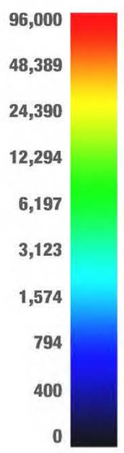


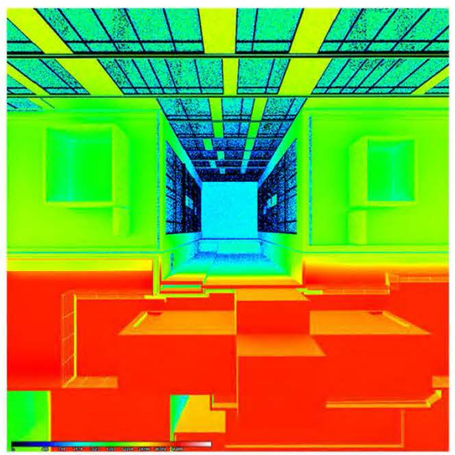


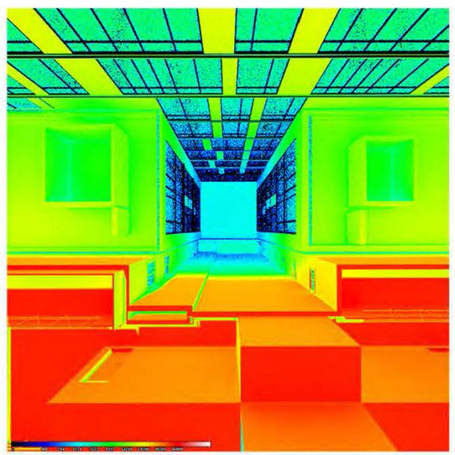
Summer Solstice

June 21

3:00 PM







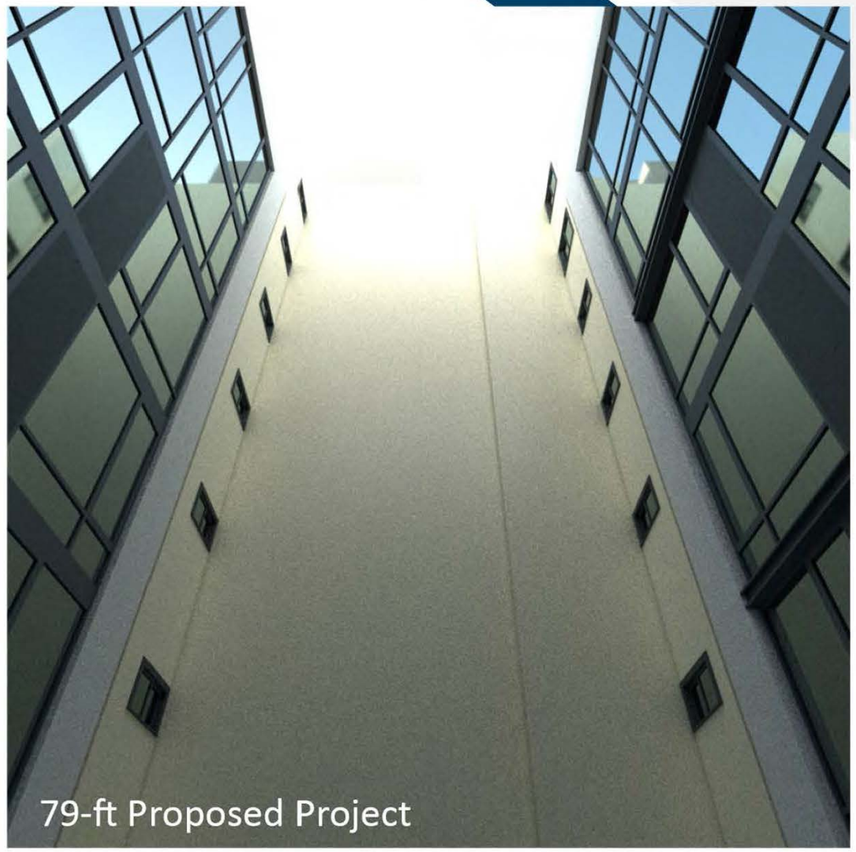
^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

+2.4%

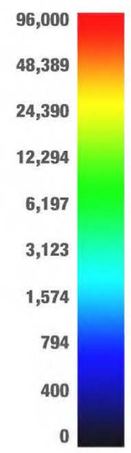


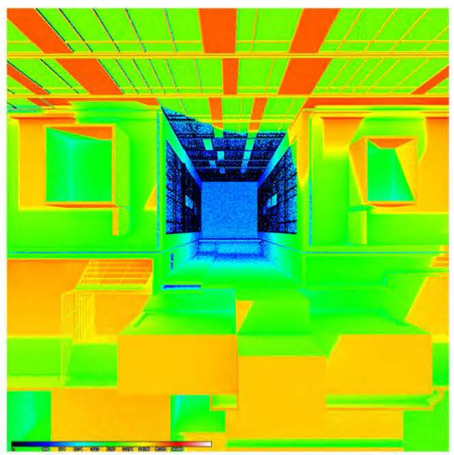


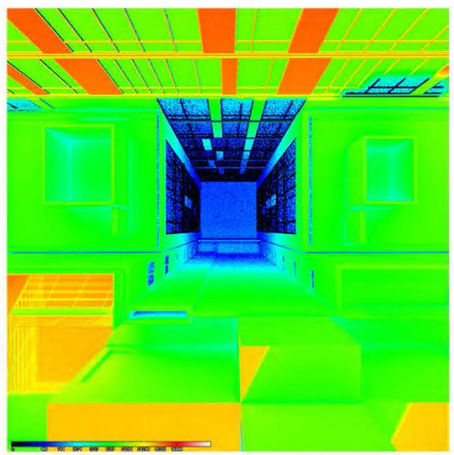
Spring / Fall Equinoxes

March 21 / September 21

9:00 AM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-24.9%

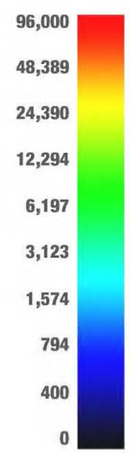


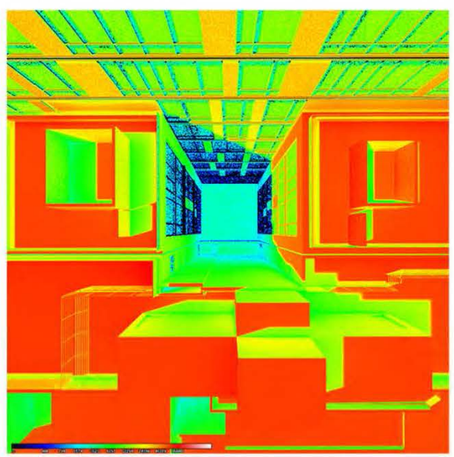


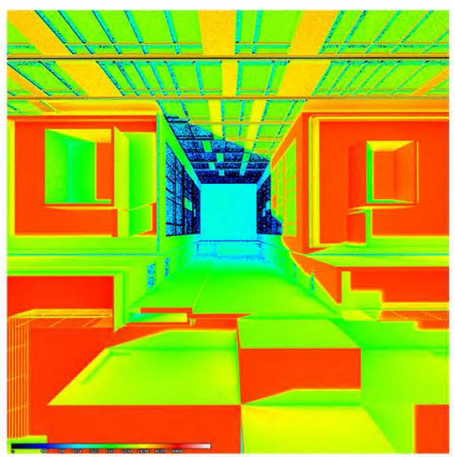
Spring / Fall Equinoxes

March 21 / September 21

12:00 PM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-2.3%



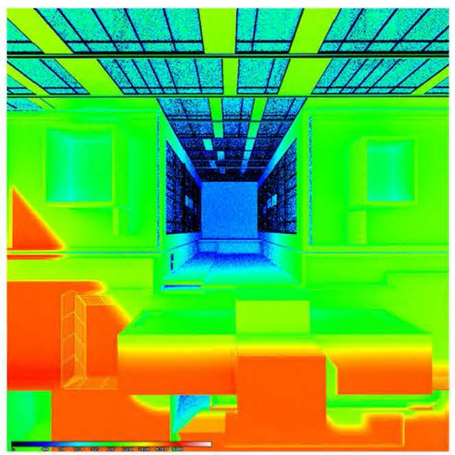


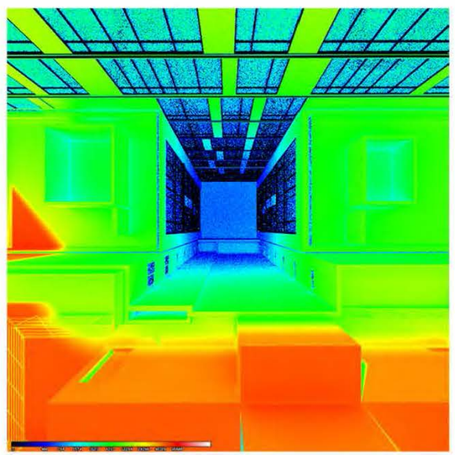
Spring / Fall Equinoxes

March 21 / September 21

3:00 PM







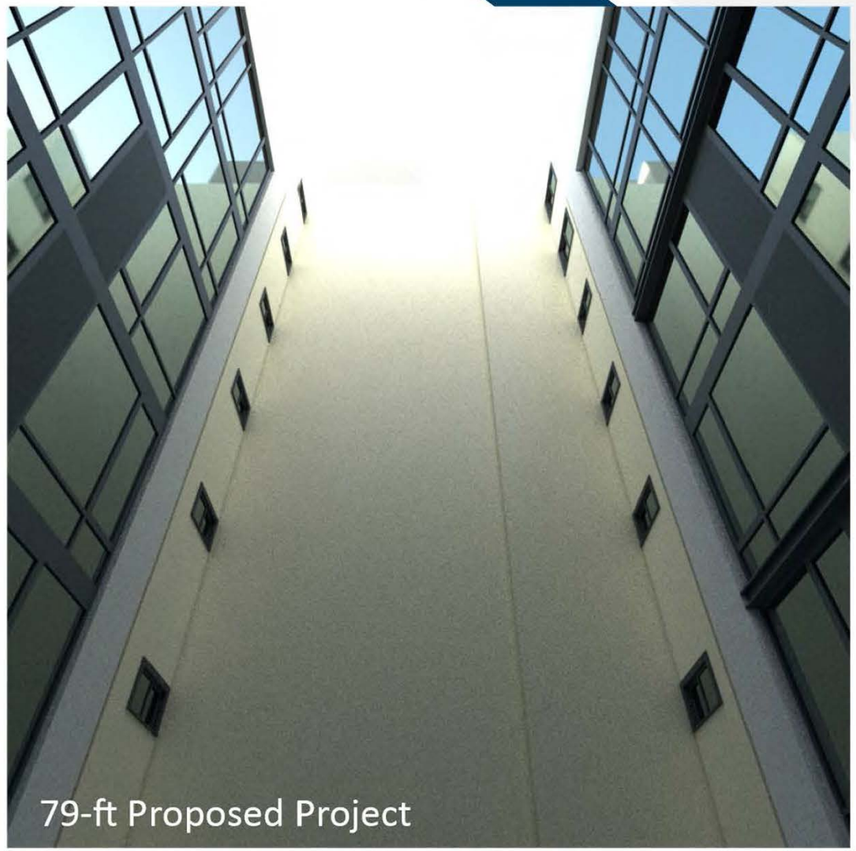
^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-3.6%

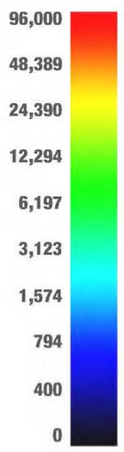


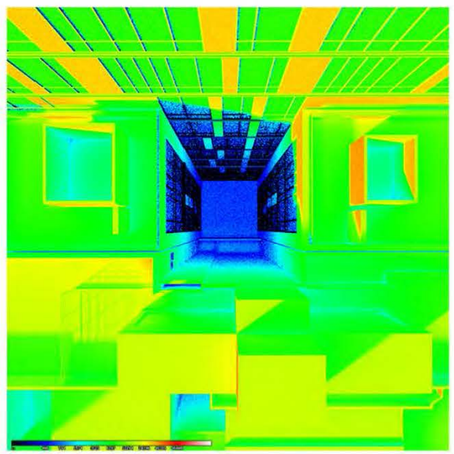


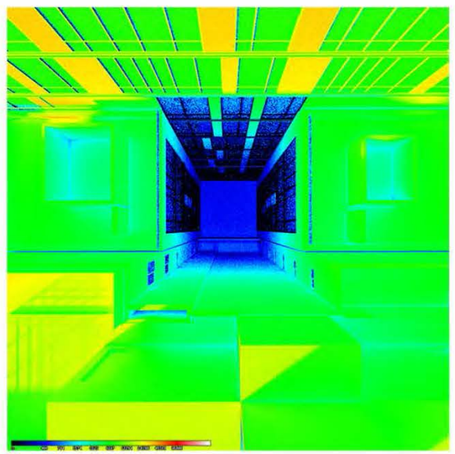
Winter Solstice

December 21

9:00 AM





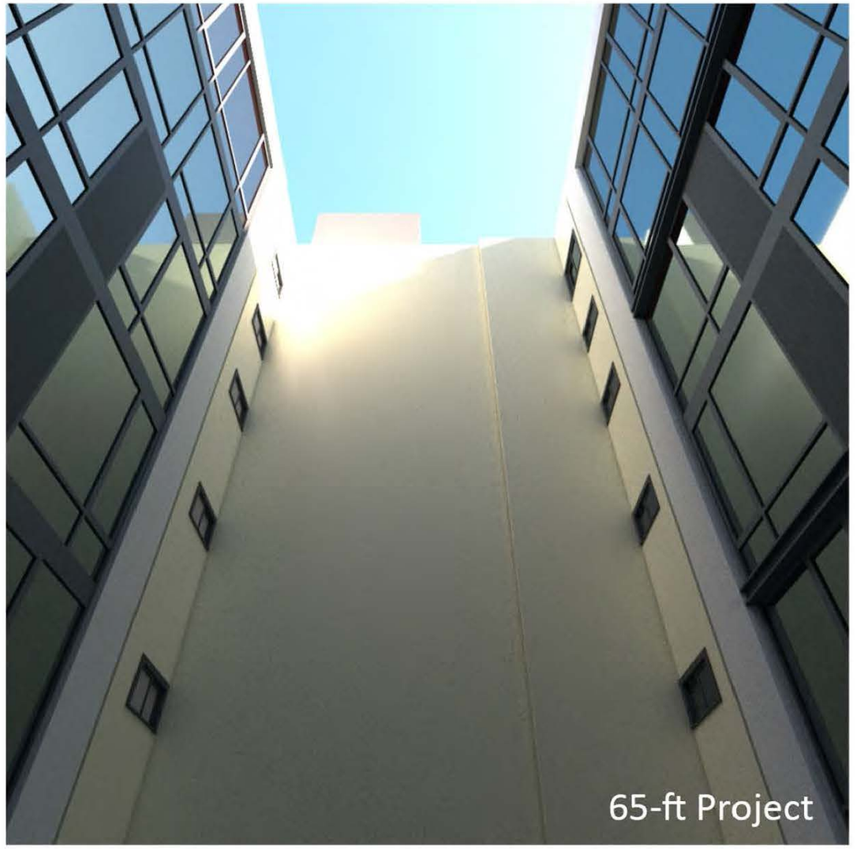


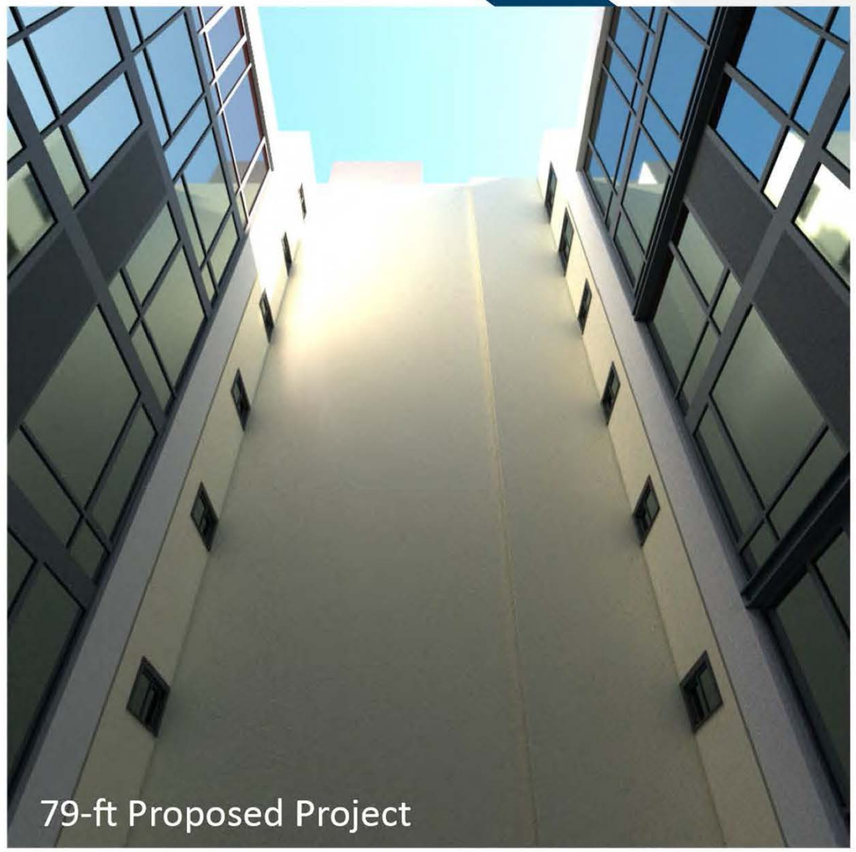
^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-19.3%

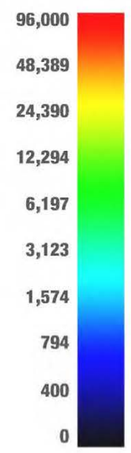


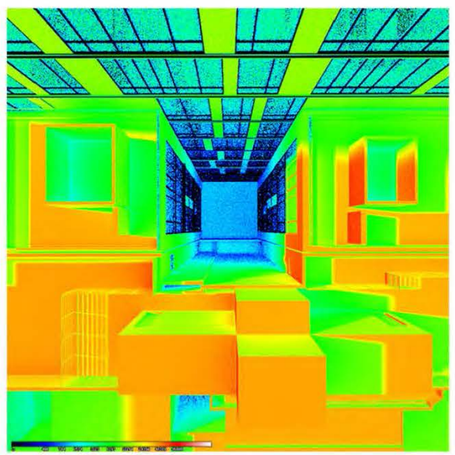


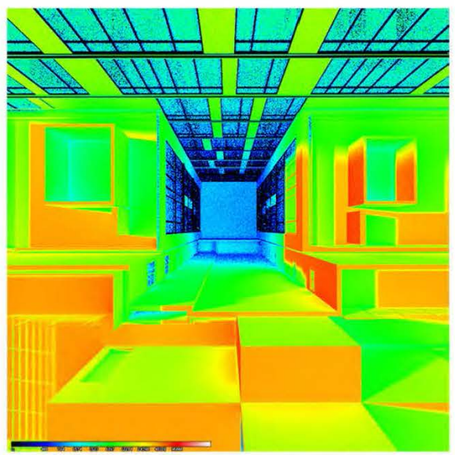
Winter Solstice

December 21

12:00 PM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-1.2%

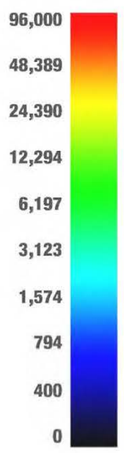


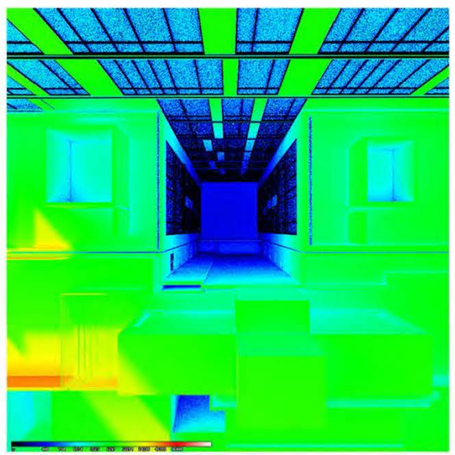


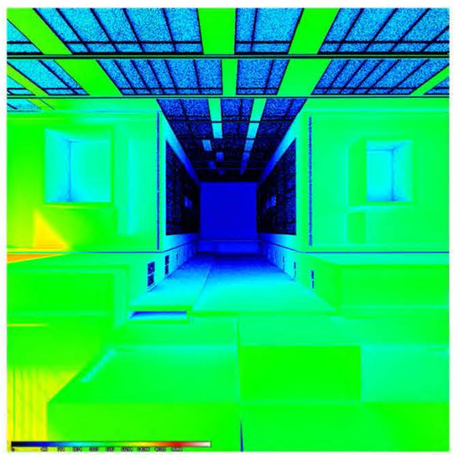
Winter Solstice

December 21

3:00 PM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 65-FT AND 79-FT PROJECTS

-5.3%

Annual Comparison Chart

65-ft Project	June 21	September 21	December 21	March 21
9:00 AM	2,376 lux	1,330 lux	517 lux	1,330 lux
12:00 PM	7,551 lux	4,483 lux	868 lux	4,483 lux
3:00 PM	597 lux	265 lux	122 lux	265 lux
Daily Average Lux/hr	4,085 lux/hr	2,377 lux/hr	554 lux/hr	2,377 lux/hr

Annual LuxHrs	859,824
Average Annual Perceived Brightness	79.15%

Proposed 79-ft Project	June 21	September 21	December 21	March 21
9:00 AM	840 lux	228 lux	129 lux	228 lux
12:00 PM	6,755 lux	3,824 lux	803 lux	3,824 lux
3:00 PM	711 lux	199 lux	79 lux	199 lux
Daily Average Lux/hr	3,338 lux/hr	1,761 lux/hr	404 lux/hr	1,761 lux/hr

Annual LuxHrs	664,978
Average Annual Perceived Brightness	75.40%

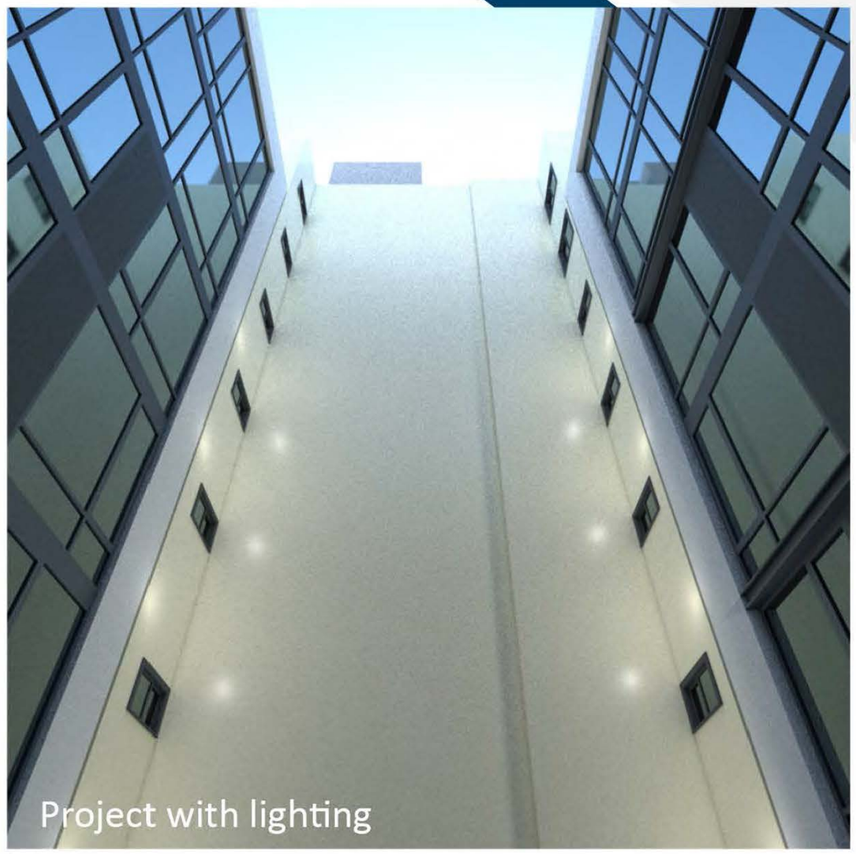
Net change in perceived light levels	**-3.74%**



Analysis Part 2

Perceptual + Photometric Comparison of the 79-ft proposed project with and without indirect lighting

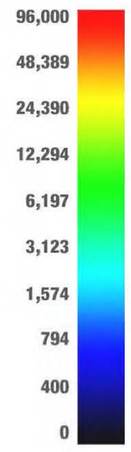


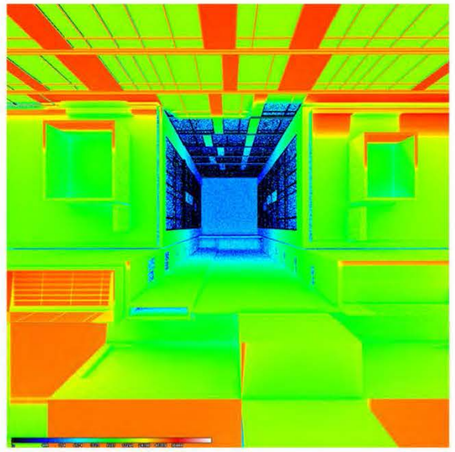


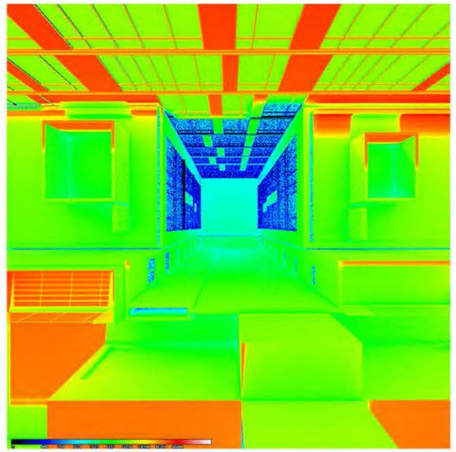
Summer Solstice

June 21

9:00 AM







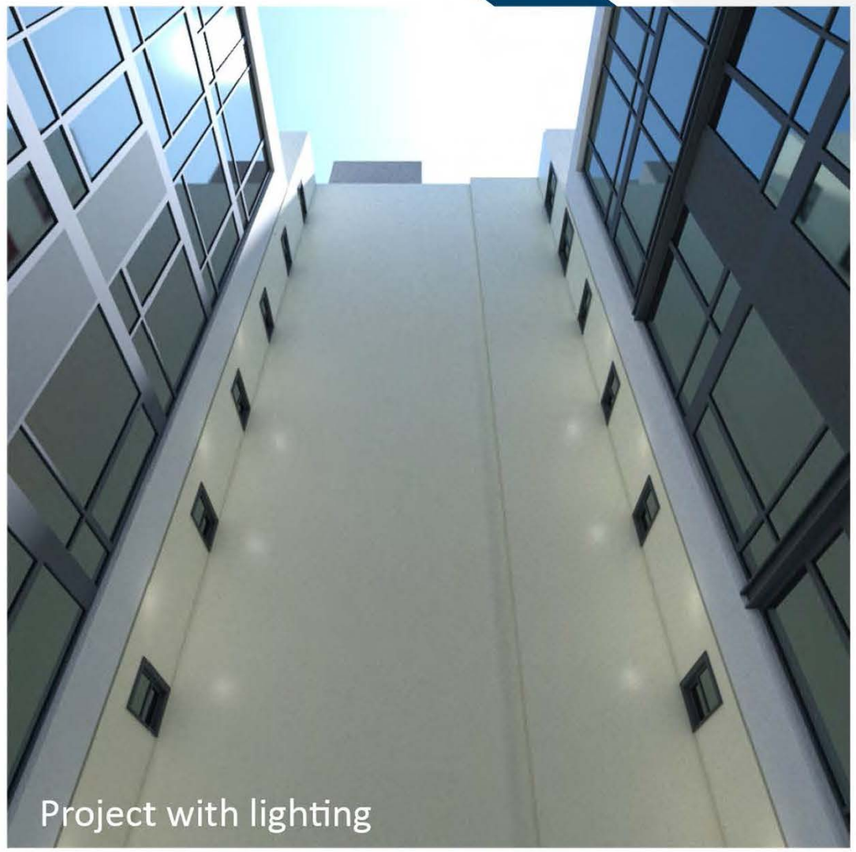
^ Perceptual View
Looking east from 3rd floor window

< Photometrics
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+7.8%

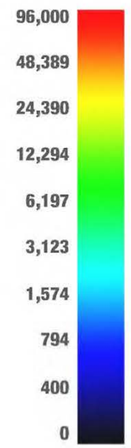


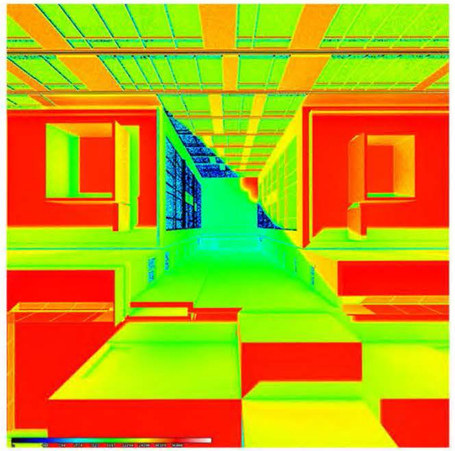


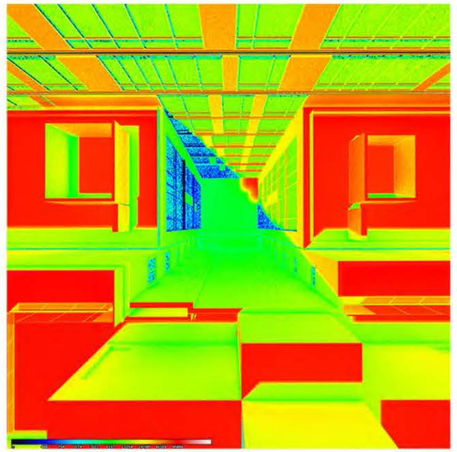
Summer Solstice

June 21

12:00 PM







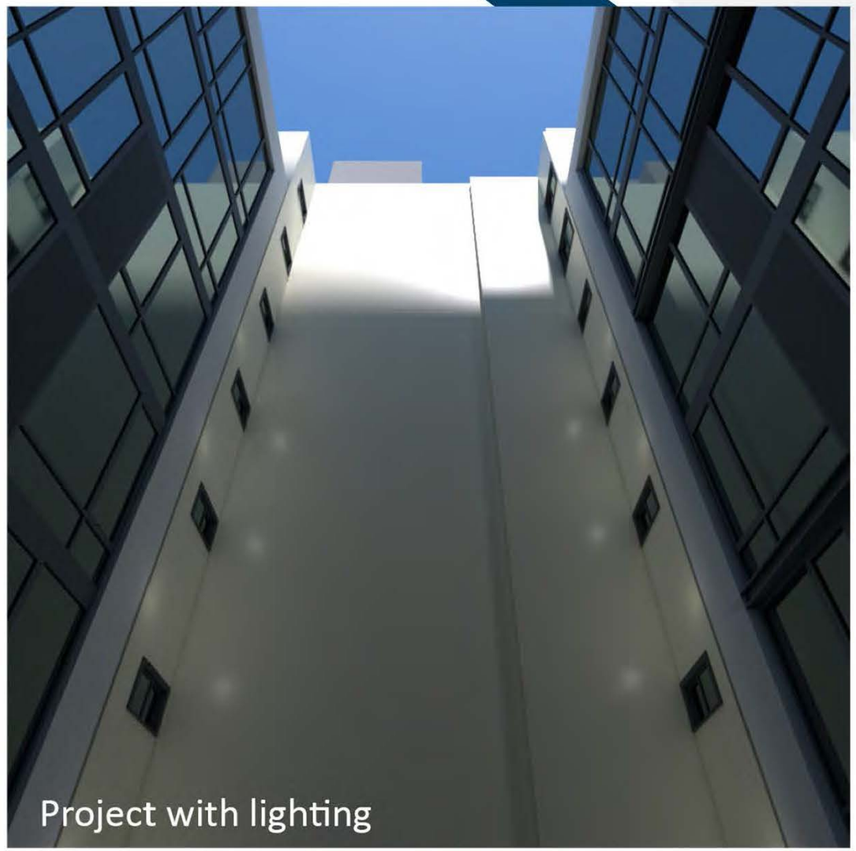
^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+1.1%

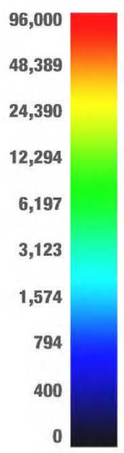


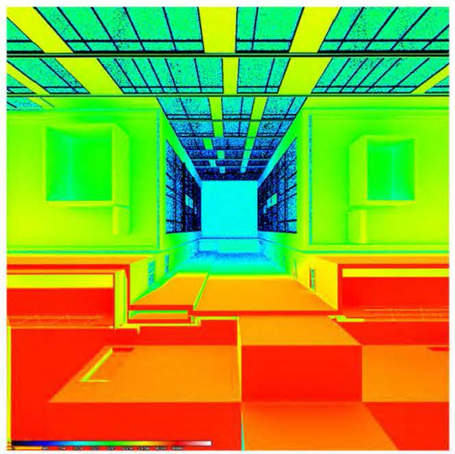


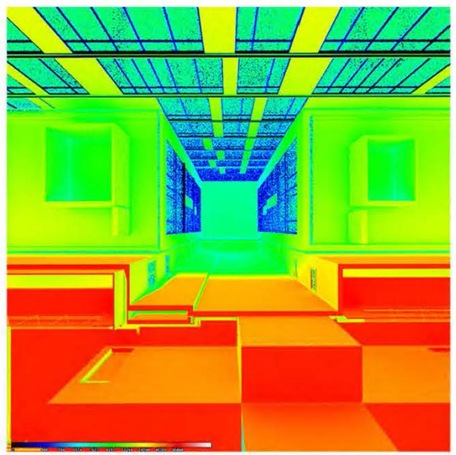
Summer Solstice

June 21

3:00 PM







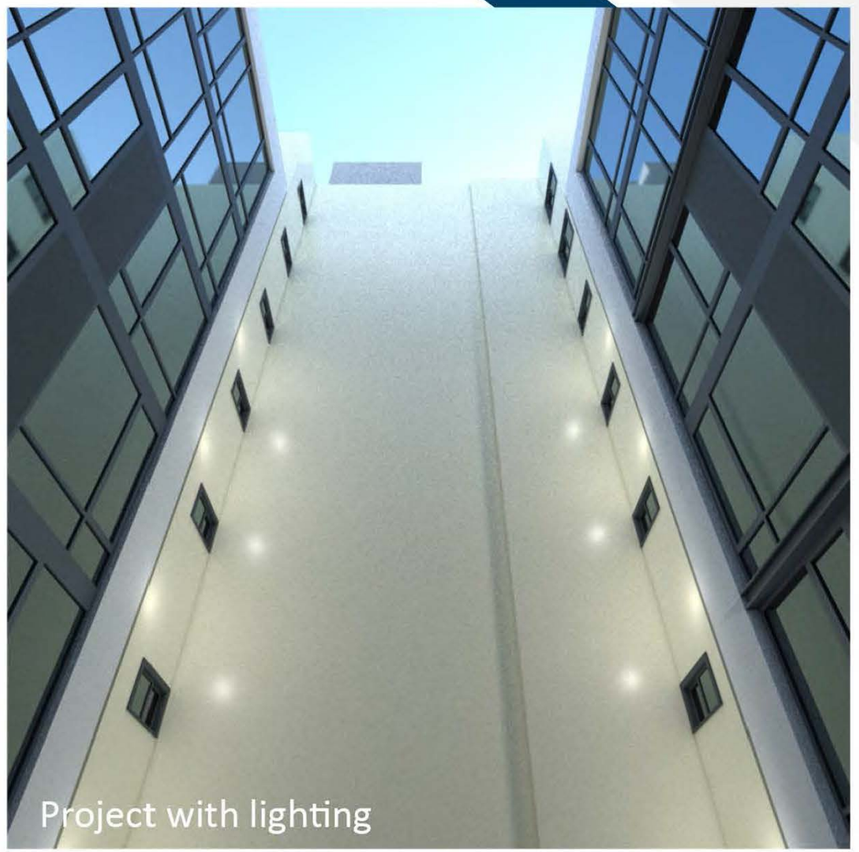
^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+8.3%

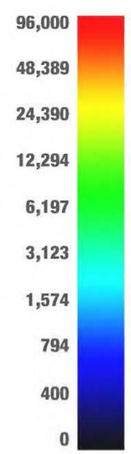


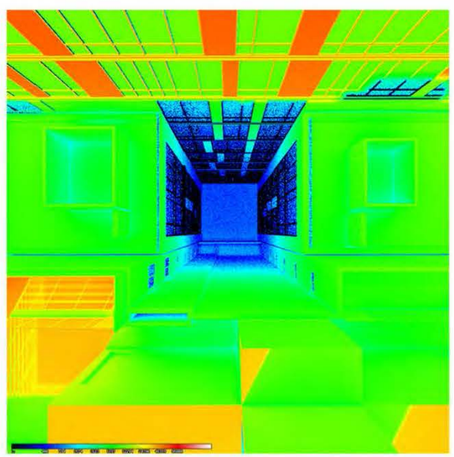


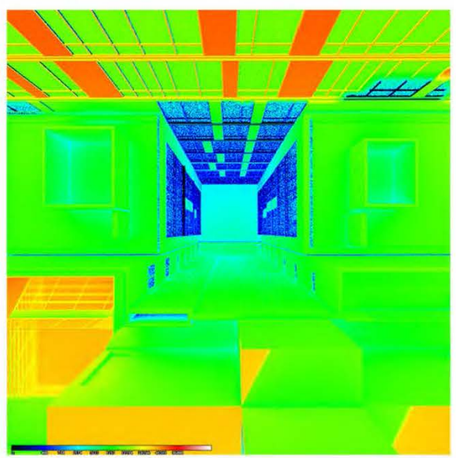
Spring / Fall Equinoxes

March 21 / September 21

9:00 AM







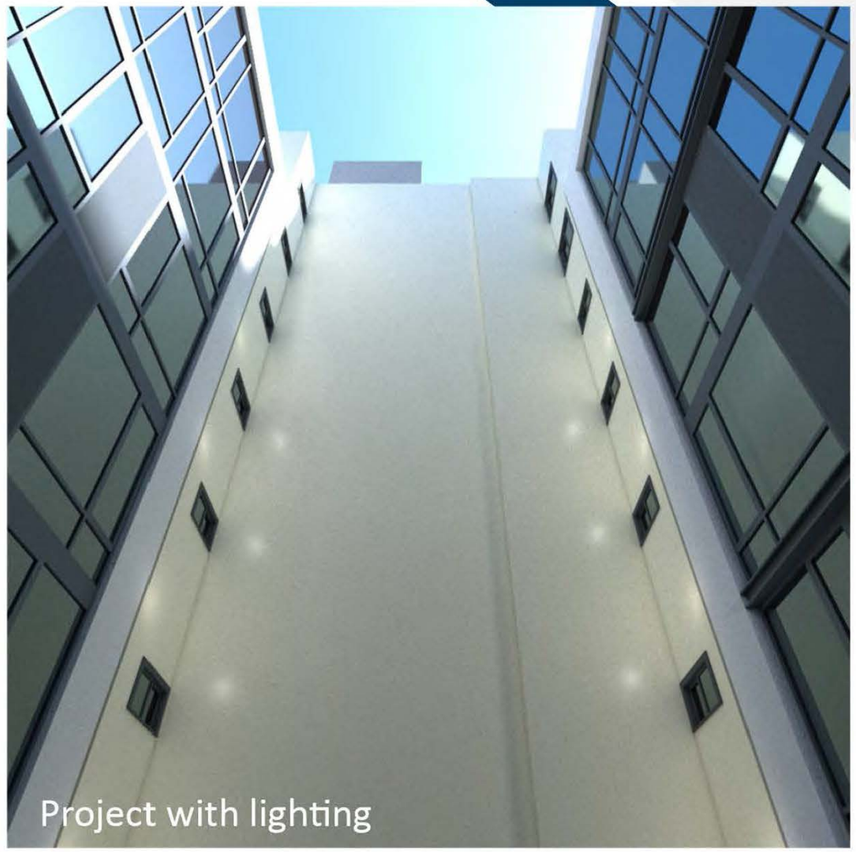
^ Perceptual View
Looking east from 3rd floor window

< Photometrics
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+18.1%

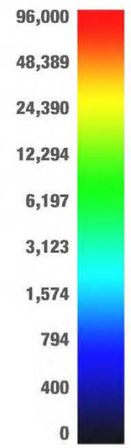


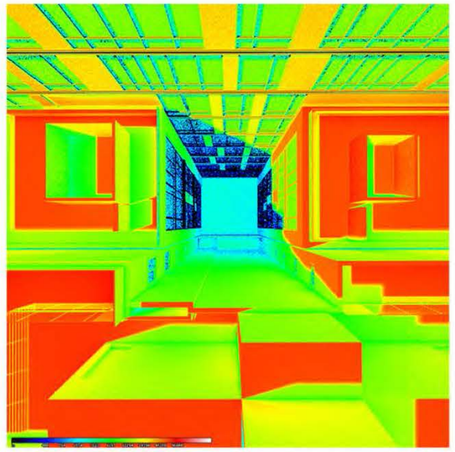


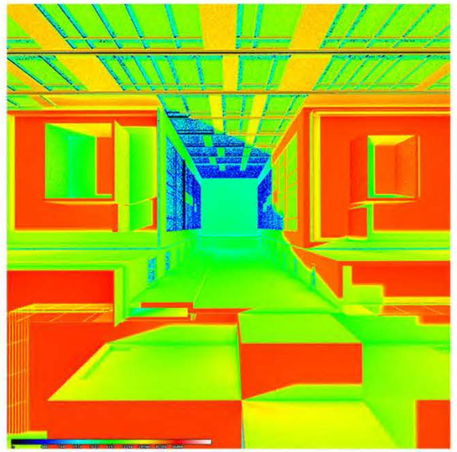
Spring / Fall Equinoxes

March 21 / September 21

12:00 PM







^ Perceptual View
Looking east from 3rd floor window

< Photometrics
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+1.9%



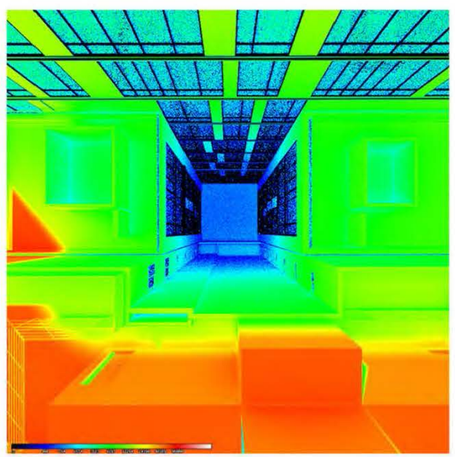


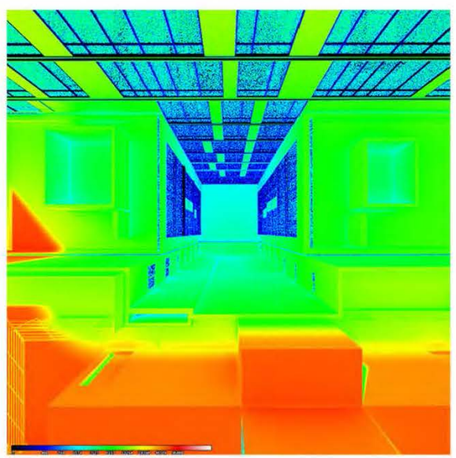
Spring / Fall Equinoxes

March 21 / September 21

3:00 PM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+19.7%



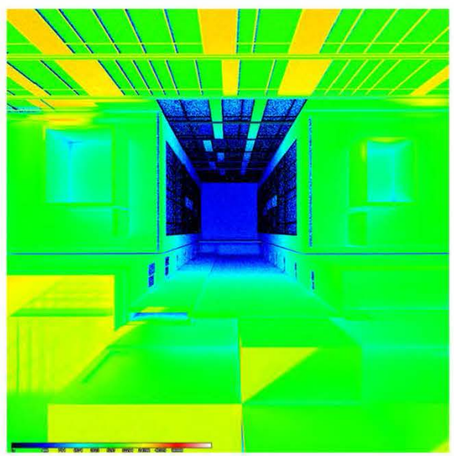


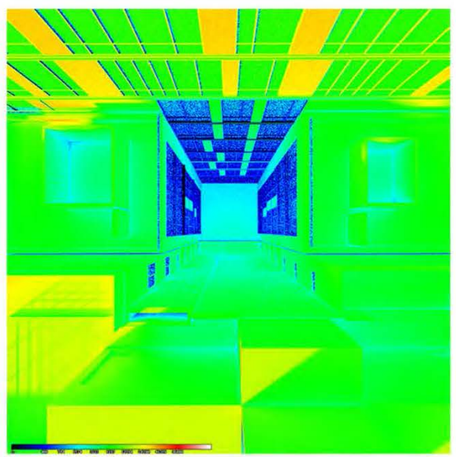
Winter Solstice

December 21

9:00 AM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+23.9%



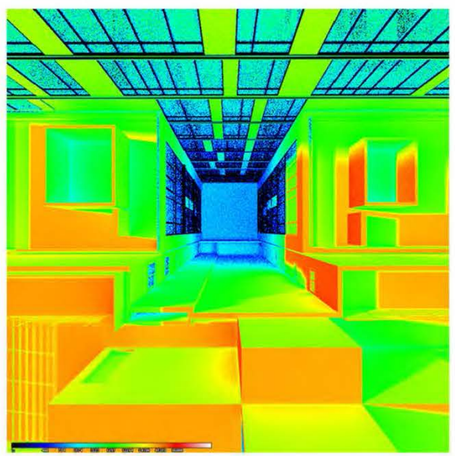


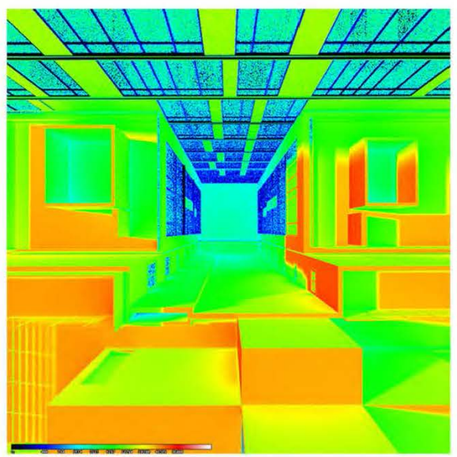
Winter Solstice

December 21

12:00 PM







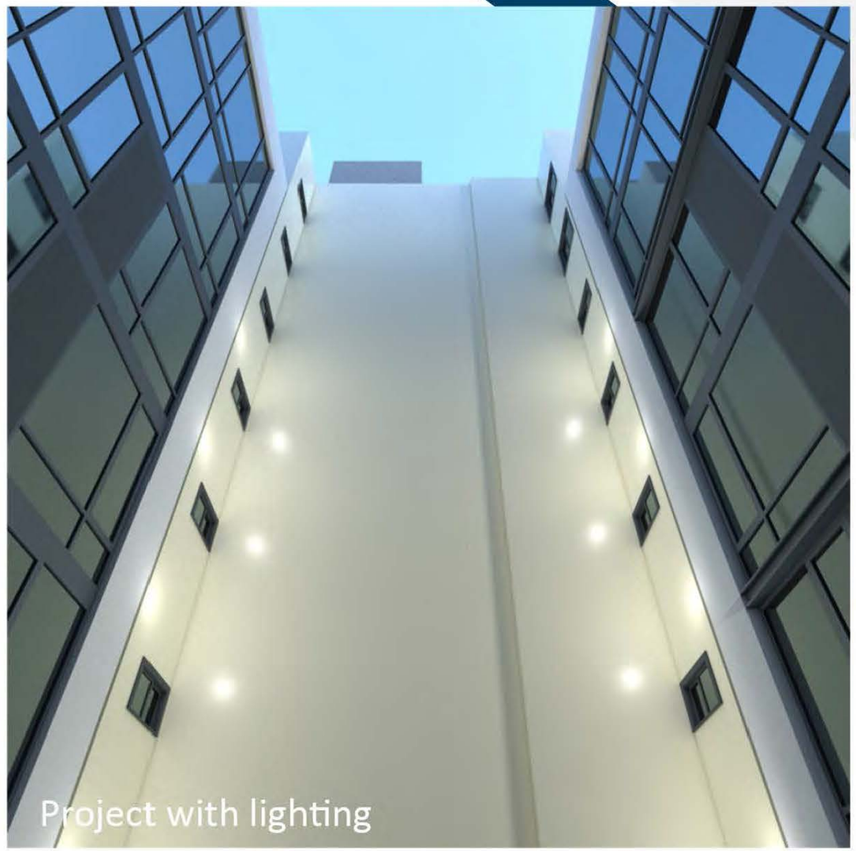
^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+8.0%

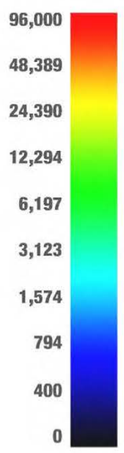


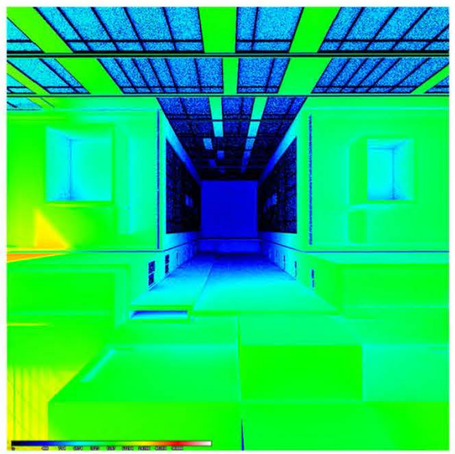


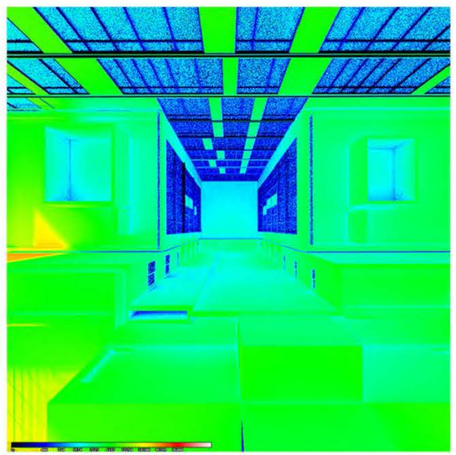
Winter Solstice

December 21

3:00 PM







^ **Perceptual View**
Looking east from 3rd floor window

< **Photometrics**
Birdseye vantage point above courtyard

PERCENTAGE CHANGE IN PERCEIVED BRIGHTNESS BETWEEN 79-FT PROJECT AND VERSION WITH LIGHTING

+29.3%

Annual Comparison Chart

Proposed 79-ft Project	June 21	September 21	December 21	March 21
9:00 AM	840 lux	228 lux	129 lux	228 lux
12:00 PM	6,755 lux	3,824 lux	803 lux	3,824 lux
3:00 PM	711 lux	199 lux	79 lux	199 lux
Daily Average Lux/hr	3,338 lux/hr	1,761 lux/hr	404 lux/hr	1,761 lux/hr

Annual LuxHrs	664,978
Average Annual Perceived Brightness	75.40%
Net change in perceived light levels	**-3.74%**

Proposed Project + Lighting	June 21	September 21	December 21	March 21
9:00 AM	1,451 lux	831 lux	722 lux	831 lux
12:00 PM	7,273 lux	4,358 lux	1,399 lux	4,358 lux
3:00 PM	1,274 lux	814 lux	668 lux	814 lux
Daily Lx/SF/Hr	3,896 lux/hr	2,338 lux/hr	997 lux/hr	2,338 lux/hr

Annual LuxHrs	875,276
Average Annual Perceived Brightness	79.39%
Net change in perceived light levels	**3.98%**
Net change in preceived light levels from 65-ft building	0.24%



Annual Change Recap

Comparisons between the average light levels between all building types on an annualized basis

Annual Comparison Chart

65-ft Project	June 21	September 21	December 21	March 21
9:00 AM	2,376 lux	1,330 lux	517 lux	1,330 lux
12:00 PM	7,551 lux	4,483 lux	868 lux	4,483 lux
3:00 PM	597 lux	265 lux	122 lux	265 lux
Daily Average Lux/hr	4,085 lux/hr	2,377 lux/hr	554 lux/hr	2,377 lux/hr

Annual LuxHrs	859,824
Average Annual Perceived Brightness	79.15%

Proposed 79-ft Project	June 21	September 21	December 21	March 21
9:00 AM	840 lux	228 lux	129 lux	228 lux
12:00 PM	6,755 lux	3,824 lux	803 lux	3,824 lux
3:00 PM	711 lux	199 lux	79 lux	199 lux
Daily Average Lux/hr	3,338 lux/hr	1,761 lux/hr	404 lux/hr	1,761 lux/hr

Annual LuxHrs	664,978
Average Annual Perceived Brightness	75.40%

Proposed Project + Lighting	June 21	September 21	December 21	March 21
9:00 AM	1,451 lux	831 lux	722 lux	831 lux
12:00 PM	7,273 lux	4,358 lux	1,399 lux	4,358 lux
3:00 PM	1,274 lux	814 lux	668 lux	814 lux
Daily Lx/SF/Hr	3,896 lux/hr	2,338 lux/hr	997 lux/hr	2,338 lux/hr

Annual LuxHrs	875,276
Average Annual Perceived Brightness	79.39%



Thank You

Questions?

ATTACHMENT 2

SAN FRANCISCO
PLANNING DEPARTMENT

Variance Decision

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	December 18, 2014
Case No.:	**2006.0383CEKV**
Project Address:	**1527-1545 Pine Street**
Zoning:	RC-4 (Residential Commercial, High Density) and Polk Street NCD (Neighborhood Commercial District) Partially w/in the Van Ness Special Use District and Van Ness Automotive Special Use District 65-A and 130-V Height and Bulk District
Block/Lot:	0667/016, 017, 018, 018A and 019
Project Sponsor:	Jessie Stuart Trumark Urban 90 New Montgomery, Suite 750 San Francisco, CA 94105
Staff Contact:	Sharon Lai – (415) 575-9087 sharon.w.lai@sfgov.org

DESCRIPTION OF VARIANCES – REAR YARD, EXPOSURE, STREET FRONTAGE, AND OFF STREET LOADING VARIANCES SOUGHT:

The Project proposes to demolish five existing structures with frontages on Pine and Austin Streets and construct a 12-story mixed-use development with 103 residential units and ground floor commercial spaces on parcels that span two different zoning and height and bulk districts. Two levels of below grade parking would contain 84 off-street parking spaces. Twelve (12) of the 103 residential units are proposed to be on-site affordable units. Open space is provided through a mix of private and public usable open spaces on balconies, terraces, roof decks and a courtyard. The Project was subject to a Conditional Use Authorization (Case No. 2006.0383C) for structures above 40 feet in height in the Van Ness Special Use District.

Section 134 of the Planning Code requires a rear yard equal to a 25-percent rear yard is required at all levels in the RC-4 District and a 25-percent rear yard is required at all residential levels in the Polk Street NCD. The Project does not provide a rear yard where a 30-foot rear yard would be required. The Project requires a rear yard modification from Planning Code Section 134 for the Polk Street NCD portion of the site and a rear yard modification or waiver for the RC-4 portion of the site pursuant to Planning Code Sections 243(c)(7) and 307(g).

Section 140 of the Planning Code requires that dwelling units have exposure on either a street; a code compliant rear yard; or an open area which is unobstructed and is no less than 25-feet in every horizontal dimension for the floor at which the dwelling units are located and the floor immediately above it, with an increase of 5-feet in every horizontal dimension at each subsequent floor. The Project includes 11 units that do not comply with the minimum exposure requirements and therefore, the Project requires a variance from Planning Code Section 140.

Section 145.1 of the Planning Code requires new buildings to preserve, enhance and promote attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and appropriate and compatible with the buildings within the district. Active uses and at least 60 percent transparency are required along the ground floor. Approximately 24 feet of the Pine Street frontage and approximately 64 feet of the Austin Street frontage do not comply with the active use requirement, and approximately 44 percent ground floor transparency is provided along Austin Street. Therefore, the Project requires a variance from the street frontage requirements of Planning Code Sections 145.1(c)(3) and (6).

Section 152 of the Planning Code requires one off-street loading space for new residential developments between 100,001 and 200,000 square feet. The Project is approximately 129,600 square feet and no off-street loading space is provided. Therefore, the Project requires a variance from the off-street loading requirements of Planning Code section 152.

PROCEDURAL BACKGROUND:

1. On October 2, 2014, the Planning Commission certified compliance of the Final Environmental Impact Report (FEIR) with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code, under Case No. 2006.0383CEKV (Motion No. 19247).

2. On October 2, 2014, the Planning Commission approved CEQA findings, including adoption of a Mitigation Monitoring and Reporting Program (the MMRP), under Case No. 2006.0383CEKV, (Motion No. 19248).

3. On October 2, 2014, the Planning Commission approved the Conditional Use Authorization associated with the subject project, under Case No. 2006.0383CEKV (Motion No. 19249).

4. The Zoning Administrator held a joint public hearing on **Variance Application No. 2006.0383CEKV** with the Planning Commission on **October 2, 2014.**

5. Planning Code Section 312 Notification was performed under the 20 day Conditional Use authorization notice for Case No. 2006.0383C, mailed on September 12, 2014.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to allow a new, 12-story, 130-foot tall, approximately 129,600 gross square foot mixed-use building, containing 103 residential units, 2,700 square feet of commercial and institutional uses on the ground floor, and two levels of below-grade parking for 84 vehicles, as designed, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or

extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.

2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.

3. Minor modifications as determined by the Zoning Administrator may be permitted.

4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.
That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

A. The subject development is comprised of five-parcels (totaling 15,000 square feet) containing five one- and two--story buildings (currently vacant). The subject site contains frontages on Pine Street and Austin Street, which is a narrow street. The site is located within the RC-4 Zoning District and Polk Street NCD, 65-X and 103-V Height and Bulk Districts, and partially within the Van Ness and Van Ness Automotive Special Use Districts. The split zoning and the existing wind exceedances of the site results in additional constraints for sculpting the massing of the project, which limits the development potential of the site. The granting of the rear yard, street frontage, exposure and loading space variances would allow the construction of a well-designed, mixed-use in-fill project to replace a currently underutilized site.

FINDING 2.
That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

A. Due to the existing wind conditions of the area and additional controls for the Van Ness SUD, the proposed building has been designed to limit and, in some test points, improve the wind conditions. The exposure to dwelling units provided by the side setback and interior courtyard was designed to address the wind conditions of the area. Literal enforcement of the exposure requirement would result in significant massing changes to the building that may negatively affect wind impacts on the Van Ness corridor and significantly limit the number of dwelling units developed on the site.

B. The subject site contains street frontages along the front and rear property lines, and is required to meet street frontage requirements on two sides of the site, which is unusual for mid-block lots. A number of mechanical and operational features must be located at the ground level for the proposed development. Literal enforcement of the rear yard and street frontage requirements would dramatically limit the development potential of the site and result in practical difficulty. Strict application of the rear yard requirement would result in an approximately 30 foot set back of the rear building wall, which would be inconsistent with the development context and urban design principles of the City. Additionally, the Polk Street NCD portion of the site complies with the setback requirements for narrow streets and alleys, which appropriately sculpts the massing along Austin Street.

C. Due to the existing varying topography, compliance with the off-street loading space would likely result in significant additional excavation and loss of required off-street parking in order to accommodate the height and approach radius required for a loading space. Locating the off-street loading space at grade level would conflict with the active use requirements of the Code.

FINDING 3.
That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

A. Granting of the rear yard modification will allow the property to be developed where the building wall is consistently held at all frontages, which is similar to other developments and a substantial property right exercised by other properties in the same class of district.

B. All dwelling units will face onto an open area with a minimum dimension of 25 feet by 25 feet, which is more than the amount available for many existing dwelling units in the area that were constructed prior to the exposure requirement of the Code.

C. The Austin Street frontage does not currently contain active uses or a high level of façade transparency, as it has historically been dedicated to back-of-house uses. The through lot condition of the site results in limited opportunity for non-active uses to be accommodated. The granting of the street frontage variance would allow the property to be developed with the supportive features such as trash access and bicycle storage that are necessary to the residents of the property.

D. Many other properties utilize on-street loading spaces. The granting of the loading space variance would allow the property to be utilized in a manner similar to other properties in the area.

FINDING 4.
That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

A. Granting of the rear yard, exposure, street frontage and off-street loading variances would improve the development opportunity of the site, and as a result allow for more on-site affordable housing, which is a significant public benefit. The granting of the variances would not be materially detrimental to the public welfare or materially injurious to neighboring properties as the project has been designed to respond to its neighborhood context and wind conditions.

B. The Planning Department is not aware of any opposition to the proposed project.

FINDING 5.
The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.

1. Vacant buildings currently occupy the Project site; therefore, existing neighborhood retail uses will not be adversely affected by the proposed project. The Project includes approximately 2,700 square feet of new retail/institutional uses including approximately 1,974 square feet of commercial space along Pine Street, which will promote opportunities for employment and ownership of businesses.

2. The proposed project will be in keeping with the existing housing and neighborhood character.

3. The existing site does not contain any dwelling units. The proposed project will have a positive effect on the City's supply of affordable housing by incorporating 12 on-site BMR units.

4. The proposed project contains 84 off-street parking spaces and 112 Class 1 bicycle parking spaces, and is not anticipated to adversely affect the neighborhood parking or public transit.

5. The project will have no effect on the City's industrial and service sectors.

6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.

7. The project will remove the historic building at 1545 Pine Street. However, on October 2, 2014, the Planning Commission, per Motion No. 19247, adopted a Statement of Overriding Consideration under CEQA, finding the benefits of the Project outweighed the environmental impacts associated with the loss of the historic resource.

8. The project would not affect any existing or planned public parks or open spaces.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,

Scott F. Sanchez
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

SL: G:\DOCUMENTS\VARIANCES\1527-1545 Pine St\1527-1545 Pine St - Variance Decision Letter.doc

thank you good morning, everyone. To the san francisco planning commission regular hearing for October 2, 2014,

I'd like to remind members of

the members 0 that the commission does not permit

outbursts of any kind and when speaking before the commission, if you care to, do

state your name for the record. I'd like to take we'll.

>> commissioner fong arrest

commissioner antonini

commissioner hillis

commissioner moore commissioner hillis and commissioner johnson commissioner President Wu. >> thank you, commissioners due

to the late start we'll be

moving things around on the calendar weaning we'll be moving

tatters c and d to the end of

the calendar and item 12 for 490

van ness will be outside of

order following abc of pine street

so commissioners terrors is the

items proposed for continuance

item one at 53 state street a

announced discretionary reviews

no other items proposed for continues and I have no speaker cards

any public comment on the items proposed phone number for continuance seeing none, public

comment is closed.

Commissioners? Commissioner moore >> move to continue. >> second.

>> on that motion to continue

item one until November win arrest commissioner hillis commissioner johnson commissioner moore

commissioner richards commissioner fong and commissioner President Wu so moved, commissioners, that

motion passes unanimously 7 to zero and places you under your

that but we think this is a better option. >> thank you

one other quick question 6

antennas is the smallest type of sited.

>> we have I think those are

pretty few and far between I

know in our network I don't even

know we proposed one for 17

hundred union and went to 18

union this was a little bit of a

situation we can't I think we'd

rather not build a 3 panel sites site then yeah. >> thank you thank you please call the question.

>> commissioners there is a we have a motion and a second to

approve this matter with conditions and modified finding of the original motion that was

provided to you conditioning

that the equipment move and that the equipment be painted to

match the existing building that

the with regard antenna or full

wraps be at staffs discretionary discretion and the antennas will

be moved away from the buildings

edge and a caesarean on that motion. >> commissioner antonini. >> commissioner hillis no arrest commissioner johnson commissioner moore no commissioner richards

no arrest commissioner fong and

commissioner President Wu so moved, commissioners, that

motion passes 4 to 3 with commissioner johnck

commissioner moore and other

commissioner against that is the

pine street mixed use for the

final environmental impact

report the draft public comment

is closed the draft eir end on June 30th, 2014, and public

comment will be received when

this item is called, however,

the comments May not be put in the final eir.

>> good afternoon, everyone. With the planning staff that is a financial environmental impact

report or eir for the proposed

1527 to pine project case

which entails domination of 5

xoifts buildings on the south side even if pine between van

ness on the west and austin to

the south and a construction of

one hundred and 37 square feet at all story building with retailer space soon the ground

floor and one hundred 37 housing

in the upper levels a copy of

the eir draft is in front of the

commission and published on

May 14th and the public hearing

was held and the public comment

closed comments and responds

were published on September 27th

no public comments on the draft

eir nor did any member of the public speak before the commission in June

the elevation contained in the eir found that the implementation of the proposed project will result in

significant unavailable impacts

that can't be litigate below a significant level the demolition

of the pine street building for

the purposes of environmental

review and it was identified as

one of the temporary constructions after the 1906 san

francisco earthquake fire

in the sequa's mandate it was

the american building

certification and interpretation

the artifacts the alternates to

the impact due to the unavailable significant impact

on the resources the commission

will need to adapt this over

oppositions to approve this project

at this point the motion to

adapt it it certifies the eir as

accurate and adequate and the

procedures to which it complies

with sequa the sequa's guidelines in chapter three 1 that concludes my presentation.

On this matter unless the commissioners members have questions for me.

>> thank you. >> thank you.

>> so, sir we open for public comment. >> for the certification of the eir yes.

>> any public comment on the

certification of the eir? Seeing none, public comment is

closed. Commissioners commissioner antonini

>> I think the eir is adequate

and accurate and I would move to certify. >> second commissioner moore.

>> just so far completeness

questions raised by the

commissioner were answered and

inaccurately addressed I'm in support. >> thank you

commissioners there is a we have a motion and a second to certify the final eir. >> commissioner antonini commissioner hillis commissioner johnson commissioner moore sxhifksz commissioner johns and commissioner President Wu so moved, commissioners, that

motion passes unanimously which

e 7 to zero and places you on

abc and for the e, c and v for

1527 through 45 pine street

sequa and for conditional use authorization and the consideration for variances.

>> good afternoon sharpening

with the planning staff abc

constitute the demolition for

the projects on 1527 through 45

pine street the project is on 3

lots with a combined site area

of 15 thousand square feet

within the van ness and van ness

afghan special use district

within the polk street district

to demolish all commercial

structures mudding over two

levels of subterranean parking

the eastern part of the

discriminate is limited to 6

facilities which also provide a

transition from the higher van

ness to the moderate polk street

a tip to on page 4 where the

proposal is incorrect seeps so a

5 foot story it is approximately

96 square feet of residential of

ex-1112 an affordable housing 27 hundred square feet ever number one residential use for

commercial spaces on pine street and a commercial constitutional

use on austin street the two who

levels of parking constitute

will contain 84 parking spaces

that are dedicated car spaces

and bicycle spaces will be

provided secure rooms with access from identifying

street and a total of 8 bicycle parking spaces to date the

department has not received

option and the sponsor submitted

18 additional levels of support

I believe copies were just

handed out and in addition the staff want to say acknowledge

they forward right a letter on

September 17th outside of the

draft eir encouraging the

approval that contains the pine

street proposal this letter was

included part of the packet

the lower polk neighborhood

confirms the support question before I includes conditional use authorization for the development of new

buildings over 50 needed in

height and an acceptance of ground floor requirement as well

as a parking reduction on van

ness

project requires a rear endorse

variance from the street frontage for the deems and

active use and the blow space

from theator the department has reviewed the

expectations being sought and

buildings the request to be warned

the project will allow the mixed

use under a current

underutilized site foreman it

has been sculpted at the ground

floor and been reconciled

between the two zoning district

and the bulk and height rirmsdz

it is okay. And will include

the housing stock concluding the

permanently affordable onsite

and with the polk street

corridor as such the city finds the proposal it be acceptable and lastly the commission

worries about to approve the project the adaptation of the sequa finding included as part

of our report first prior to the action on the conditional use authorization thank you.

>> thank you project sponsor.

>> good afternoon commissioners

my name is kim diamond an

opportunity to speak today as

always we're happy to be here

and appreciate the hard work for

the mixed use development at 1545 pine street I'd like to spend a few minutes describing our outreach to the public and I'm going to turn it

over to bernard 0 with the architect to subscribe our designs.

For the past 3 years we've been working with the local residents

and merchant in the area with a

clear goal of booufg and

strengthening the community

early on their desires our

proposed in particular lp m ask

to pay attention to the alley to

hey of help improve the safety

the thoughtful design on and on

of retail space on you austin the project will tremendous

improve the site as questioned

we've presented our project

numerous times and have received

unanimously support as a matter

of the steering committee we're

part of the successful lower

polk it will provide a number of

services to help improve the

quality of life and creating a

safe and secure community in an

effort to support n this true

mark will donate long term ground floor space at the

proposed project at the cb d headquarters it will provide a

space for police artists to

decide place and sell their

artwork and provide now gallery

space for the alley in addition

to our involvement that lp in we've been walking the streets

and talking to our merchants and

neighbors to lemon them know and

have had numerous one-on-one

meetings resulting in overwhelming support including

37 letters of support and 80 signatures in support

our proposed plan to provide one

hundred and 3 new for sale homes

including 12 inclusionary units on site and provides

construction jobs over a 9

months period of time and to one of the participants in the

program ems this is a partnership with the unit

playgrounds to help what the

education and employment opportunities in the

construction industry we've been

telegraph hill involved with a

community and with the services true mark staff has attended ceremonies and have been

involved with their friends at

the larkin group that raise

fundraising to provide a safe

heaven for at risks I want to

say that's been a great pleasure

to work with after all you and we look forward to more

partnership with the staff

I'd like to introduce bernard

who will present.

>> good afternoon

in stein this project we had the

challenge that the site is

straddling two different zoning

territories in one case the

building is lower and has

certain density and the other

portion of the project the

building is allowed to be taller

so the density is over the two zones

this fact of the site led to a

profiling in the building that

created a lower and higher building

and that gives an opportunity to

actually a candidate a massing

of components that case can't

take down from the sky and

slowly went symbol a smaller scale of the volumes as they

reached the street it is a

composition of two buildings

coming together as one

I mentioned that the descent to

the ground because what is unique about what we're

providing here in this design is

that the ground floor is trying

to set some positive preens for

the neighborhood as a whole there's a series of valleys that

have an opportunity to be more

active instead of a rear surface

street even though the street

has a primary fronl front we've

given equal importance to the

backside and decided to have two footages

it is this is defines this project

along the street there's a lower

portion of the building which

then there's other one point

recesses retreats but on the

alley side I call an alley and

hopefully soon will be a street

we actually set back further in

order to widen a sense of the

space along the street it's our

hope that there is a cat lyric

for changes of use along that

new street we're proposing

you can see in the imagines what

we're doing with the ground

floor of the building on arrival

and I think there are other

imagines that show you proposed

communit

on the new street that we are

attempting to create frontage

there are a series the existing

buildings being replaced with a

new series of gateways into what

is new retail that will happen

along the footage but following the scale of the components that

existed open the sites you'll

see the garage building on the

right side side and within that

happens on the ground floor that

designs the same scale at the because of the building we've

worked with staff to deal with

some of the issues of set backs

and massing of the building

also notice there is sunset

building that relates to the

height that allows for light and

air to the neighbors as a gesture noted required we

decided to do that and discussed

it and cooperated that with the neighbors

here's a view of what will be

the alley and the proposed community space that you've

heard being explained earlier in

this presentation where you see

what's called the art spot we've

got that happening along the

ground floor of the secondary

frontage this is what makes it

different and special and I think from the urban design

point of view hopefully it is a

contribution that the people see

benefit and will also

reciprocate this there are 4

alleys of this kind in this

neighbor could be safer

and friendlyer places if this

happens along the side of those proposals as well you see here what happens today

and hoping to create in the

location the same exact location thank you very much

thank you.

>> thank you we'll open this up for public comment if I call our

name, please line up on the

screen side of the room public

comment is two minutes

(Calling my name is andrew chandler

I'm the Chairman The department

at the college

true mark urban gave us an

inaccurate overview it was not

normal interaction it was very involved

and very cooperative it was exemplar from my point of view

there are a couple of things to note about the project number

one no resident was displaced

this isng we've encouraged in the development of

the neighborhood and two the bmr

units are on site and in part of

their full engagement of the neighborhood they were fully

engaged as well as lp n was

assisting the formation of the

lower polk benefits district it

was not peripheral involvements

that was indirect it was

impactful and tricked to the

formations of that district

probably the most significant component of the project which

we're very, very supportive of

and excited about is how they

dealt with the basic urban fabric element of our

neighborhood the alley and the fact you've heard the architect

speak to that the fact they've

taken the risk and listened to

us we're committed to changing the nature of the additionally

this is the first project of the

neighborhood that has taken this

on as a challenge we're obviously just designing something we'll follow-up and

work with the city as the city

looked at redesigning what we

bring to the city.

>> thank you. >> thank you very much.

>> good afternoon, commissioners I'm a long term

resident that lives nearby the

proposed development I'm a

supporter of the cvs I'm personally excited about what true mark is doing with a

amending and look forward to the

artworks they'll be helping to

sponsor and I encourage you to

support this project.

>> thank you.

>> good afternoon commissioners I'm allen allison park the

director of operations for the

market on polk

opening in the spring of next

year polk and clay as a member of the business

member of neighborhood I

appreciate how true mark has reached out about the

development and housing in san

francisco is much need but must

work for the community and true

mark with their design has

achieved that I strongly urge

you to vote 2, 3, 4 approval of this project.

>> thank you.

>> commissioners

I got a lot respect for you guys

and having a job and being

patient I'm all shock up I know

that I've been standing here I'm

rudy corpus born and raised in

san francisco I'm the ed of the

obama's preservation program

that helps kids I'm here to

support true mark they've been a

great asset to our community

they've build real relationships

and help us out in ways they

continue to support over a come

up of years and been consistent

and very strong in helping us

out I think or want to say the

project I support it and I

apprecia comments and

keep up the good patient work.

>> thank you. I'm call more

names

Calling names: .

>> good afternoon commissioners

I'm joel with the electrical

workers local 6 to voice our

members strong support of the project

if it were up to us true mark

will be next year's housing hero

awards winner they've helped to

link U.S.S. U up with the united

friendship program their complimented to using the low

and behold workforce and people

are paid really well,

we're investing in our community

the two sites are vacant so I

couldn't think a of a better

uncle we're strongly in support

of the project on pine thank you. >> thank you.

>> good afternoon, commissioners

danny wi sheet metal

workers thank God I didn't have

to go after rudy we're here as

well to support the project it's

a fine project as a is project

sponsor said there's additions

to the housing stock including

12 below market rate in this

city is facing an, an affordable

housing countries and but most importantly the development is

going to insure the creation of

local and direct and indirect

construction jobs, jobs that pay

good middle-class wages so

people can afford and stay l-

and live in the city

sheet metal workers we're here

in support thank you.

>> thank you.

>> good afternoon. I'm r j

local 38 pipe builders an

opportunity on behalf of my

brothers and sisters I'll

strongly support on

pine str done

their w business and have reached out everything we've

asked they've done they get it

we get to know them individually

and like them I've stood here a

few times and thank you to true

mark they get it I'm happy to

see the developments in the city

we support this on pine street

and urge you to support the in

order to create local jobs thank you very much.

>> thank you

>> good afternoon mime rob with the san francisco's housing

coalition I'm speaking on behalf

of the one hundred and 40

members an opportunity true mark

presented their proposal on pine

street to our committee and we

were in unanimous support this

is making active use in iowa is

an underutilized site we love

the bmr's on site the 12 permanently affordable housing

and we like the bike parks and

car parks onsite and making

improvements to austin alley

that will attract not only the

folks fr they've

taken the feedback and you have

a great project in front of you

hope you approve it await delay thank you. >> thank you.

>> good afternoon commissioner President Wu and commissioners my name is adrian with the

carpenters local 22 it's nice to

be back up here just to let you

know the carpets 22 supports

this project as well as other try mark because they have

support local 22 they make a commitments on all their projects

and what that means to us and

what it means to the city of is

young folks learning a trade

getting an apprehending and continuing their work and education because it's an

education an apprenticeship is

an education a pathway to a

career that is they could end up

sitting up there where you're at

we appreciate that and hope

you'll support this project like

carpets 22 does. >> thank you. Is there any

additional public comment.

>> yes. Good afternoon commissioners

I'm david grass the profit of

doom in this case, I was not

supportive I'm seeing tim redman

the other day did an article of the over development of san

francisco and the massive amount

of vacancies it is he pointed

out there are probably 40

percent of those new high-rise subway they're being bought as

second and third and fourth

homes as belittle mars and have

airbnb is seeing to that the

development is not occupied by

local residents by instead being

used as airbnb sites

so where it's a a

bait-and-switch we're being told that residents and affordable

housing would be developed but

the reality is no one is living in those places we're over developing san francisco

so where I don't have a specific

animus towards the developers in

this case I'm definitely opposed

until we get this roefldz about airbnb and multiple condos

sitting empty and 40 percent of those high-rise are empty we're

going to have a boom in this thank you.

>> is there any additional

public comment okay seeing none,

public comment is closed commissioner richards and I metabolites developer and was

impressed with the standards of

the community and really strong

I believe will positively impact

so I think they engage the

unions we've heard the awesome

footage I could see this is a

positive change and the

community space you'll be giving

the cv did you will say an

improvement I like the sent you

didn't have to do that on the

east but I think it's a great

design nobody lives at that site

and one hundred and 2 units

whether their occupied I

allocated accident preservation

hifks preservation they've

presented President Hasz and

keeping the facade is pretty

much demolishing the resource

works for the design so I

support the demolition. >> commissioner moore.

>> markedly your honor, I agree

with that I'm happy to see that building we've seen frequently talked about and challenged

because the alley guidelines as

they're being next to go it

didn't at this moment we've

frequently talked among our

selves the alley is becoming our

next generation of streets

that's where we stand rather

than having fast corridors like

pine carry the traffic by the

energy will be in the alley it

takes 5 parcels and it is failed

the building in a manner that is

significantly sensitive and

meets the clear definition in

how it talks about the zoning district without asking for more

I appreciate that it makes the

building interesting staff the historic preservation they're talking about the building it was actually a temporary

building and while it is aphasia

a scale remedy innocent of the

scale it is a place that was historical I believe the simulation of the

scale as the building as the

architect is doing it is remnant

of the building the forms so I

believe that we have a enough of

the recall in vertical and I'm in support of the proximately

and going to be a great neighbor

to those in the corridor. >> commissioner antonini and I

also really support this project

and really to the one speaker

who spoke against it there is a

shortage of condominiums that's

why the appraising prices are

high we need more construction

in condominiums this is going going in the right direction it

is having available on site and

the garage off the alley not on pine which is appropriate and no

one is being displaced the fact

there was an interesting article

in today's examiner a young

woman basically, had been

displaced from voluntarily from

san francisco because she

couldn't afford to buy anything

here she formed an organization

her grips the city has not built

enough housing over the last

thirty years and it didn't make

sense not to build on vacant

lots and talks about common

sense where a younger woman

tailbones I want to hear more

about the project I like what we

are doing on austin making the alley and pitting latin-american

on pine and worked well with the heights their allowed I

cigarette butt from the

adjacent building and lots of

support they've also had less parking than they could have and

seek a variance but that is fine

and other exemptions as well the

endorse is a technicality look

at the 20 to 25 open space and we've heard about the community

benefits so I think this is one

of many projects we're seeing

that is extremely well done and

very glad to see this I will move to approve. >> second. >> commissioner johnson. >> thank you very much definitely also supportive of

the project just a note it's

been brought up by the commissioners for their policy

issue I think the city needs for

housing and then whether or not

who lives there and how some of

the definition brought in public

comment but we city need more

units so I have a quick question

on the dwelling x important I

want to hear it again.

>> so basically one the method

to meet the "x" power

requirement to provide a 25 foot

and 25 foot open space area that

subsection requires that every

level increases that dimension

by 5 feet that particular area

does not technically meet the requirement. >> okay. Thank you. >> thank you. I wanted to ask

staff a clarification on the

motion you mentioned the sequa

motion needing to be first. >> the adaptation of the sequa

motion needs to be acted on first.

>> commissioners you've in the

past also called those together

if you choose to take them up

separately but you can make a

motion for all for both the sequa finding and the quality of

life at the same time and okay. Thank you.

>> my motion includes both.

>> thank you.

>> second >> in that case commissioners, if there's nothing further to adapt the

sequa finding and paragraph the conditional use and commissioner hillis or commissioner johnson

arrest commissioner richards

commissioner fong and tuptd

smoechldz unanimously 7 to zero

and zoning administrator what say you.

>> close the public comment and grant the variances.

>> thank you commissioners as

noted earlier you'll be taking

item 12 out of order on van ness

avenue request for large project authorization. >> good afternoon commissioners rick with the department staff

the project is a large

authorization for the promoted

project on van ness under the

seeking of the modification for

the rear yard permitted

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name: Lindsey Fisher)
)
Address: 353 Sacramento St, Suite 1788)
)
City: San Francisco)
)
State: California 94111)

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2017-K425283-00
Thursday, MAR 23, 2017 10:33:50
Ttl Pd $96.00 Rcpt # 0005572986
oar/AB/1-28

Space Above this Line For Recorder's Use

28 03

I (We) Pacific Pine LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 0667; LOT: 016, 017, 018, 018A, & 019

COMMONLY KNOWN AS: 1527-1545 PINE STREET

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to approval of **Building Permit Application No. 2013.12.03.3256 pursuant to Motion No. 19249 (Case No. 2006.0383C)** by the Planning Department and are conditions that had to be so attached in order that said application should be approved under the Planning Code.

The restrictions and conditions of which notice is hereby given are:

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 100 units; therefore, 12 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 12 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning org or the Mayor's Office of Housing at 415-701-5500, www sf-moh org

2. **Unit Mix.** The Project contains 100 dwelling units, 19 studios, 46 one-bedroom units and 35 two-bedroom units; therefore, the required affordable unit mix is 2 studios, 6 one-bedroom units, and 4 two-bedroom units. If the market-rate unit-mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning org or the Mayor's Office of Housing and Community Development at 415-701-5500, www sf-moh org

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit. See attached "Exhibit B" for reduced set of plans with designated affordable units.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www sf-moh org

4. **Phasing** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 12% of the each phase's total number of dwelling units as on-site affordable units.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning org or the Mayor's Office of Housing and Community Development at 415-701-5500, www sf-moh org

5 **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning org or the Mayor's Office of Housing and Community Development at 415-701-5500, www sf-moh org

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415 Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451.
As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning org or the Mayor's Office of Housing at 415-701-5500, www sf-moh org

a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Inclusionary Affordable Housing Program, an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.

d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the MOHCD or its successor.

f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department, any affordable units designated as on-site units shall be sold as ownership units and will remain ownership units for the life of the project.

g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and pursue any and all available remedies at law.

h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

(Signature) Joyce Yonce (Printed Name) Authorized Agent Pacific Dine LLC

Dated: March 21, 2017 at Walnut Creek, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On March 21, 2017 before me, Mihaela Muntean, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Joyce Vance
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MIHAELA MUNTEAN
Commission # 2096171
Notary Public - California
Contra Costa County
My Comm. Expires Feb 4, 2019

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date: _____

Number of Pages _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name. _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing. _____

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT A

The property referred to in this Notice of Special Restrictions is situated in the State of California, City and County of San Francisco, and is described more particularly as follows:

(INSERT LEGAL DESCRIPTION ON THIS PAGE)

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of San Francisco , County of San Francisco, State of California, described as follows:

PARCEL A.

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PINE STREET, DISTANT THEREON 168 FEET 4 INCHES EASTERLY FROM THE EASTERLY LINE OF VAN NESS AVENUE, RUNNING THENCE EASTERLY AND ALONG SAID LINE OF PINE STREET 50 FEET 3 INCHES, THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF AUSTIN STREET; THENCE AT A RIGHT ANGLE WESTERLY AND ALONG SAID LINE OF AUSTIN STREET 50 FEET 3 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF BEGINNING.

PARCEL B·

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PINE STREET, DISTANT THEREON 140 FEET 5 INCHES WESTERLY FROM THE WESTERLY LINE OF POLK STREET; AND RUNNING THENCE WESTERLY ALONG SAID LINE OF PINE STREET 25 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF AUSTIN STREET (FORMERLY AUSTIN AVENUE); THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF AUSTIN STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF WESTERN ADDITION BLOCK NO 56

PARCEL C·

BEGINNING AT A POINT ON THE NORTHERLY LINE OF AUSTIN STREET, DISTANT THEREON 115 FEET 5 INCHES WESTERLY FROM THE WESTERLY LINE OF POLK STREET, AND RUNNING THENCE WESTERLY AND ALONG SAID LINE OF AUSTIN STREET 25 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 50 FEET TO THE NORTHERLY LINE OF AUSTIN STREET AND THE POINT OF COMMENCEMENT.

BEING A PORTION OF WESTERN ADDITION BLOCK NO 56

PARCEL D.

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF PINE STREET, DISTANT THEREON 115 FEET 5 INCHES WESTERLY FROM THE WESTERLY LINE OF POLK STREET, RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF PINE STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 70 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET, AND THENCE AT A RIGHT ANGLE NORTHERLY 70 FEET TO THE SOUTHERLY LINE OF PINE STREET AND THE POINT OF COMMENCEMENT.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 56.

PARCEL E

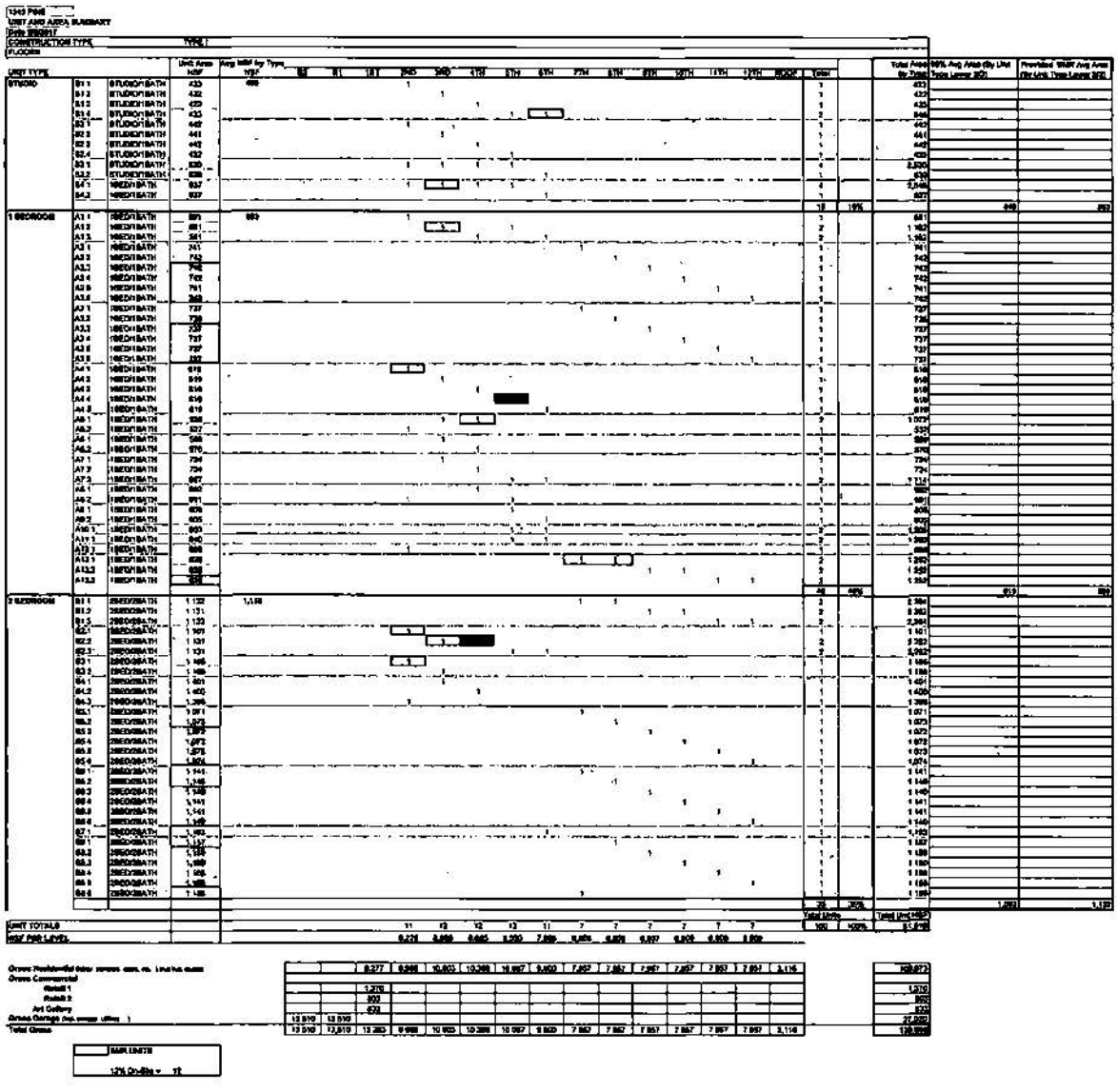
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF PINE STREET, DISTANT THEREON 90 FEET 5 INCHES WESTERLY FROM THE WESTERLY LINE OF POLK STREET, RUNNING THENCE WESTERLY ALONG THE SOUTHERLY LINE OF PINE STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET TO THE NORTHERLY LINE OF AUSTIN AVENUE; THENCE AT A RIGHT ANGLE EASTERLY ALONG SAID LINE OF AUSTIN AVENUE 25 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 120 FEET TO THE SOUTHERLY LINE OF PINE STREET AND THE POINT OF COMMENCEMENT.

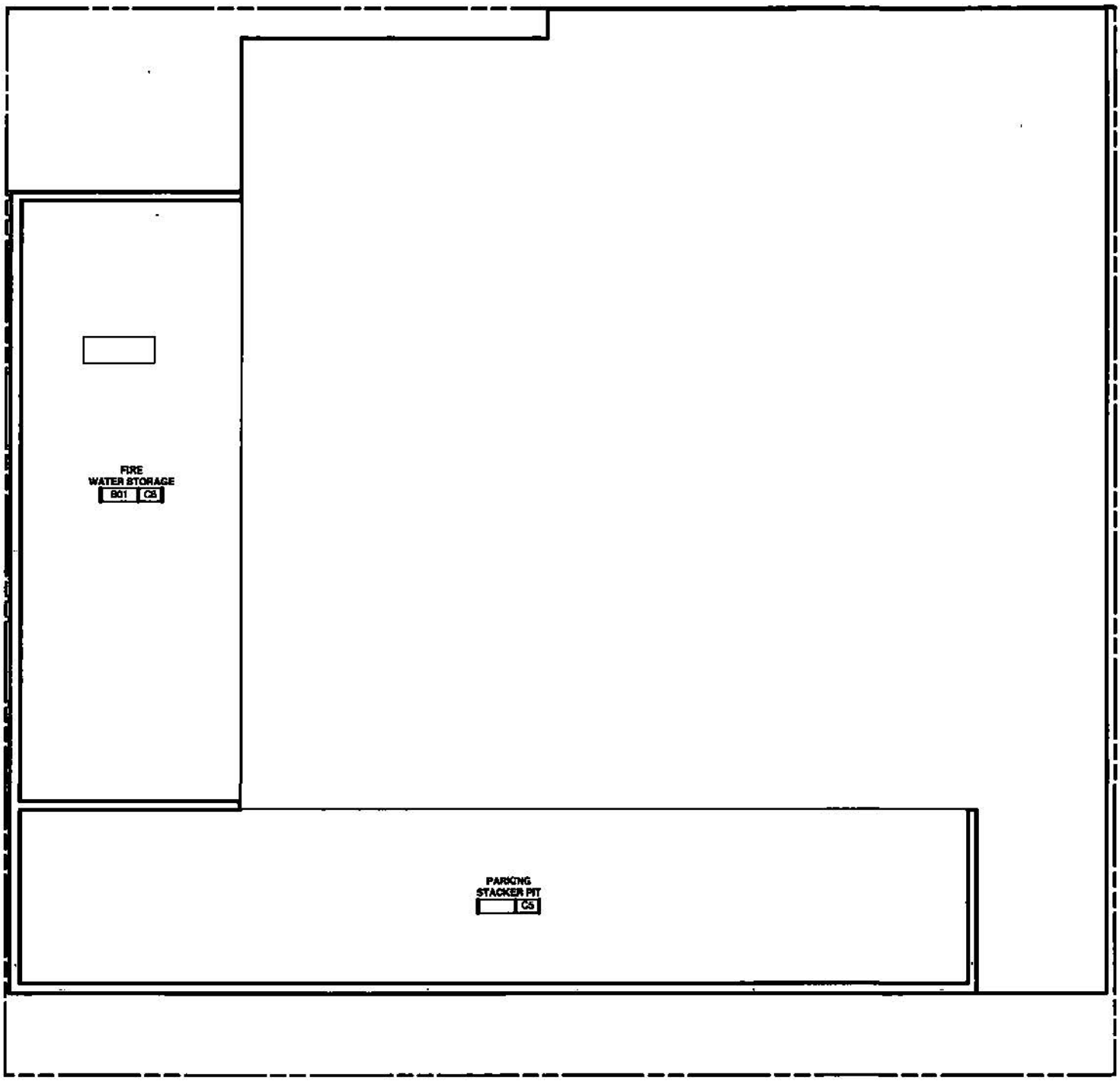
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 56.

APN. Lot 016; Block 0667 (Affects Parcel A), Lot 017, Block 0667 (Affects. Parcel B), Lot 018, Block 0667 (Affects. Parcel C), Lot 018A; Block 0667 (Affects Parcel D) and Lot 019, Block 0667 (Affects: Parcel E)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT B
PLANS OF PROJECT INDICATING LOCATION OF AFFORDABLE UNITS





1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

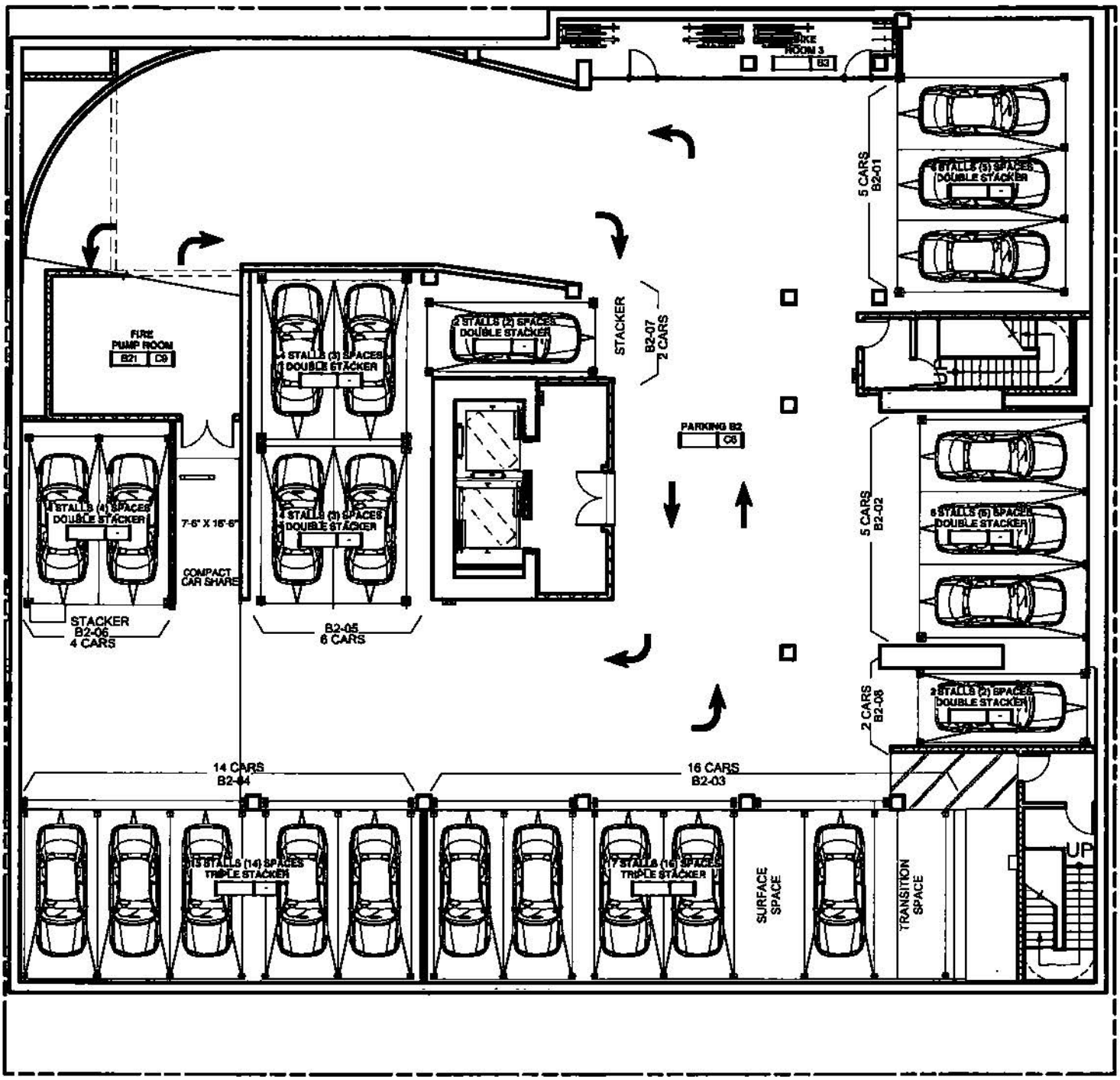
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR B3
BUILDING LAYOUT

SHEET

AA.B3



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
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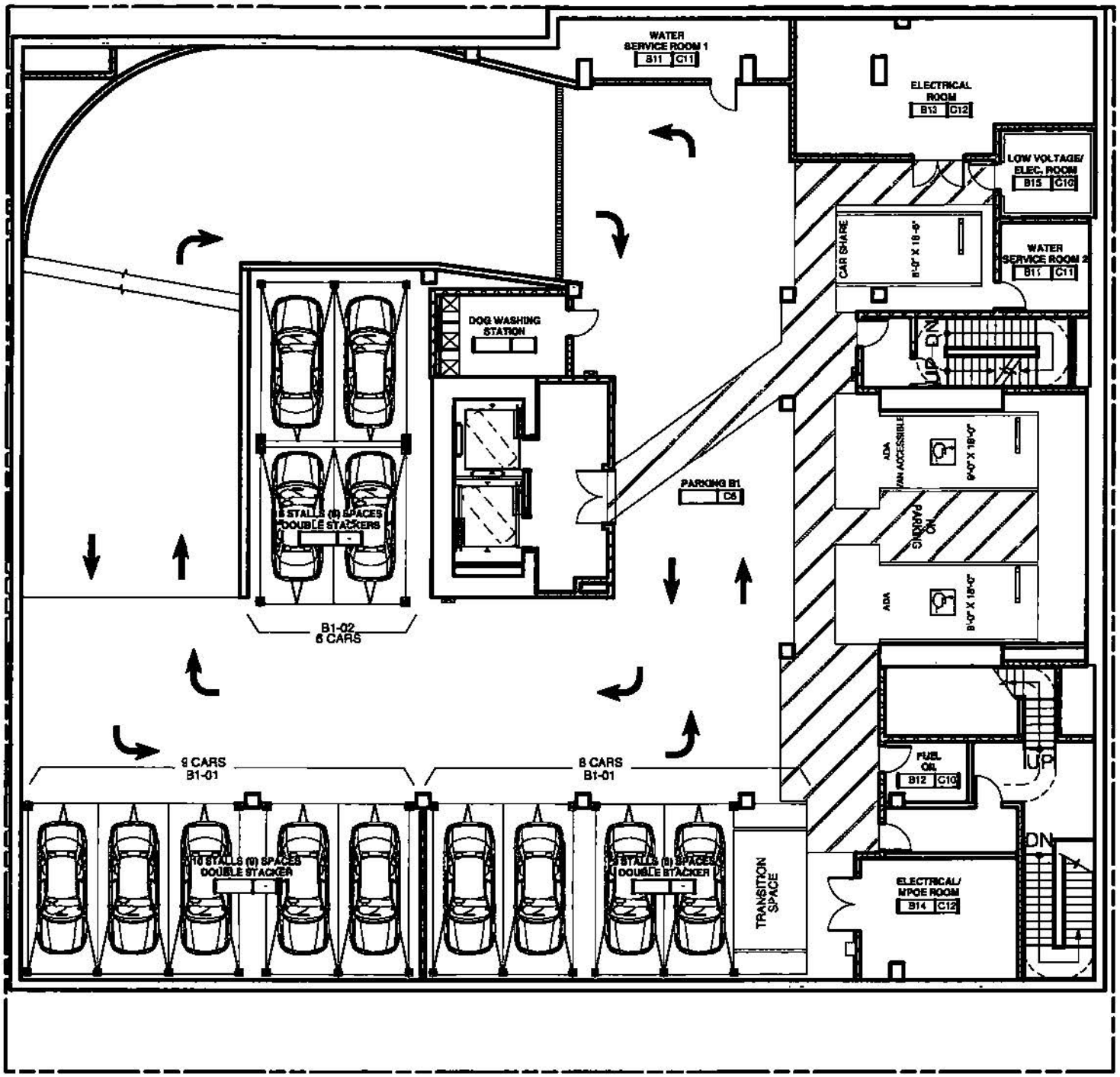
BY	GL
PROJ #	1426

TITLE

FLOOR B2
BUILDING LAYOUT

SHEET

AA.B2



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
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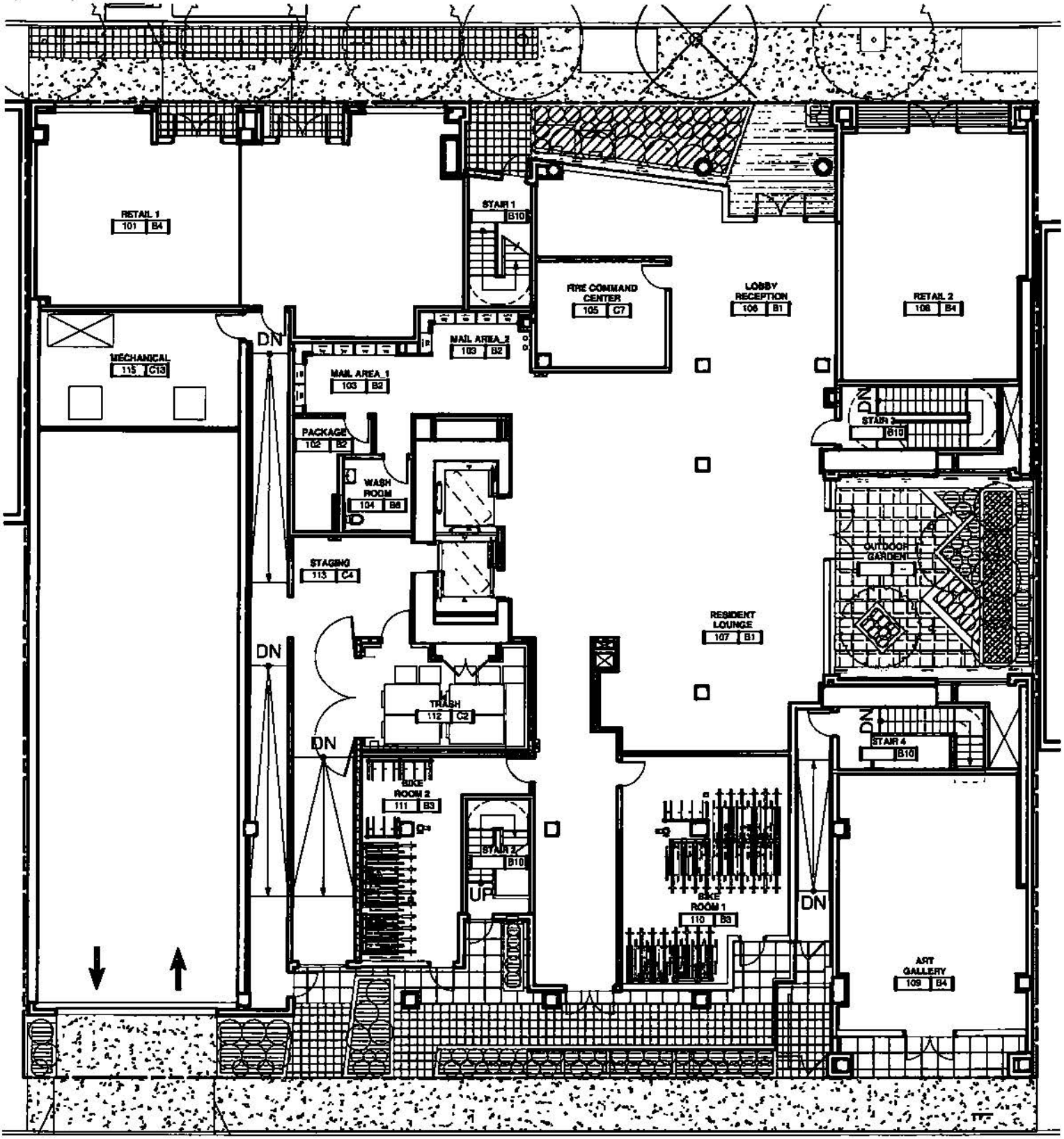
BY	GL
PROJ #	1426

TITLE

FLOOR B1
BUILDING LAYOUT

SHEET

AA.B1



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
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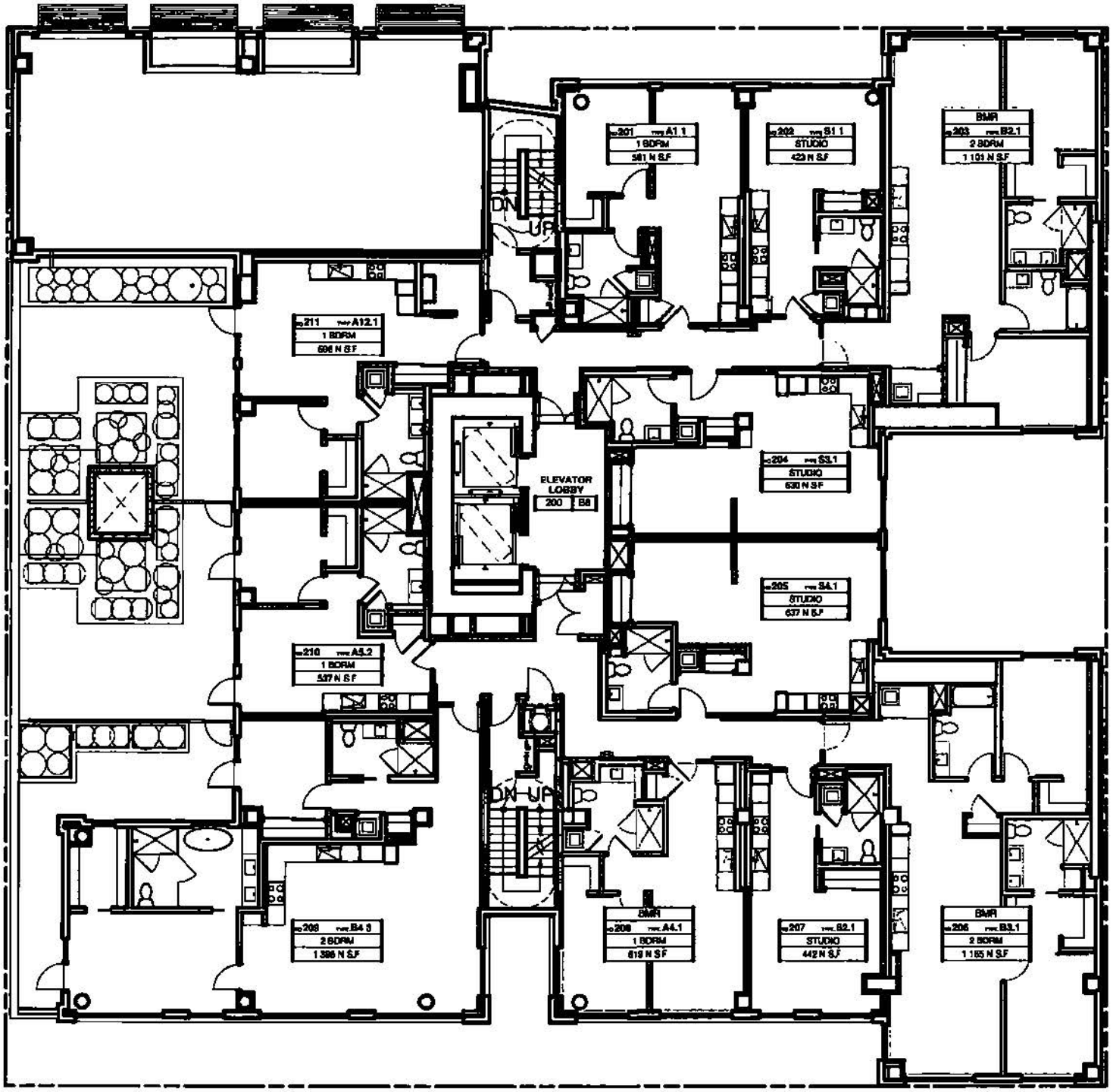
BY	GL
PROJ #	1426

TITLE

FLOOR 1
BUILDING LAYOUT

SHEET

AA.1



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

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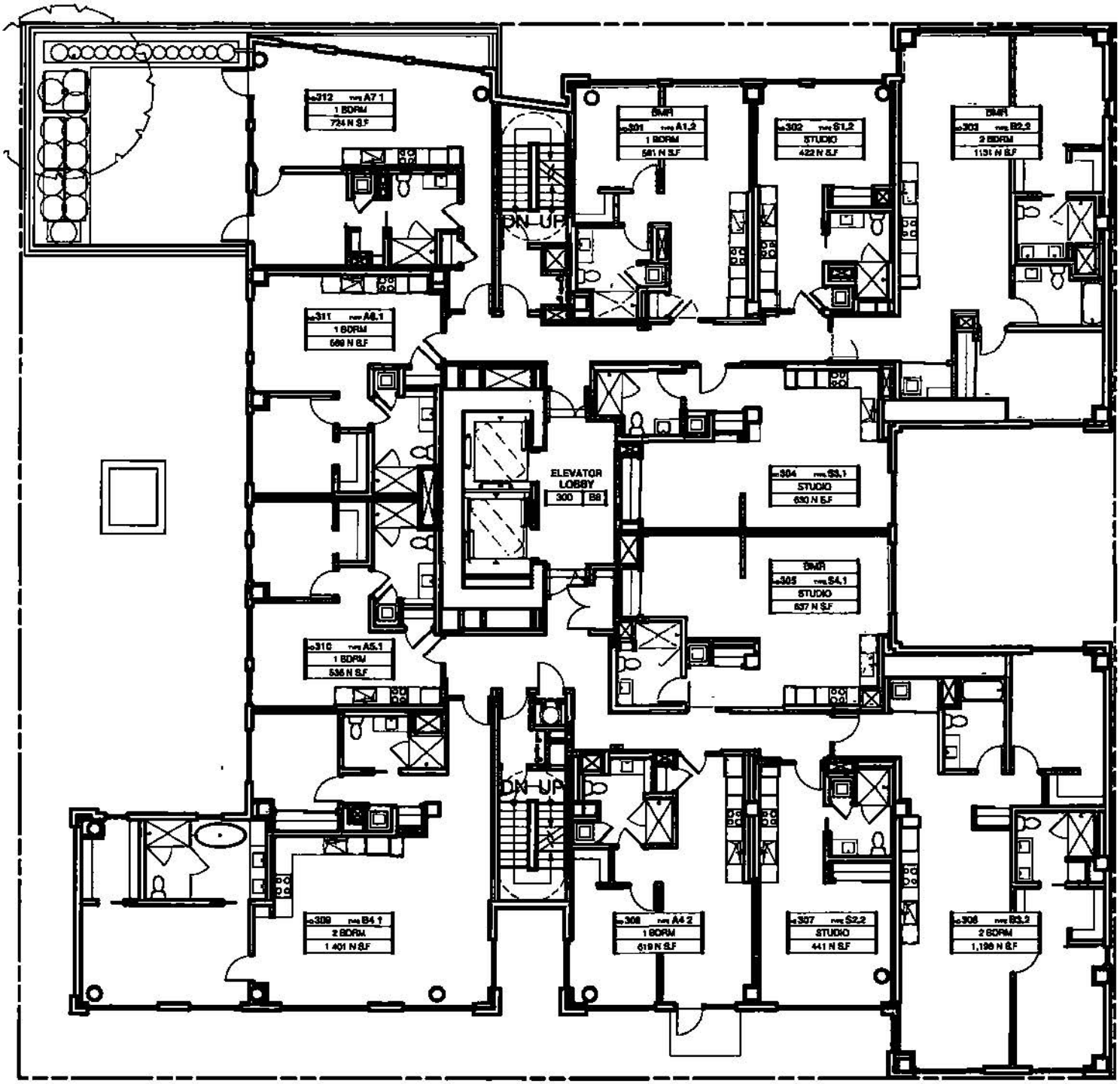
BY	GL
PROJ #	1426

TITLE

FLOOR 2
BUILDING LAYOUT

SHEET

AA.2



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

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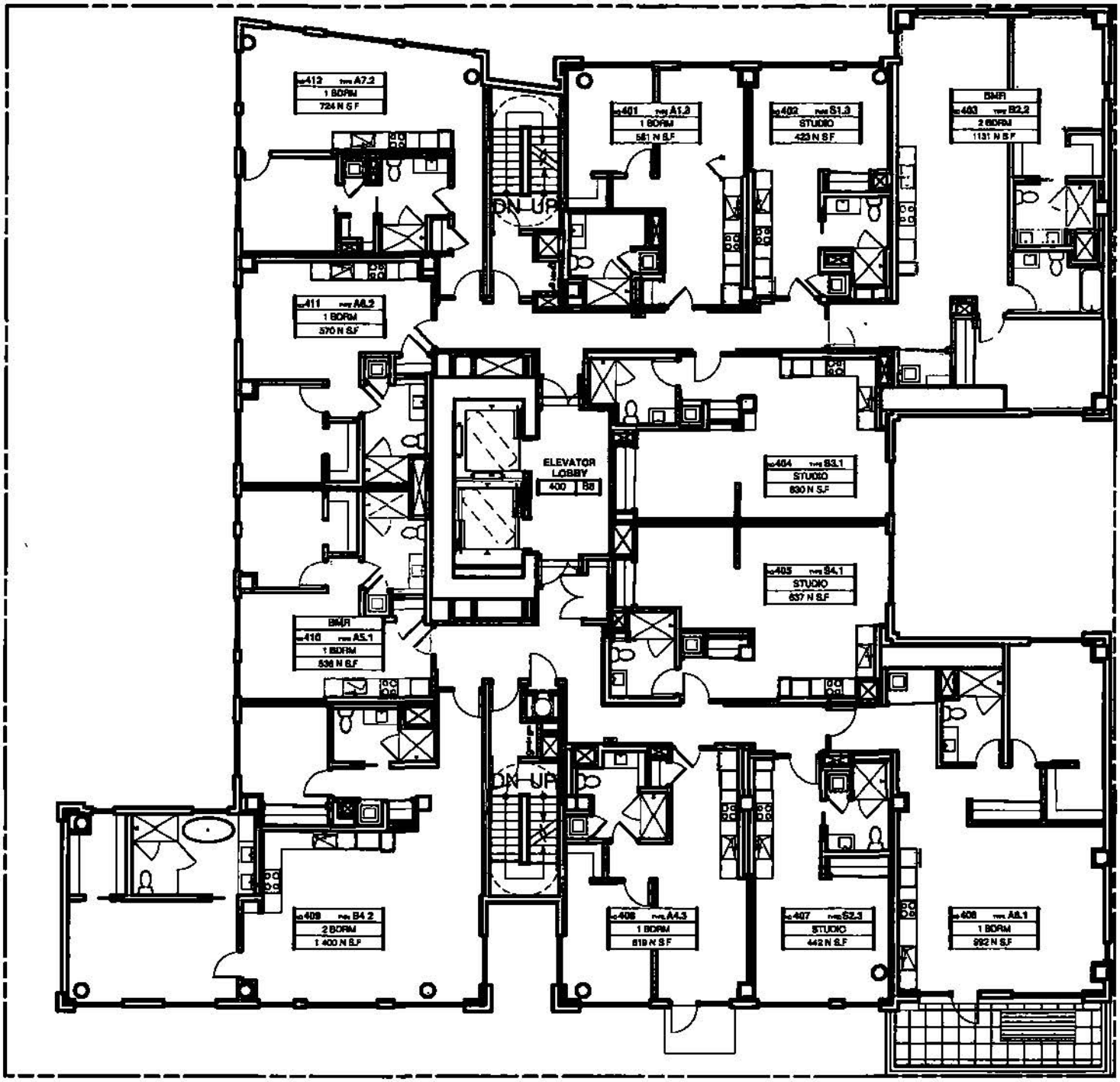
BY	GL
PROJ #	1426

TITLE

FLOOR 3
BUILDING LAYOUT

SHEET

AA.3



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
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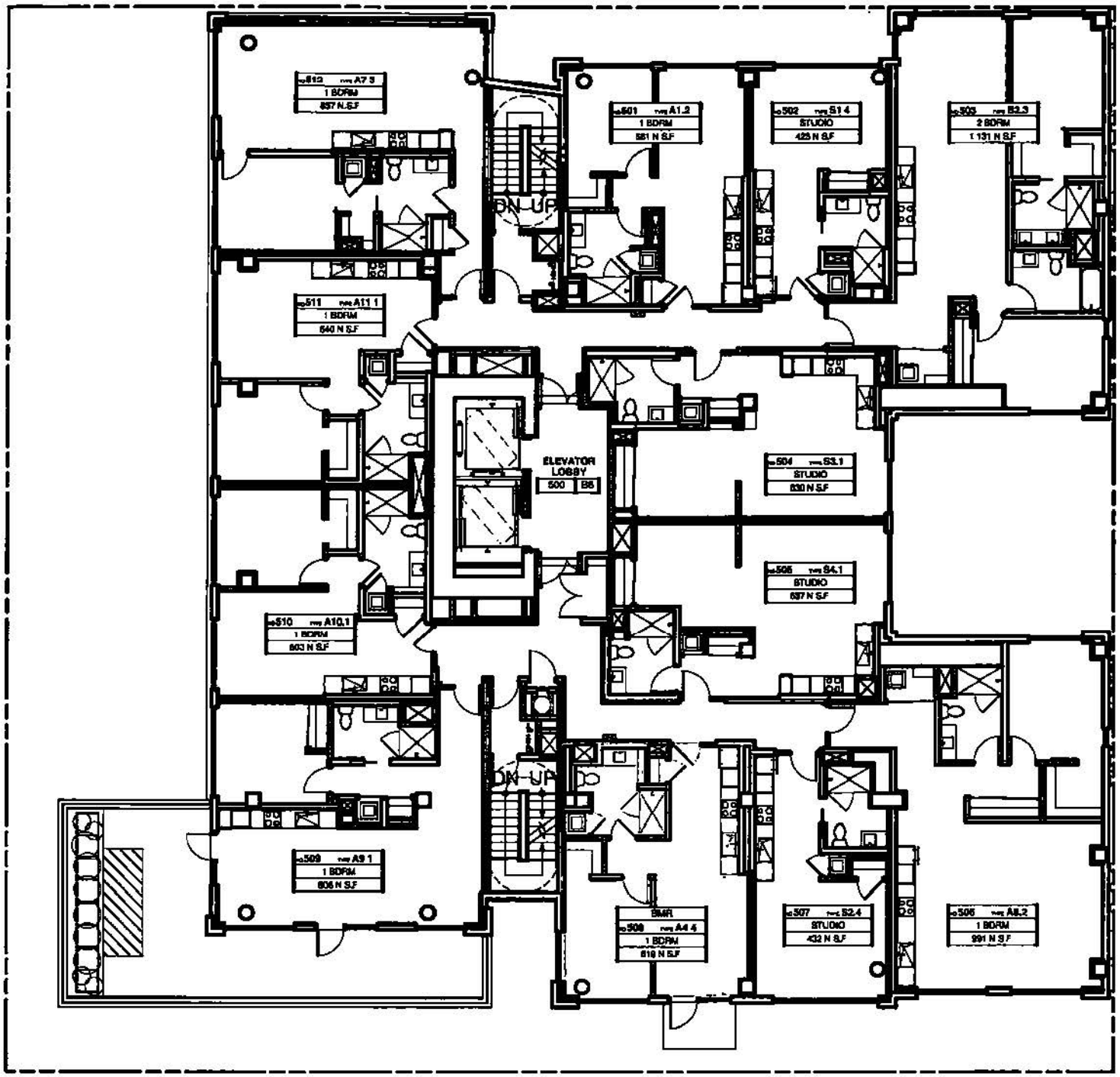
BY	GL
PROJ #	1426

TITLE

FLOOR 4
BUILDING LAYOUT

SHEET

AA.4



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

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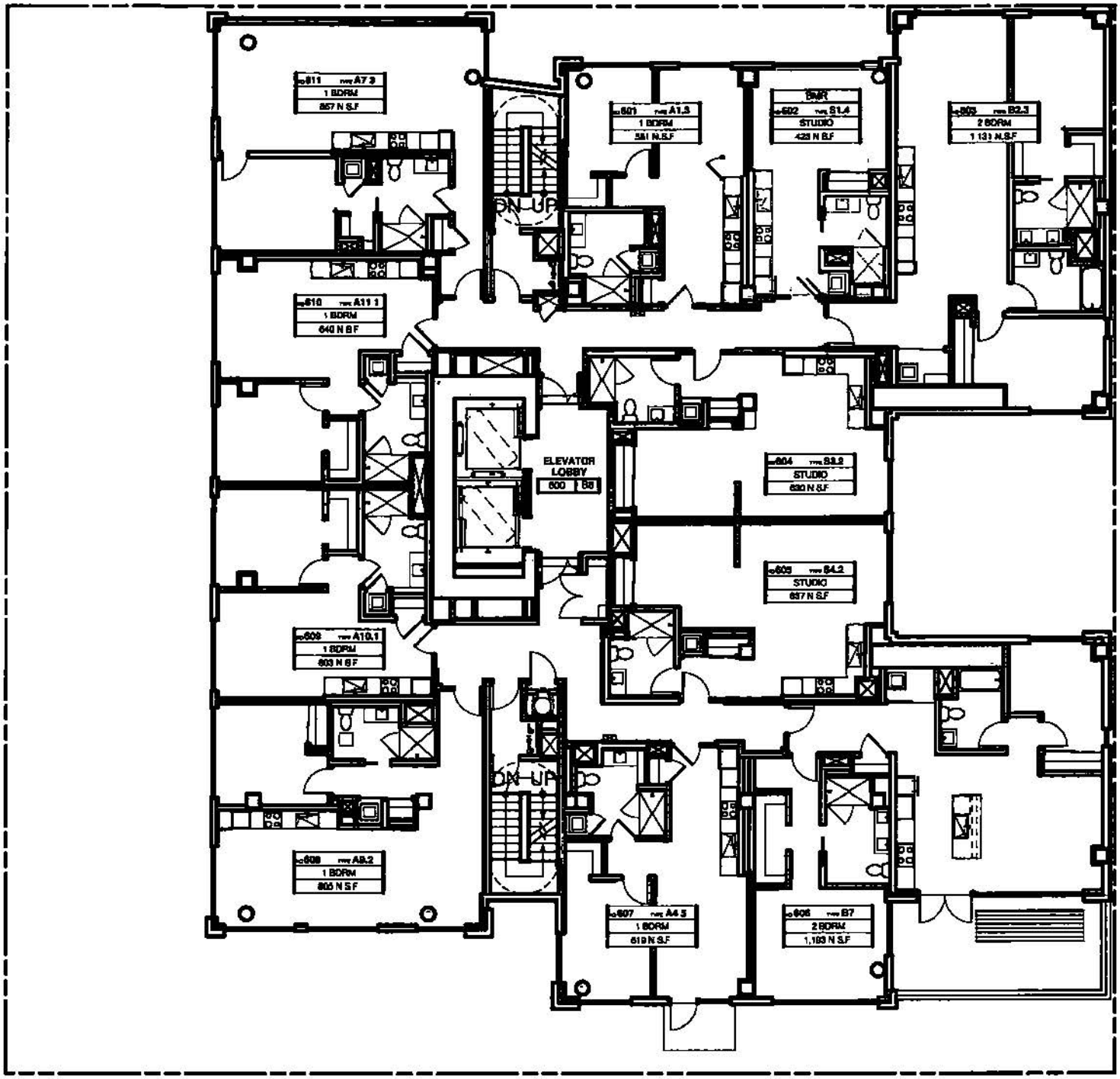
BY	GL
PROJ #	1426

TITLE

FLOOR 5
BUILDING LAYOUT

SHEET

AA.5



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
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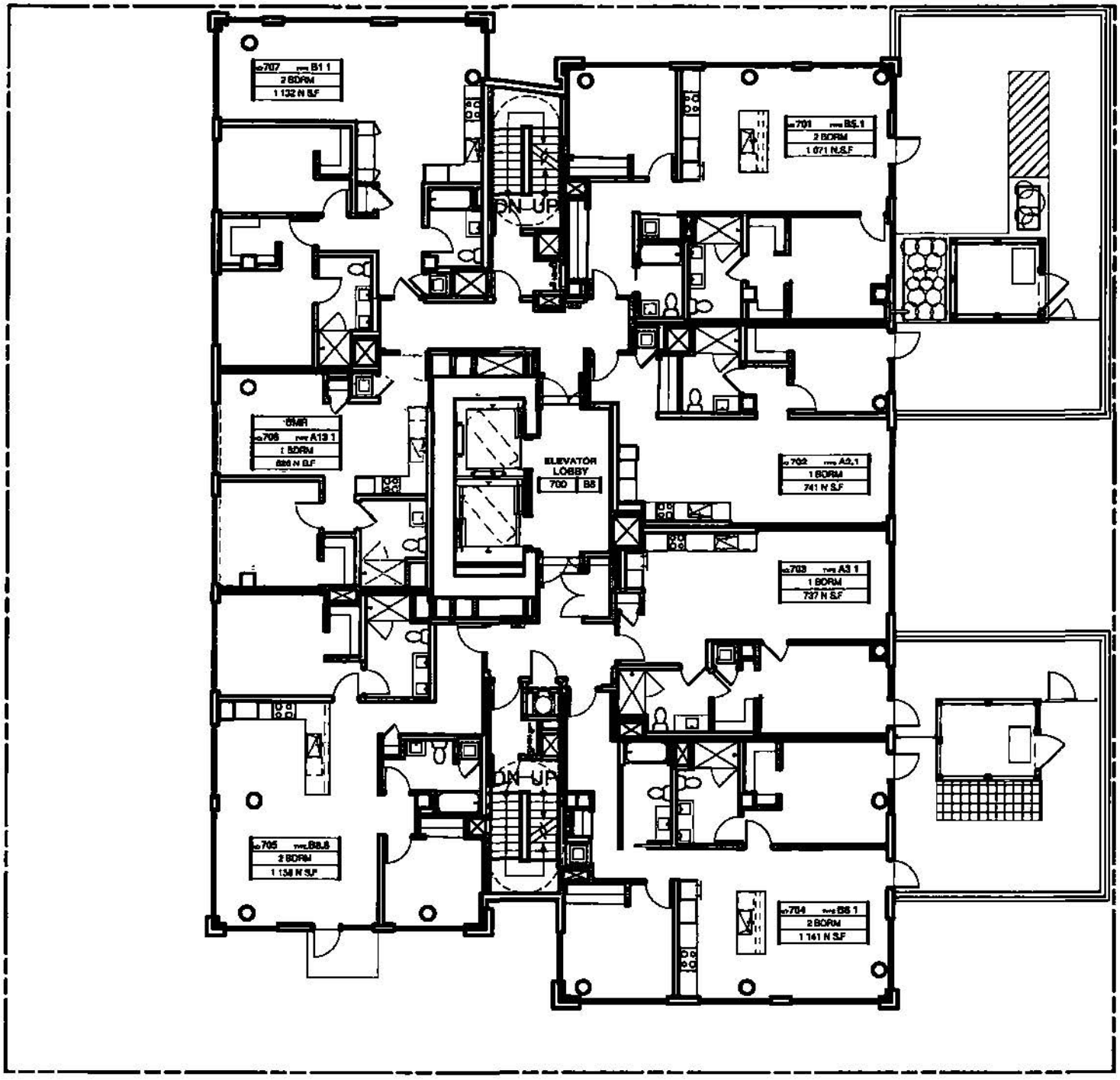
BY	GL
PROJ #	1426

TITLE

FLOOR 6
BUILDING LAYOUT

SHEET

AA.6



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

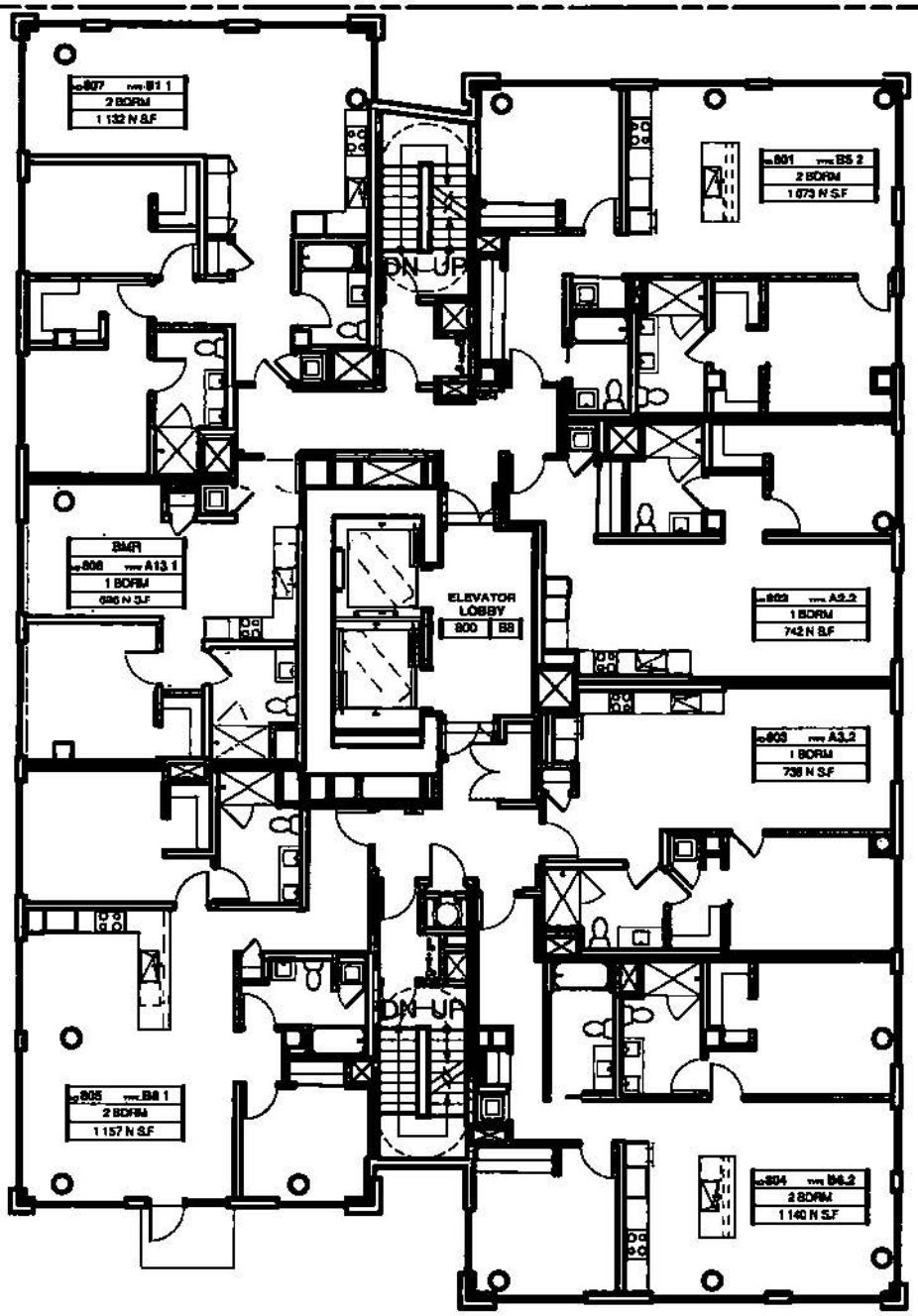
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR 7
BUILDING LAYOUT

SHEET

AA.7



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
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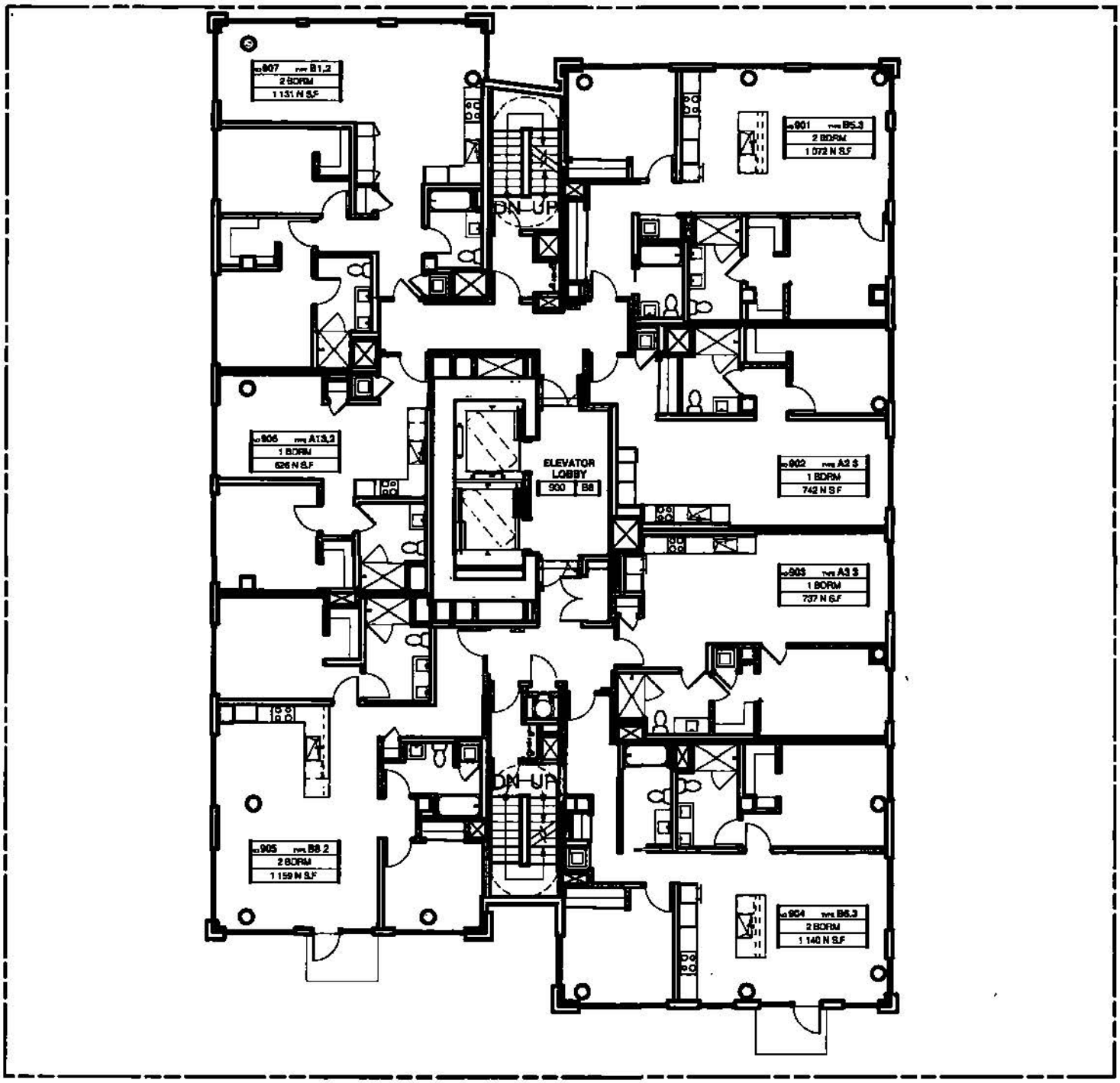
BY	GL
PROJ #	1426

TITLE

FLOOR 8
BUILDING LAYOUT

SHEET

AA.8



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

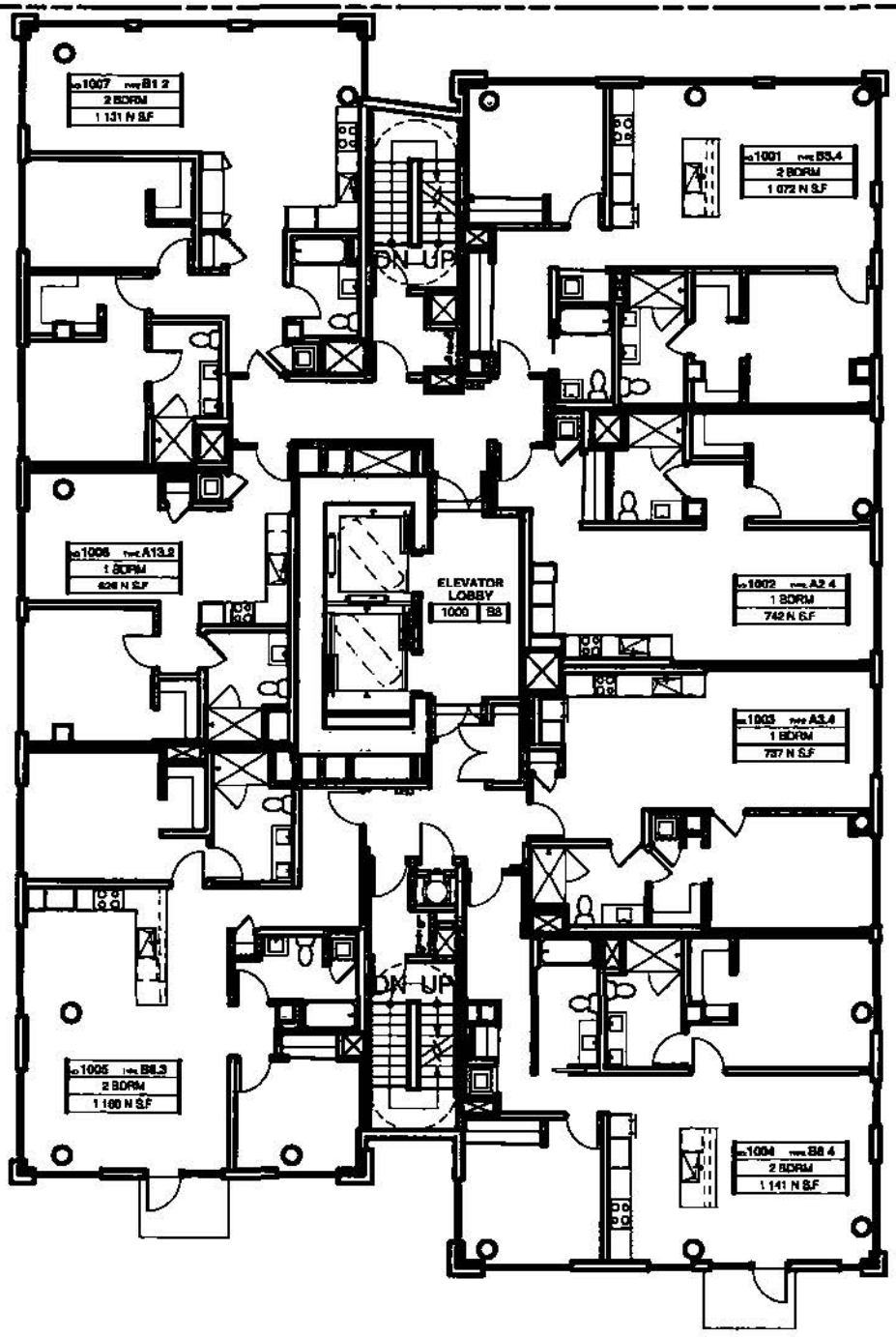
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR 9
BUILDING LAYOUT

SHEET

AA.9



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

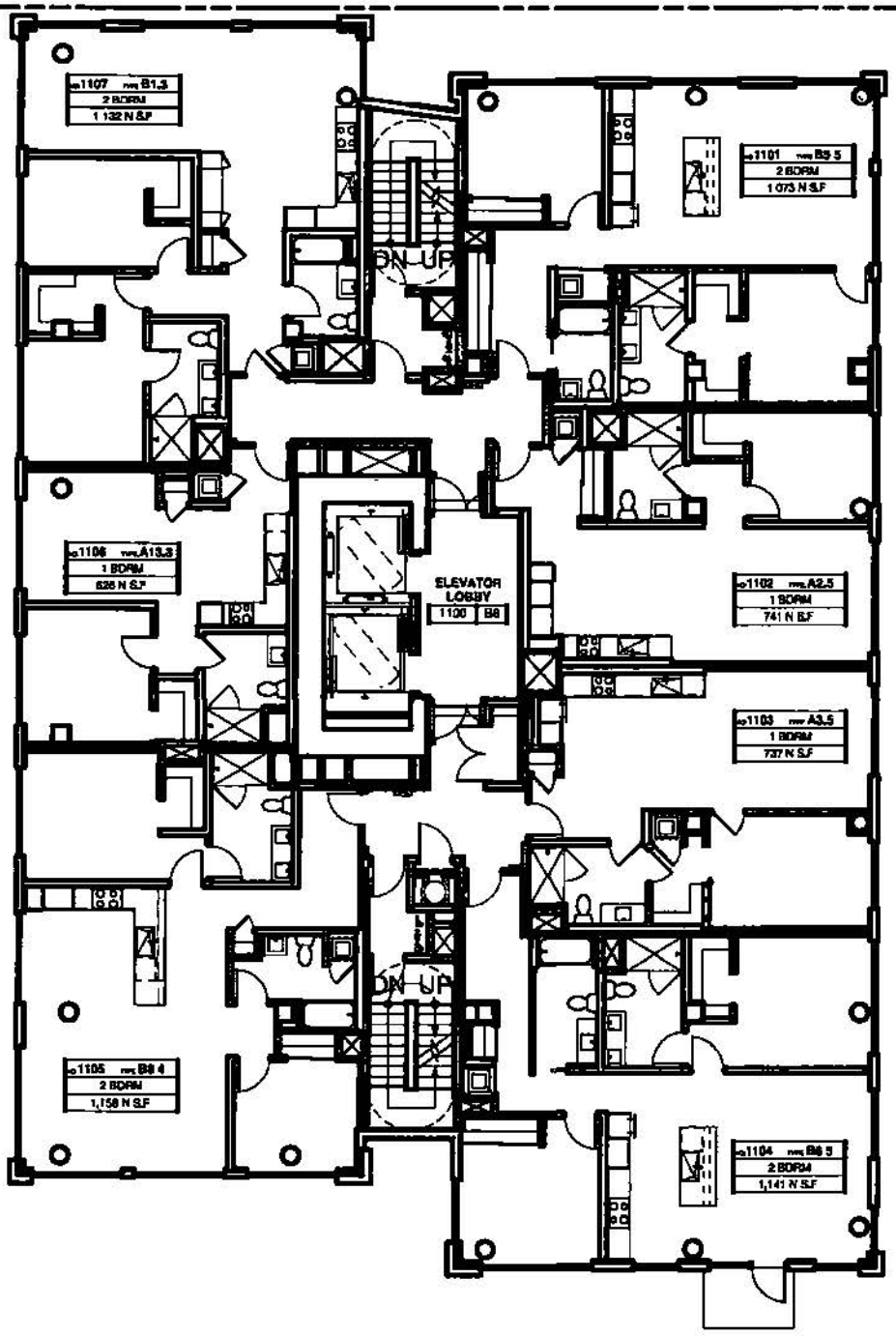
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR 10
BUILDING LAYOUT

SHEET.

AA.10



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

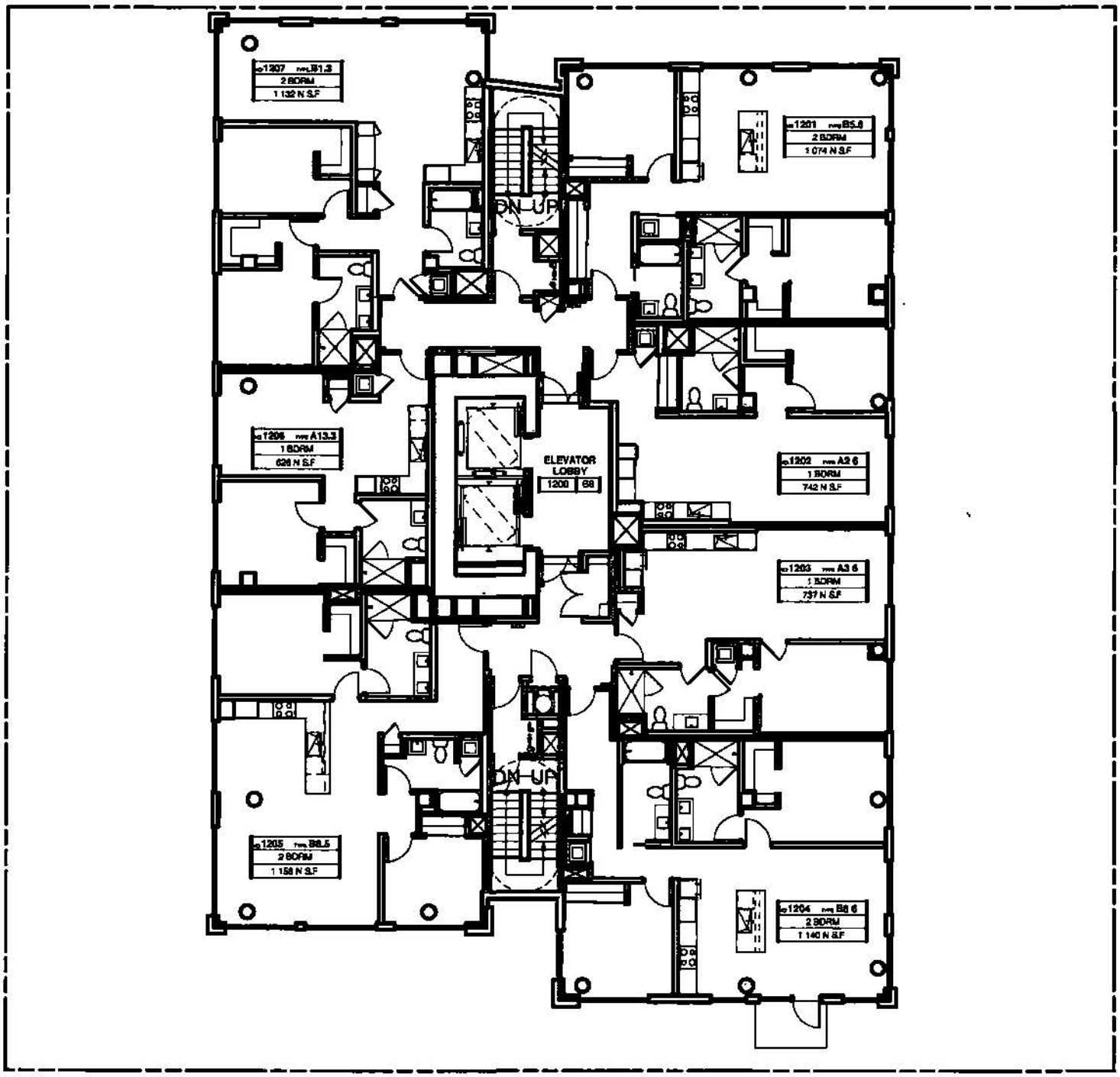
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR 11
BUILDING LAYOUT

SHEET

AA.11



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

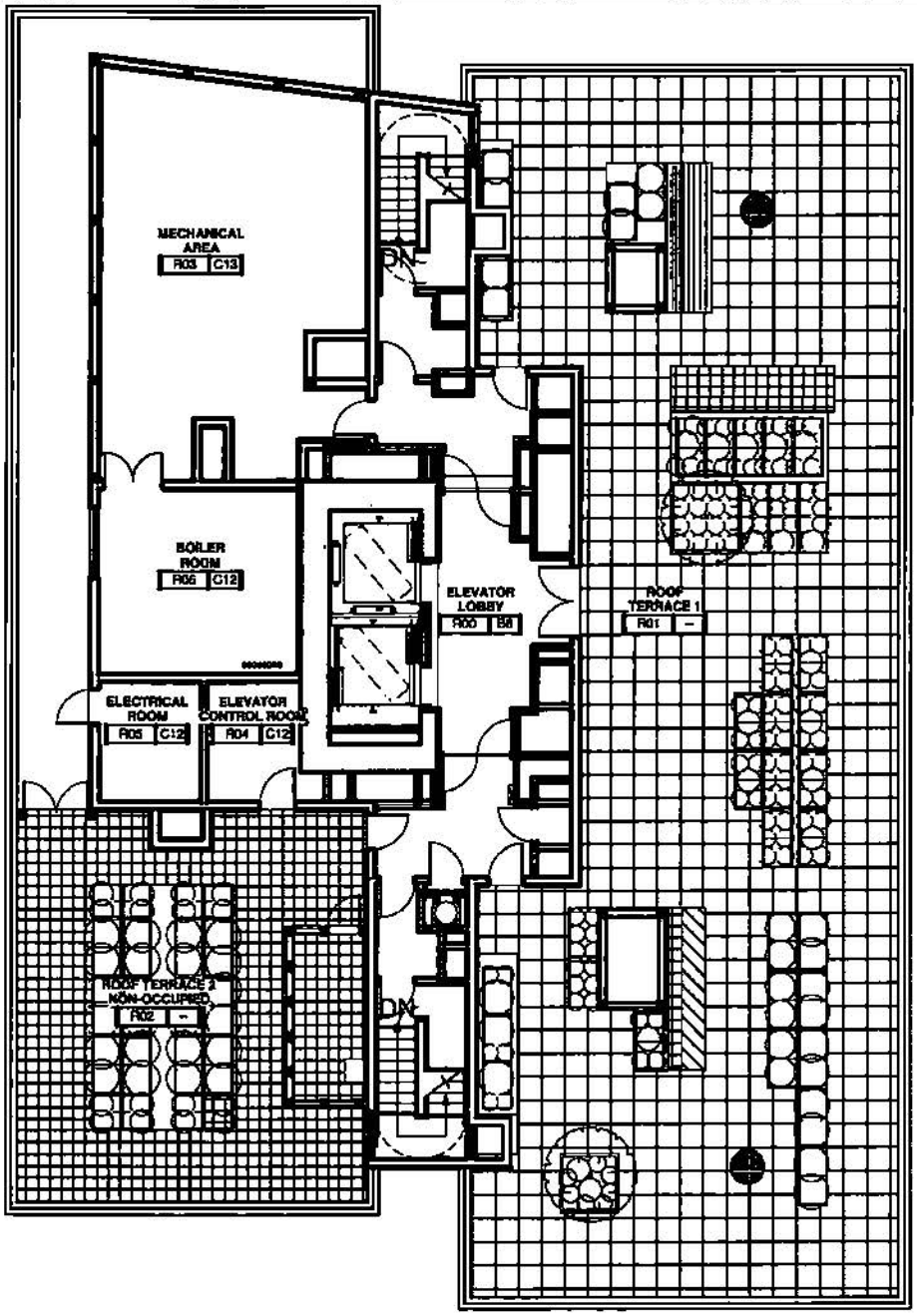
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR 12
BUILDING LAYOUT

SHEET

AA.12



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

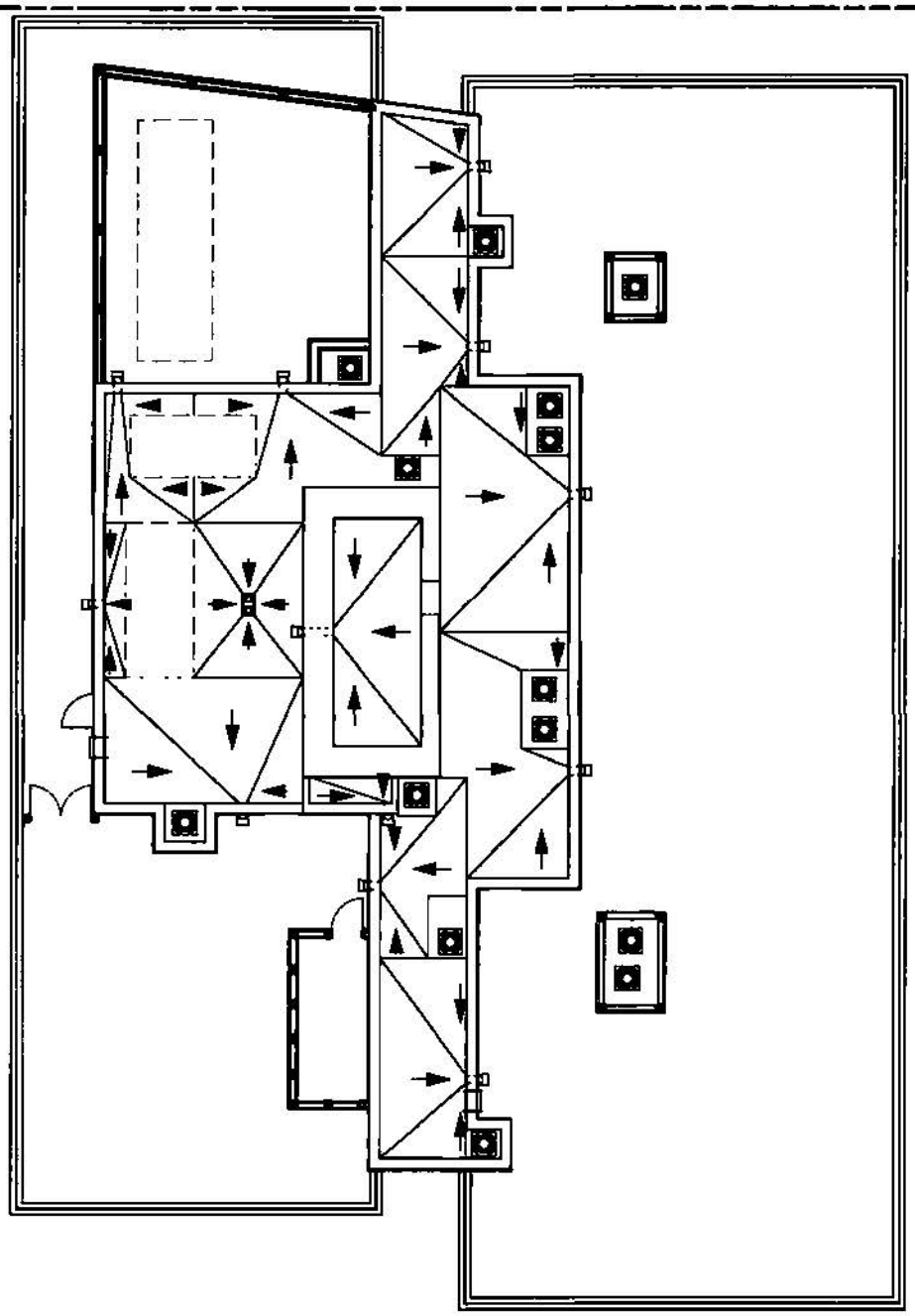
DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR R1
BUILDING LAYOUT

SHEET

AA.R1



1545 PINE STREET **SAN FRANCISCO, CA**

BDE ARCHITECTURE

DATE	2 8 17
SCALE	1/16"=1'-0"
BY	GL
PROJ #	1426

TITLE

FLOOR R2
BUILDING LAYOUT

SHEET

AA.R2

ATTACHMENT 3

THE AUSTIN, SAN FRANCISCO, CALIFORNIA

SELLER'S ADDITIONAL DISCLOSURE TO PURCHASERS

PACIFIC PINE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY THAT OWNS THE PROJECT AND IS SELLING THE UNITS, HEREBY PROVIDES THE FOLLOWING ADDITIONAL DISCLOSURE TO BUYERS OF CONDOMINIUM UNITS AT THE AUSTIN.

The Seller of The Austin understands that entitlement applications have been submitted to City agencies for a proposed new 7-story mixed-use commercial and residential development at the adjacent property to the east at 1525 Pine Street. Complete details for the potential development and proposed construction timeline are not available at this time. The proposed project has not been approved and building permits have not been issued by City agencies at this time. The future of the proposed project is uncertain at this time. It is unknown whether the proposed project will be approved and built. If the project is built, it may be constructed with different specifications. Until such time as the proposed project is approved, permits are issued and the project is constructed, it is subject to change.

If the proposed project at 1525 Pine Street is approved and construction proceeds, then throughout the demolition and construction processes at 1525 Pine Street, construction personnel may have temporary access to the Project and a construction crane may have a temporary right to traverse the Project's airspace. Completion of the proposed 1525 Pine Street project may impact unit views, light source and privacy for certain Units and areas of the Project, particularly those of east facing Units in the Project. The roof of the proposed 1525 Pine Street project may contain venting and mechanical equipment that may be visible from your Unit and the Project, and may contain roof deck(s). The proposed redevelopment of 1525 Pine Street currently includes retaining Grubstake restaurant, as discussed in the Seller's Supplemental Disclosures to Purchasers (the "Disclosure Statement"), as the ground floor tenant. You should contact the San Francisco Planning Department for further detail.

All capitalized terms used but not defined herein shall have the same meaning given to such term in the Disclosure Statement.

ACKNOWLEDGEMENT

Buyer has fully read and understands this Additional Disclosure and has asked any questions Buyer deems appropriate to clarify any issue(s) described herein.

Signature _____ _____

Printed Name _____ Date

Signature _____ _____

Printed Name _____ Date

_____
Seller's Representative

Unit Number _____

ATTACHMENT 4

PELOSI LAW GROUP

May 4, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Re: 1525 Pine Street (Case No. 2015-009955CUA) - May 6, 2021 Hearing for Conditional Use Authorization

Dear President Koppel and Commissioners,

On May 6, 2021 the Planning Commission will consider a Conditional Use Authorization (CUA) for a proposed eight-story, 83-foot-tall mixed used development consisting of 21 dwelling units and approximately 2,473 square feet of commercial space located at 1525 Pine Street (Project). The Project is located on a narrow through lot between Pine Street and Austin Street that currently is the location of the Grubstake restaurant. The Grubstake will return to the ground floor of the Project after construction is completed and elements of the Grubstake will be incorporated into the Project through the retention, replication and reuse of aspects of the current Grubstake. The Project will include 13% of the units for very low-income tenants in a transit-rich area of the City and utilize the State Density Bonus to provide 21 units of much needed housing.

The Project was originally scheduled to be heard on March 18, 2021. At the request of the Lower Polk Neighbors (LPN), the Project sponsor requested a continuance to allow the Project to be presented again to the LPN.[1] On April 14th, the Project sponsors presented the Project to the LPN at their regularly scheduled meeting. At that meeting, the Project sponsors shared shadow diagrams prepared by PreVision Design evaluating the Project's shadow on Austin Alley, comparing it to a code compliant project. The diagrams show that the increase in height of the building does not meaningfully change the shadow cast along Austin Alley. Copies of those diagrams are attached as **Attachment A**.

On April 28th, a second meeting was held by the LPN to discuss the Project, as is standard practice for projects being considered by the LPN.[2] At both meetings, there was strong support for the Project and its addition of much needed housing as well as some concern expressed by adjacent condo owners at The Austin. The Project sponsors appreciate the LPN making time and space on its agenda(s) to hear the Project.

[1] The Project had previously been presented to the LPN. At the time, the Project was not utilizing the State Density Bonus Law. While the Project sponsor had notified the LPN of the changes to the Project and invited them to community meetings to review the Project changes, a formal presentation to the LPN did not occur and at the time was not requested. When the LPN requested a formal presentation, the Project sponsor requested a continuance.
[2] The LPN's standard practice is to hear a project at one meeting and discuss it at a subsequent meeting with decisions on whether to support or oppose a project made by the Board following the two meetings. Here, a special meeting was called to discuss the Project given the May 6, 2021, Planning Commission hearing date.



At the second meeting, the Project agreed to further the Project's commitment to improving Austin Alley and will be contributing an additional $15,000 on top of $10,000 previously committed to help fund Austin Alley improvements such as replacing lights and sponsoring the Cultural Heritage Medallion Program. In response to concerns raised by The Austin residents, the Project sponsors will investigate light enhancement measures to direct light from the Project to the lightwell/interior courtyard of The Austin and will work with key stakeholders on finding a viable solution to the concern raised. The Project sponsors are committed to working with the LPN and we understand they will be supporting the Project and the additional housing that it will provide. The Project has also received 39 letters of support. Those letters are from neighbors, including owners at The Austin, community members, businesses and local organizations including Betty Sullivan (SF Bay Times), Dr. Bill Lipsky (LGBTQ Historian and Published Author), and Linda and Fernando Santos (former owners of the Grubstake). Copies of these letters are included as **Attachment B**.

Finally, the Project under consideration has been in process for almost six (6) years. The initial application was filed on July 31, 2015, and since that time the Project has navigated Planning Code changes, evaluated not only whether the Grubstake is a historic resource but prepare documentation and analysis on the Polk Gulch LGBTQ Cultural District and respond to and address comments from the community and design feedback from the Planning Department. Almost six (6) years for a Project of this size shows the Project sponsor's commitment to not only addressing concerns raised but a focus on proposing a development that respects the history of the Grubstake while also providing much needed housing. Regarding the Grubstake, the Project is required to return the restaurant to the site. The Project itself, as it is defined, includes preserving and replicating various elements of the Grubstake.

For these reasons and as discussed in more detail below, **we respectfully request that the Planning Commission approve the CUA for a Large Lot Development (Section 121.1); Non-Residential Use Size (Section 121.2); Dwelling Unit Mix (Section 207.6); and Restaurant Operating Hours (Section 723).**

1. Project Description

The Project is located on a through lot with frontage on Pine Street and Austin Street. The Project site is occupied by the one-story Grubstake restaurant, which would be demolished and replaced with an eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,473 square feet of commercial space to be occupied by the Grubstake. The Project will include 13% of the dwelling units for low-income residents.

The Grubstake is a known late-night eatery with cultural significance within the Polk Gulch LGBTQ Cultural District. The existing Grubstake is comprised of an old lunch wagon that was located at the site in 1917 and has been heavily altered over time. Although the Grubstake is not a landmark or historic building, the restaurant is culturally significant and the Project design includes salvaging and reusing some of the interior and exterior features of the Grubstake, including the existing signage, and the Project's design honors the old lunch wagon style. In April 2018, the Project sponsor retained Architectural Resources Group (ARG) to evaluate the Grubstake and make recommendations



regarding architectural features that could be salvaged for reuse or replicated in the new development. Subsequently, the Project sponsor retained ARG to provide design consultation on the Project. ARG's recommendations have been incorporated into the Project and copy of them is included as **Attachment C.** Finally, the Project sponsor, who also owns Grubstake, intends to reinstate Grubstake within the restaurant space after construction, including the late-night dining hours.

2. Project Approvals

The Project requires a CUA for a Large Lot Development (Section 121.1); Non-Residential Use Size (Section 121.2); Dwelling Unit Mix (Section 207.6); and Restaurant Operating Hours (Section 723).

A. Large Lot Development

The Planning Code requires a CUA for any development on a lot more than 2,500 square feet in the Polk Street-NCD. The Project's lot is approximately 3,000 square feet and is 25 feet in width.[3] The Project mass and façade are entirely compatible with the surrounding properties including the adjacent new residential tower to the west at 1545 Pine Street and the 25-story hotel just across Pine Street. The return of the Grubstake into the Project's lower levels ensures an active commercial ground floor uses and street scene. Granting the CUA will allow the development of much needed housing in a transit rich urban environment and ensure an active commercial use along the ground floor that includes the preservation and return of a coveted neighborhood restaurant.

B. Non-Residential Use in Excess of 2,000 square feet

The Planning Code requires a CUA for any non-residential use more than 2,000 square feet in the Polk Street-NCD. The Grubstake is currently approximately 1,661 square feet and the proposed new Grubstake space is approximately 2,473 square feet with some of the additional square footage contained in a mezzanine area created by the replication of the existing barrel ceiling. The additional square footage will allow the return of the Grubstake to the Project's ground floor to serve the neighborhood in the same way it has for many years as one of the only late-night dining options in the City. Granting the CUA will ensure a viable restaurant with sufficient kitchen and seating areas.

C. Dwelling Unit Mix

The Planning Code requires a CUA for projects in the Polk Street-NCD that do not comply with the requirements that 35% of a project's residential units have a mix of two (2)- and three (3)-bedroom units with at least 10% as three (3) bedrooms. The Project proposes that 28% of the units are two (2) and three (3) bedrooms with 14% of the units as three (3)-bedroom units. While the Project will provide a lower percentage of overall two (2) and three (3)-bedroom units it will provide more three (3)-bedroom units than is required under the Code and will construct two (2) studio units in lieu of the needed two (2)-bedroom units, providing more affordable-by-design units in the Project.

[3] The Project filed its initial application in 2015 and at that time a CUA was not required for development on lots more than 2,500 square feet. The CUA requirement was implemented through Planning Code changes approved in 2017.

The narrow lot and needed lightwells along both sides of the Project creates a significant constraint to the site's floor plan, unit layout and results in the only ability to meet the required unit mix being further increasing the building height, a change that not only significantly impacts the cost of the Project by changing the construction type proposed but also is not desirable in terms of the adjacent structures or urban design patterns. Granting the CUA will allow the Project to provide more dwelling units within a structure that increases building height by only one story.

D. Restaurant Operating Hours

The Planning Code requires a CUA for projects in the Polk Street-NCD that are open between 2:00 am and 6:00 am. The Grubstake has historically been known as an after-hours late-night dining location and it is those late-night hours that made it unique in the neighborhood during the historic context statement period. Few of these late-night dining options remain, even before the COVID-19 pandemic. The Grubstake historically has had 24-hour operations. Recently, it has stayed open until 4:00 a.m. and granting the CUA will allow the Grubstake to return to its full glory including after-hours dining.

3. Density Bonus Concessions and Waivers

The Project is relying on the State Density Bonus to achieve the proposed density. Strict adherence to the Planning Code would yield a 15-unit "base project." As noted, the Project site is a tight infill lot that is both narrow and deep, and fronts two streets. Added to those constraints is the commitment to incorporate the Grubstake into the Project, including replicating its interior and exterior. As the Project sponsor has elected to include two (2) inclusionary housing units on site, the Project is eligible for additional density as well as concessions, incentives and waivers to facilitate the development and provide flexibility to develop the Project site within the context of the constraints described above.

The Project seeks one concession to reduce the actual cost of development for Permitted Obstructions (Section 136) and eight (8) waivers from development standards that otherwise would physically preclude the Project. The eight (8) waivers include relief from strict compliance with the Planning Code for (1) Rear Yard (Section 134), (2) Common Useable Open Space (Section 135(g)), (3) Dwelling Unit Exposure (Section 140), (4) Ground-Floor Ceiling Height (Section 145.1(c)(4), (5) Transparency (Section 145.1(c)(6), (6) Height (Section 250), (7) Setbacks on Narrow Streets (Section 261.1), and (8) Bulk (Section 270).

A. Permitted Obstructions

The Project seeks a concession from the Planning Code for Permitted Obstructions for bay windows on the Austin Street (rear) side of the Project. The Planning Code limits bay windows from extending beyond two (2) feet and the Project proposes bay windows that extend three (3) and ½ feet. These bay windows match the bay windows along Pine Street creating cost efficiencies. The proposed bay windows also provide additional rentable floor area and improve the livability of the units facing Austin Street. An analysis has been provided to the City that demonstrates that the cost saving from

using one frame wall system as well as the additional floor area gained by the non-compliant windows offset the cost of providing affordable housing on site and therefore seek a concession under the Density Bonus Law.

B. Common Useable Open Space

The Project seeks a waiver from the Planning Code for Common Useable Open Space. The Planning Code requires 1,008 square feet of Common Open Space for the Project's 21 units. The Project provides 749 square feet of Common Open Space on a roof deck, which is 74% of the open space required. The Project also provides six (6) private balconies for units, but the dimensions of the balconies do not meet the minimum requirements to qualify as code compliant private open space. There are also Juliet balconies included for every unit that does not have a private open balcony, and two (2) and three (3) bedroom units along Austin include both a Juliet balcony and a private balcony.

Providing code compliant balconies in the Project would result in significant Project changes. Specifically, it would result in the complete loss of one (1) unit on Level 2 and would reduce two (2) other units to 385 square feet. It would result in the loss of three (3) units on Levels 3-5 and reduce the square footage of two (2) more units. On Level 6-7, the three (3) bedroom units would become two (2) bedroom units and the two (2) bedroom units would become one (1) bedroom units. This change in unit size and mix would render the Project infeasible. The Project has also explored providing additional Open Space on the roof deck to address the open space shortfall. Unfortunately, this is also not an option as the Open Space provided is the maximum amount available due to square footage limitations of Assembly occupancy for proposed construction type, as well as limited physical space due to mechanical and solar systems on the roof.

As noted, the Project site is severely constrained by its width and its commitment to specific design criteria for the ground floor commercial space. As a result, the Project is very sensitive to minor changes in design. Adherence to Open Space requirements would physically preclude the development of the Project with the additional units sought and the Project seeks a waiver from the requirements.

C. Dwelling Unit Exposure

The Project seeks a waiver for minor deviation from the Planning Code's Dwelling Unit Exposure requirements. Only one (1) of the Project units do not meet the strict requirements of the Planning Code as it provides less than the required 25 feet wide exposure in each direction. The unit instead faces onto a six (6) feet by 25-feet lightwell but also contains a private balcony. The Project requires a waiver as the strict adherence to the Planning Code would physically preclude the construction of the Project as proposed.

D. Ground Floor Ceiling Height

The Project seeks a waiver from the Planning Code Ground Floor Ceiling Height requirement of 14-feet. The Project is honoring the design elements of the existing Grubstake restaurant on the ground floor, including a barrel ceiling with a proposed ceiling height of 10-feet. Because the lot slopes down from west to east and is narrow, strict adherence to the Planning Code requirements for Ground Floor Ceiling Height is not viable and would result in a loss of units that would physically preclude the development of the proposed Project.

E. Transparency

The Project seeks a waiver from the Planning Code requirements for Transparency requirement that 60 percent of the street frontage on the ground level allow visibility into the building. The Project proposes 28% transparency on the ground floor of the Austin Street side of and 26% on the Pine Street side. On the Austin Street side strict compliance would not allow the Project to house the required rear egress and solid waste access areas. On the Pine Street side strict adherence, would preclude the required egress and the use of salvaged material from the Grubstake given the very narrow width of the lot. As a result, adherence would physically preclude the construction of the proposed Project.

F. Height

The Project seeks a waiver from the 65-feet height limit. The Project would reach a height of 83-feet. The additional height facilitates the development of additional units in the Project. The adjacent project at 1545 Pine Street and the hotel across Pine Street both are taller structures upslope of the Project and without the additional height, the Project would be physically precluded from achieving the proposed density.

G. Setbacks

The Project seeks a waiver from the Planning Code requirements from the setback requirements along the Austin Street (rear) frontage. As a through lot, no setback is provided along the Austin Street frontage to maintain the street wall. Austin Street is not a heavily used street and relief from setback requirements would not result in a design that overwhelms the street. Shadow studies provided in **Attachment A** show the shadow along Austin Street. Relief from the setback requirements makes the Project viable as strict adherence would reduce the Project's square footage by pushing the building back from the street, resulting in a loss of units and physically precluding the development of the Project.

H. Bulk

The Project seeks a waiver from the Planning Code requirements from the 125-foot maximum diagonal dimensions on both Pine and Austin Street. The Project, including the bay window projections, totals just over 128 feet and the Project has taken steps to articulate the façade to offset

the impacts. The Project is compatible in design to the adjacent 1545 Pine Street and narrowly tucks into the infill lot. Strict adherence to the Bulk requirements would physically preclude the construction of the Project's additional dwelling units.

5. Community Outreach and Engagement

A Preliminary Project Application was filed for the Project on July 31, 2015. Over the almost six (6) years since the initial application, the Project sponsor has engaged with the community, listened to concerns and incorporated design changes in response to this outreach. Most recently, the Project sponsors have listened to the concerns raised by the LPN and its members regarding the Project construction on Austin Alley and has made the following additional commitments. The Project sponsor will contribute $15,000 in addition to $10,000 previously donated to the improvement of Austin Alley. These improvements may include items such as replacing lights across the alley's intersection, installing plantings or artwork and/or sponsoring the Cultural Heritage Medallion Program. The Project sponsors are themselves the owner and operators of the Grubstake and over the years have made significant commitments to the Lower Polk neighborhood and Austin Alley and are proud to work to continue to improve their neighborhood.

Some examples of additional community outreach include:

2017

- On April 19, 2017, the Project hosted its first community pre-application meeting for the Variance application that at that time was required.
- In June of 2017, the Project also presented to its Lower Polk Neighbors.

2018

- On January 16, 2018, the Project presented in front of the Entertainment Commission for review.
- In September 2018, the Project was presented to the LGBTQ Historical Society. At that meeting with the LGBTQ Historical Society, Page & Turnbull undertook an Oral History Project to supplement the historic analysis being prepared for the Grubstake.

2019

- On April 30, 2019, a formal presentation and discussion was undertaken with SF Heritage that focused on design and other considerations for The Grubstake.
- On December 9, 2019 in association with Conditional Use authorization and State Density Bonus applications, a second community pre-application meeting was hosted. Prior to the larger community meeting, on December 5th, the project was presented to owners and residents of adjacent The Austin.

2021

- On April 16, 2021, the Project was presented to the Lower Polk Neighbors.

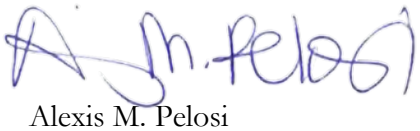
Throughout the process, the Project sponsors have worked closely with key stakeholders to address their concerns and have 39 letters of support. While certain owners in the adjacent residential building The Austin have expressed concern, **all owners in The Austin received notice of the Project as part of their disclosure packets prior to purchasing their units.** As noted above, the Project began its entitlement journey in July 2015, before construction on The Austin began. All current and future owners were made aware of the redevelopment of the Project site via a separate disclosure required to be signed that was specific to the 1525 Pine Street project. That disclosure clearly stated that while an application was on file for the Project that "**until such time as the proposed project is approved, permits are issued and the project is constructed, it is subject to change**" and that **"[c]ompletion of the proposed 1525 Pine Street project may impact unit views, light source and privacy for certain Units and areas of the [Austin], particularly those of east facing Units in the [Austin].**" A copy of that disclosure is included as **Attachment D**. The Project sponsors, however, understand the concern of The Austin residents regarding shadow on the interior lightwell/courtyard and have committed to work with key stakeholders to identify feasible measures to direct light from its building to this area.

* * * * *

In sum, **we respectfully request that the Planning Commission approve a Conditional Use Authorization as the Project will ensure the return of the Grubstake restaurant to 1525 Pine Street, provides much needed transit-oriented housing, including on-site affordable units, and infills a narrow-underutilized lot. The Project sponsor has conducted community outreach and taken steps to design a development that is compatible with its setting.**

If you have any questions or need any additional information, please feel free to contact me at 415-273-9670.

Very truly yours,



Alexis M. Pelosi

Attachments

Attachment E

PELOSI LAW GROUP

May 4, 2021

Mr. Joel Koppel, President
San Francisco Planning Commission
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Re: 1525 Pine Street (Case No. 2015-009955CUA) - May 6, 2021 Hearing for Conditional Use Authorization

Dear President Koppel and Commissioners,

On May 6, 2021 the Planning Commission will consider a Conditional Use Authorization (CUA) for a proposed eight-story, 83-foot-tall mixed used development consisting of 21 dwelling units and approximately 2,473 square feet of commercial space located at 1525 Pine Street (Project). The Project is located on a narrow through lot between Pine Street and Austin Street that currently is the location of the Grubstake restaurant. The Grubstake will return to the ground floor of the Project after construction is completed and elements of the Grubstake will be incorporated into the Project through the retention, replication and reuse of aspects of the current Grubstake. The Project will include 13% of the units for very low-income tenants in a transit-rich area of the City and utilize the State Density Bonus to provide 21 units of much needed housing.

The Project was originally scheduled to be heard on March 18, 2021. At the request of the Lower Polk Neighbors (LPN), the Project sponsor requested a continuance to allow the Project to be presented again to the LPN.[1] On April 14th, the Project sponsors presented the Project to the LPN at their regularly scheduled meeting. At that meeting, the Project sponsors shared shadow diagrams prepared by PreVision Design evaluating the Project's shadow on Austin Alley, comparing it to a code compliant project. The diagrams show that the increase in height of the building does not meaningfully change the shadow cast along Austin Alley. Copies of those diagrams are attached as **Attachment A**.

On April 28th, a second meeting was held by the LPN to discuss the Project, as is standard practice for projects being considered by the LPN.[2] At both meetings, there was strong support for the Project and its addition of much needed housing as well as some concern expressed by adjacent condo owners at The Austin. The Project sponsors appreciate the LPN making time and space on its agenda(s) to hear the Project.

[1] The Project had previously been presented to the LPN. At the time, the Project was not utilizing the State Density Bonus Law. While the Project sponsor had notified the LPN of the changes to the Project and invited them to community meetings to review the Project changes, a formal presentation to the LPN did not occur and at the time was not requested. When the LPN requested a formal presentation, the Project sponsor requested a continuance.
[2] The LPN's standard practice is to hear a project at one meeting and discuss it at a subsequent meeting with decisions on whether to support or oppose a project made by the Board following the two meetings. Here, a special meeting was called to discuss the Project given the May 6, 2021, Planning Commission hearing date.



At the second meeting, the Project agreed to further the Project's commitment to improving Austin Alley and will be contributing an additional $15,000 on top of $10,000 previously committed to help fund Austin Alley improvements such as replacing lights and sponsoring the Cultural Heritage Medallion Program. In response to concerns raised by The Austin residents, the Project sponsors will investigate light enhancement measures to direct light from the Project to the lightwell/interior courtyard of The Austin and will work with key stakeholders on finding a viable solution to the concern raised. The Project sponsors are committed to working with the LPN and we understand they will be supporting the Project and the additional housing that it will provide. The Project has also received 39 letters of support. Those letters are from neighbors, including owners at The Austin, community members, businesses and local organizations including Betty Sullivan (SF Bay Times), Dr. Bill Lipsky (LGBTQ Historian and Published Author), and Linda and Fernando Santos (former owners of the Grubstake). Copies of these letters are included as **Attachment B**.

Finally, the Project under consideration has been in process for almost six (6) years. The initial application was filed on July 31, 2015, and since that time the Project has navigated Planning Code changes, evaluated not only whether the Grubstake is a historic resource but prepare documentation and analysis on the Polk Gulch LGBTQ Cultural District and respond to and address comments from the community and design feedback from the Planning Department. Almost six (6) years for a Project of this size shows the Project sponsor's commitment to not only addressing concerns raised but a focus on proposing a development that respects the history of the Grubstake while also providing much needed housing. Regarding the Grubstake, the Project is required to return the restaurant to the site. The Project itself, as it is defined, includes preserving and replicating various elements of the Grubstake.

For these reasons and as discussed in more detail below, **we respectfully request that the Planning Commission approve the CUA for a Large Lot Development (Section 121.1); Non-Residential Use Size (Section 121.2); Dwelling Unit Mix (Section 207.6); and Restaurant Operating Hours (Section 723).**

1. Project Description

The Project is located on a through lot with frontage on Pine Street and Austin Street. The Project site is occupied by the one-story Grubstake restaurant, which would be demolished and replaced with an eight-story, 83-foot-tall building containing 21 dwelling units and approximately 2,473 square feet of commercial space to be occupied by the Grubstake. The Project will include 13% of the dwelling units for low-income residents.

The Grubstake is a known late-night eatery with cultural significance within the Polk Gulch LGBTQ Cultural District. The existing Grubstake is comprised of an old lunch wagon that was located at the site in 1917 and has been heavily altered over time. Although the Grubstake is not a landmark or historic building, the restaurant is culturally significant and the Project design includes salvaging and reusing some of the interior and exterior features of the Grubstake, including the existing signage, and the Project's design honors the old lunch wagon style. In April 2018, the Project sponsor retained Architectural Resources Group (ARG) to evaluate the Grubstake and make recommendations



regarding architectural features that could be salvaged for reuse or replicated in the new development. Subsequently, the Project sponsor retained ARG to provide design consultation on the Project. ARG's recommendations have been incorporated into the Project and copy of them is included as **Attachment C.** Finally, the Project sponsor, who also owns Grubstake, intends to reinstate Grubstake within the restaurant space after construction, including the late-night dining hours.

2. Project Approvals

The Project requires a CUA for a Large Lot Development (Section 121.1); Non-Residential Use Size (Section 121.2); Dwelling Unit Mix (Section 207.6); and Restaurant Operating Hours (Section 723).

A. Large Lot Development

The Planning Code requires a CUA for any development on a lot more than 2,500 square feet in the Polk Street-NCD. The Project's lot is approximately 3,000 square feet and is 25 feet in width.[3] The Project mass and façade are entirely compatible with the surrounding properties including the adjacent new residential tower to the west at 1545 Pine Street and the 25-story hotel just across Pine Street. The return of the Grubstake into the Project's lower levels ensures an active commercial ground floor uses and street scene. Granting the CUA will allow the development of much needed housing in a transit rich urban environment and ensure an active commercial use along the ground floor that includes the preservation and return of a coveted neighborhood restaurant.

B. Non-Residential Use in Excess of 2,000 square feet

The Planning Code requires a CUA for any non-residential use more than 2,000 square feet in the Polk Street-NCD. The Grubstake is currently approximately 1,661 square feet and the proposed new Grubstake space is approximately 2,473 square feet with some of the additional square footage contained in a mezzanine area created by the replication of the existing barrel ceiling. The additional square footage will allow the return of the Grubstake to the Project's ground floor to serve the neighborhood in the same way it has for many years as one of the only late-night dining options in the City. Granting the CUA will ensure a viable restaurant with sufficient kitchen and seating areas.

C. Dwelling Unit Mix

The Planning Code requires a CUA for projects in the Polk Street-NCD that do not comply with the requirements that 35% of a project's residential units have a mix of two (2)- and three (3)-bedroom units with at least 10% as three (3) bedrooms. The Project proposes that 28% of the units are two (2) and three (3) bedrooms with 14% of the units as three (3)-bedroom units. While the Project will provide a lower percentage of overall two (2) and three (3)-bedroom units it will provide more three (3)-bedroom units than is required under the Code and will construct two (2) studio units in lieu of the needed two (2)-bedroom units, providing more affordable-by-design units in the Project.

[3] The Project filed its initial application in 2015 and at that time a CUA was not required for development on lots more than 2,500 square feet. The CUA requirement was implemented through Planning Code changes approved in 2017.

The narrow lot and needed lightwells along both sides of the Project creates a significant constraint to the site's floor plan, unit layout and results in the only ability to meet the required unit mix being further increasing the building height, a change that not only significantly impacts the cost of the Project by changing the construction type proposed but also is not desirable in terms of the adjacent structures or urban design patterns. Granting the CUA will allow the Project to provide more dwelling units within a structure that increases building height by only one story.

D. Restaurant Operating Hours

The Planning Code requires a CUA for projects in the Polk Street-NCD that are open between 2:00 am and 6:00 am. The Grubstake has historically been known as an after-hours late-night dining location and it is those late-night hours that made it unique in the neighborhood during the historic context statement period. Few of these late-night dining options remain, even before the COVID-19 pandemic. The Grubstake historically has had 24-hour operations. Recently, it has stayed open until 4:00 a.m. and granting the CUA will allow the Grubstake to return to its full glory including after-hours dining.

3. Density Bonus Concessions and Waivers

The Project is relying on the State Density Bonus to achieve the proposed density. Strict adherence to the Planning Code would yield a 15-unit "base project." As noted, the Project site is a tight infill lot that is both narrow and deep, and fronts two streets. Added to those constraints is the commitment to incorporate the Grubstake into the Project, including replicating its interior and exterior. As the Project sponsor has elected to include two (2) inclusionary housing units on site, the Project is eligible for additional density as well as concessions, incentives and waivers to facilitate the development and provide flexibility to develop the Project site within the context of the constraints described above.

The Project seeks one concession to reduce the actual cost of development for Permitted Obstructions (Section 136) and eight (8) waivers from development standards that otherwise would physically preclude the Project. The eight (8) waivers include relief from strict compliance with the Planning Code for (1) Rear Yard (Section 134), (2) Common Useable Open Space (Section 135(g)), (3) Dwelling Unit Exposure (Section 140), (4) Ground-Floor Ceiling Height (Section 145.1(c)(4), (5) Transparency (Section 145.1(c)(6), (6) Height (Section 250), (7) Setbacks on Narrow Streets (Section 261.1), and (8) Bulk (Section 270).

A. Permitted Obstructions

The Project seeks a concession from the Planning Code for Permitted Obstructions for bay windows on the Austin Street (rear) side of the Project. The Planning Code limits bay windows from extending beyond two (2) feet and the Project proposes bay windows that extend three (3) and ½ feet. These bay windows match the bay windows along Pine Street creating cost efficiencies. The proposed bay windows also provide additional rentable floor area and improve the livability of the units facing Austin Street. An analysis has been provided to the City that demonstrates that the cost saving from

using one frame wall system as well as the additional floor area gained by the non-compliant windows offset the cost of providing affordable housing on site and therefore seek a concession under the Density Bonus Law.

B. Common Useable Open Space

The Project seeks a waiver from the Planning Code for Common Useable Open Space. The Planning Code requires 1,008 square feet of Common Open Space for the Project's 21 units. The Project provides 749 square feet of Common Open Space on a roof deck, which is 74% of the open space required. The Project also provides six (6) private balconies for units, but the dimensions of the balconies do not meet the minimum requirements to qualify as code compliant private open space. There are also Juliet balconies included for every unit that does not have a private open balcony, and two (2) and three (3) bedroom units along Austin include both a Juliet balcony and a private balcony.

Providing code compliant balconies in the Project would result in significant Project changes. Specifically, it would result in the complete loss of one (1) unit on Level 2 and would reduce two (2) other units to 385 square feet. It would result in the loss of three (3) units on Levels 3-5 and reduce the square footage of two (2) more units. On Level 6-7, the three (3) bedroom units would become two (2) bedroom units and the two (2) bedroom units would become one (1) bedroom units. This change in unit size and mix would render the Project infeasible. The Project has also explored providing additional Open Space on the roof deck to address the open space shortfall. Unfortunately, this is also not an option as the Open Space provided is the maximum amount available due to square footage limitations of Assembly occupancy for proposed construction type, as well as limited physical space due to mechanical and solar systems on the roof.

As noted, the Project site is severely constrained by its width and its commitment to specific design criteria for the ground floor commercial space. As a result, the Project is very sensitive to minor changes in design. Adherence to Open Space requirements would physically preclude the development of the Project with the additional units sought and the Project seeks a waiver from the requirements.

C. Dwelling Unit Exposure

The Project seeks a waiver for minor deviation from the Planning Code's Dwelling Unit Exposure requirements. Only one (1) of the Project units do not meet the strict requirements of the Planning Code as it provides less than the required 25 feet wide exposure in each direction. The unit instead faces onto a six (6) feet by 25-feet lightwell but also contains a private balcony. The Project requires a waiver as the strict adherence to the Planning Code would physically preclude the construction of the Project as proposed.

D. Ground Floor Ceiling Height

The Project seeks a waiver from the Planning Code Ground Floor Ceiling Height requirement of 14-feet. The Project is honoring the design elements of the existing Grubstake restaurant on the ground floor, including a barrel ceiling with a proposed ceiling height of 10-feet. Because the lot slopes down from west to east and is narrow, strict adherence to the Planning Code requirements for Ground Floor Ceiling Height is not viable and would result in a loss of units that would physically preclude the development of the proposed Project.

E. Transparency

The Project seeks a waiver from the Planning Code requirements for Transparency requirement that 60 percent of the street frontage on the ground level allow visibility into the building. The Project proposes 28% transparency on the ground floor of the Austin Street side of and 26% on the Pine Street side. On the Austin Street side strict compliance would not allow the Project to house the required rear egress and solid waste access areas. On the Pine Street side strict adherence, would preclude the required egress and the use of salvaged material from the Grubstake given the very narrow width of the lot. As a result, adherence would physically preclude the construction of the proposed Project.

F. Height

The Project seeks a waiver from the 65-feet height limit. The Project would reach a height of 83-feet. The additional height facilitates the development of additional units in the Project. The adjacent project at 1545 Pine Street and the hotel across Pine Street both are taller structures upslope of the Project and without the additional height, the Project would be physically precluded from achieving the proposed density.

G. Setbacks

The Project seeks a waiver from the Planning Code requirements from the setback requirements along the Austin Street (rear) frontage. As a through lot, no setback is provided along the Austin Street frontage to maintain the street wall. Austin Street is not a heavily used street and relief from setback requirements would not result in a design that overwhelms the street. Shadow studies provided in **Attachment A** show the shadow along Austin Street. Relief from the setback requirements makes the Project viable as strict adherence would reduce the Project's square footage by pushing the building back from the street, resulting in a loss of units and physically precluding the development of the Project.

H. Bulk

The Project seeks a waiver from the Planning Code requirements from the 125-foot maximum diagonal dimensions on both Pine and Austin Street. The Project, including the bay window projections, totals just over 128 feet and the Project has taken steps to articulate the façade to offset

the impacts. The Project is compatible in design to the adjacent 1545 Pine Street and narrowly tucks into the infill lot. Strict adherence to the Bulk requirements would physically preclude the construction of the Project's additional dwelling units.

5. Community Outreach and Engagement

A Preliminary Project Application was filed for the Project on July 31, 2015. Over the almost six (6) years since the initial application, the Project sponsor has engaged with the community, listened to concerns and incorporated design changes in response to this outreach. Most recently, the Project sponsors have listened to the concerns raised by the LPN and its members regarding the Project construction on Austin Alley and has made the following additional commitments. The Project sponsor will contribute $15,000 in addition to $10,000 previously donated to the improvement of Austin Alley. These improvements may include items such as replacing lights across the alley's intersection, installing plantings or artwork and/or sponsoring the Cultural Heritage Medallion Program. The Project sponsors are themselves the owner and operators of the Grubstake and over the years have made significant commitments to the Lower Polk neighborhood and Austin Alley and are proud to work to continue to improve their neighborhood.

Some examples of additional community outreach include:

2017

- On April 19, 2017, the Project hosted its first community pre-application meeting for the Variance application that at that time was required.
- In June of 2017, the Project also presented to its Lower Polk Neighbors.

2018

- On January 16, 2018, the Project presented in front of the Entertainment Commission for review.
- In September 2018, the Project was presented to the LGBTQ Historical Society. At that meeting with the LGBTQ Historical Society, Page & Turnbull undertook an Oral History Project to supplement the historic analysis being prepared for the Grubstake.

2019

- On April 30, 2019, a formal presentation and discussion was undertaken with SF Heritage that focused on design and other considerations for The Grubstake.
- On December 9, 2019 in association with Conditional Use authorization and State Density Bonus applications, a second community pre-application meeting was hosted. Prior to the larger community meeting, on December 5th, the project was presented to owners and residents of adjacent The Austin.

2021

- On April 16, 2021, the Project was presented to the Lower Polk Neighbors.

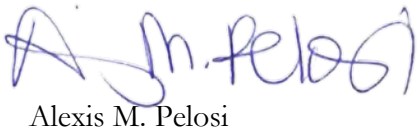
Throughout the process, the Project sponsors have worked closely with key stakeholders to address their concerns and have 39 letters of support. While certain owners in the adjacent residential building The Austin have expressed concern, **all owners in The Austin received notice of the Project as part of their disclosure packets prior to purchasing their units.** As noted above, the Project began its entitlement journey in July 2015, before construction on The Austin began. All current and future owners were made aware of the redevelopment of the Project site via a separate disclosure required to be signed that was specific to the 1525 Pine Street project. That disclosure clearly stated that while an application was on file for the Project that "**until such time as the proposed project is approved, permits are issued and the project is constructed, it is subject to change**" and that **"[c]ompletion of the proposed 1525 Pine Street project may impact unit views, light source and privacy for certain Units and areas of the [Austin], particularly those of east facing Units in the [Austin].**" A copy of that disclosure is included as **Attachment D**. The Project sponsors, however, understand the concern of The Austin residents regarding shadow on the interior lightwell/courtyard and have committed to work with key stakeholders to identify feasible measures to direct light from its building to this area.

* * * * *

In sum, **we respectfully request that the Planning Commission approve a Conditional Use Authorization as the Project will ensure the return of the Grubstake restaurant to 1525 Pine Street, provides much needed transit-oriented housing, including on-site affordable units, and infills a narrow-underutilized lot. The Project sponsor has conducted community outreach and taken steps to design a development that is compatible with its setting.**

If you have any questions or need any additional information, please feel free to contact me at 415-273-9670.

Very truly yours,



Alexis M. Pelosi

Attachments

Attachment A

FAN 1

1525 PINE STREET SHADOWFAN: PROPOSED DENSITY BONUS (DB) PROJECT

Full year net new shadow fan diagram factoring in the presence of existing shadows

PREVISION DESIGN



Proposed DB Project

Net New Shadow Fan of Proposed DB Project

occasional shadow — frequent shadow

SHADOW FAN DIAGRAM
AFFECTED AREAS DURING SECTION 295 TIMES

FULL YEAR

Parks and Open Spaces (Jurisdiction)

1 Rooftop Playground (SFUSD)

2 Redding Elementary School (SFUSD)

FAN 2

1525 PINE STREET SHADOWFAN: CODE-COMPLIANT VARIANT

Full year net new shadow fan diagram factoring in the presence of existing shadows

PREVISION DESIGN



Code-Compliant Project

Net New Shadow Fan of Code Compliant Project

occasional shadow — frequent shadow

SHADOW FAN DIAGRAM
AFFECTED AREAS DURING SECTION 295 TIMES

FULL YEAR

Parks and Open Spaces (Jurisdiction)

1. Rooftop Playground (SFUSD)
2. Redding Elementary School (SFUSD)

FAN 3

1545 PINE STREET (THE AUSTIN) SHADOWFAN

Full year net new shadow fan diagram factoring in the presence of existing shadows

PREVISION DESIGN



1545 Pine St. (The Austin)

Net New Shadow Fan of 1545 Pine Street

occasional shadow — frequent shadow

SHADOW FAN DIAGRAM
AFFECTED AREAS DURING SECTION 295 TIMES

FULL YEAR

Parks and Open Spaces (Jurisdiction)

1. Rooftop Playground (SFUSD)
2. Redding Elementary School (SFUSD)

Attachment B

Endorsement Letter List
1525 Pine Street

Betty Sullivan, Publisher of The Bay Times

Donna Sachet, SF LGBT Celebrity & Activist

Dr. Bill Lipsky, LGBT Historian & Published Author

Gary Virginia, LGBT Activist & Mr. Leather 1996

Ken Henderson, REAF Richmond Ermet Foundation

Gil Padia, Academy of Friends AIDS Nonprofit

Brent Pogue, LGBT Activist

Don Berger, LGBT Activist & Longtime Customer

Nikos Diaman, LGBT Activist

Phil Clark, Longtime Customer

Linda & Fernando Santos, Former Grubstake Owners (30 years)

Randy Shaw, Tenderloin Housing Clinic

Rene Colorado, Tenderloin Lower Polk Merchants Association

Shah Awi, President SF Concierge Social Club

Kathy Cady, Founder SF Concierge Social Club

Mei Tien Nguyen, Redding Elementary

Raquel Roque, Redding Elementary

Sanaz Nikaein, Austin Homeowner

Alice Huang, Austin Homeonwer

Jake Medwell, Austin Resident

Michael George, Holiday Inn Golden Gateway

Quensella Miller, SF Walking Tours

Bamboo Restaurant, Neighboring Business

Little Chihuahua, Neighboring Business

Victor's Pizza, Neighboring Business

Kasa Indian Restaurant, Neighboring Business

Golden Farmer's Market, Neighboring Business

Jeet Big Times, Neighboring Business

Duncan Ley, Neighboring Business

Brian Mcinerney, 1414 VanNess

Abraham Fahim, Director UCSF

John Solaegin, Compass

Janet Witosky, Compass

Gary Johnson, Compass

Kristina Hanson, Compass

Par Haji, Compass

Compass Realty

SAN FRANCISCO
BAY TIMES
LGBTQ News & Calendar for the Bay Area
CELEBRATING FOUR DECADES (1978–2018)

2261 Market Street, #309, San Francisco, CA 94114

February 20, 2018

To Whom It May Concern:

As publisher of the *San Francisco Bay Times*, a publication serving the Bay Area's LGBTQ community since 1978, I am writing in support of Grubstake's proposed redevelopment project which you are considering.

Members of our community have for many decades found the Grubstake location to be an excellent one to enjoy an affordable and delicious meal and to socialize and network with friends and colleagues. Grubstake has for many years welcomed the eccentric as well as the mainstream members of our diverse community.

Grubstake is important to us for many reasons, and having provided a safe and welcoming environment to gather is extremely valuable. Additionally, the restaurant has provided volunteers and pro bono product and service in support of HIV/AIDS and other LGBTQ organizations.

I have reviewed the proposal submitted by Grubstake executives and I believe it accurately and responsibly maintains the unique features, culture and spirit of the long-standing location. We encourage its approval.

Thank you for your consideration.

Most sincerely,

Betty L. Sullivan

Dr. Betty L. Sullivan
Co-Publisher/Editor
San Francisco Bay Times
sfbaytimes.com
Publisher@sfbaytimes.com
415-601-2113 (direct)



Donna Sachet
Adorable Empress XXX of San Francisco
584 Castro, Box 399
San Francisco, CA 94114
415-695-1942

March 1, 2018

To Whom It May Concern:

As a community activist involved in many groups LGBT and otherwise, I met recently with Jimmy Consos of Grubstake restaurant at 1525 Pine Street and came away thrilled with his plans. Mr. Consos understands and honors the history of this iconic eatery and is determined to respect those who have long made it a favorite San Francisco spot. His amazing familiarity with the history of the business leads him to build on past successes while addressing new tastes and demographics in our diverse community. He plans to maintain a menu that includes popular dishes, while adding new complementary items. Familiar visual elements will be seamlessly included in the new vision for the business. And the surrounding community will be included in Grubstake's continuing evolution.

With so much changing so rapidly in San Francisco, many times with no regard for traditions or history, it is refreshing to see a businessman so in touch with his customers and their desire to see Grubstake maintain its reputation and grow in popularity. Based on his relationships with Lower Polk Neighbors, businesses, and individuals, we are confident that his plans will catapult Grubstake to new successes and enhance its position within the neighboring community.

In addition, Mr. Consos is anxious to be an active participant in the larger community and offered to provide material support to non-profit fundraisers and to build relationships with many of the service organizations with which I work regularly. Such support is vital and greatly appreciated.

I could not be more excited for the future of Grubstake and fully support Mr. Consos' ambitious plans for this legacy business. It will be good for San Francisco!

Sincerely,

Donna Sachet

9/10/2018

Dear San Francisco Planning Commission,

My name is Dr. Bill Lipsky and I live in San Francisco. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it *ours* - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,

Bill Lipsky

Dr. Bill Lipsky

February 16, 2018

Re: Grubstake Diner, 1525 Pine Street

To Whom It May Concern,

As a local activist and San Francsico resident, I am writing to support the proposed Grubstake Diner project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Gary Virginia

Gary Virginia

Richmond/Ermet
Aid Foundation

PROVIDING AID FOR HIV SERVICES, HUNGER PROGRAMS AND UNDERSERVED YOUTH

Board of Directors
Ken Henderson, *Executive Director*
Joe Seiler, *Board Chair*
Noel Santos, *CFO*
Sophie Azoaou
Jeff Doney
Patrik Gallineaux
Darren Iverson
Brent Marek
Skye Paterson
Cecil Russell
Ramon Santos
Beth Schnitzer
Kevin Shanahan
Gary Snow
Cameron Stiehl
Gary Thackeray

Founders:
Barbara Richmond and Peggy Ermet

Advisory Board:
Anna Alioto
Bob Boemer
Brian Boitano
Ray Careme
Chris Carnes
Mario Diaz
Norm Dito
Andrew Freeman
Debby Gibson
Michael Holland
John Leitner
Senator Mark Leno
Marilyn Levinson
La Toya London
Stan Osofsky
Randy Taradash
Tom Viola
Jan Wahl
Charles Zukow

August 28th, 2018

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

My name is Ken Henderson and I am the CEO of the Richmond/Ermet Aid Foundation. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake restauant are forever a part of our history and ensuring that the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I learned Jimmy Consos and his team were the new owners, I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy is to thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it ours - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,



Kenneth Henderson
Executive Director

February 1, 2018

Re: 1525 Pine Street

To Whom It May Concern,

As a resident and activist in the neighborhood, I am writing to support the proposed project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Gil Padia
Academy of Friends

August 21st, 2018

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

My name is Brent Pogue and I am actively involved in the Academy of Friends Charity Organization. I have also been a San Francisco resident for over 30 years and for a number of those years I lived in the Polk St. area. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it ours - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above. Not only is the Grubstake important to the LBGTQ community but the new restaurant is welcoming to the ever changing demographic of the Polk corridor community at large and will be inclusive of all our neighbors.

Best Regards,

Brent Pogue

February 16, 2018

Re: Grubstake Diner, 1525 Pine Street

To Whom It May Concern,

As a neighborhood resident and longtime customer of Grubstake, I am writing to support the proposed Grubstake Diner project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner, it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Regarding the original Mural, while it is artistic, it seems to be out dated. A New, more Modern design, should be considered.

Don Berger 415-933-7014

October 10th 2018

Dear San Francisco Planning Commission,

My name is Nikos Diaman and I live in San Francisco. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it *ours* - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,

N. A. Diaman

Nikos Diaman

February 16, 2018

Re: Grubstake Diner, 1525 Pine Street

To Whom It May Concern,

As a neighborhood resident and longtime customer of Grubstake, I am writing to support the proposed Grubstake Diner project at 1525 Pine Street.

The new Grubstake diner and development will be a positive force in the Lower Polk community, adding to an already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, the project sponsors have been active in the Lower Polk Neighbors community, and always make themselves available to neighbors and business owners throughout the planning process. I strongly believe they will continue to responsibly operate the new development as they do now.

As for the proposed proposal of the new Grubstake diner it is not only thoughtfully planned and responds to neighborhood input, but also provides a great opportunity to continue the legacy business.

Thank you for your serious consideration on this matter.

Sincerely,

Philip Clarke

Philip CLARKE

415 776-5254

09/20/2018

To Whom It May Concern

Our names are Fernando and Linda Santos and we are the former owners of Grubstake Diner. We're so proud of the role Grubstake and places like it have played in making San Francisco the open, accepting, and eccentric city we love, which is why we are writing to enthusiastically support the 1525 Pine Street proposal.

We sold Grubstake with mixed emotions in 2015 after 26 joyful and rewarding years. We also knew it was time for a change. The proposal for 1525 Pine Street will ensure the next generation will enjoy the diner just like San Franciscans in years past.

We have high hopes for Grubstake's future. The new owners, Jimmy Consos and Nick Pigott promised to run Grubstake as the community knew it and they have lived up to that commitment. We hope to see Grubstake live on, but the atmosphere and the feeling customers get when they take a seat are more important than the physical building. We trust Jimmy and his team to get the *next* Grubstake right.

We also support the project because 1525 Pine Street delivers badly-needed homes for one of the City's most lively neighborhoods. The project team has partnered with the Lower Polk CBD and the alleyways initiative, even deciding to orient the building so its main entrance is on Austin Alley. Please approve 1525 Pine Street without delay.

Best Regards,

Fernando & Linda Santos



TENDERLOIN HOUSING CLINIC
126 Hyde Street
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

RANDALL M. SHAW
STEPHEN L. COLLIER
RAQUEL FOX
STEPHEN P. BOOTH
MARGARET DEMATTEO
TYLER ROUGEAU
MICHAEL ZITANI

Contact:
Email: randy@thclinic.org
Phone: 771-9850 x 1117

July 10, 2018

Claudine Asbagh
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1525 Pine Street

Dear Ms. Asbagh,

I am writing to express my support for the proposed demolition of the Grubstake restaurant and the construction of a seven-story building containing residential units and commercial space (including a newly built Grubstake restaurant).

I have gotten to know the Grubstake owners through their attending events at the Tenderloin Museum. They care about the neighborhood's history. They will do their best to restore the Grubstake's key architectural features in the new building. Their proposal to preserve the restaurant's look and menu in a new building will enhance its chances for longterm viability.

Thank you for your consideration.

Sincerely,

Randy Shaw
Executive Director

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/12/21

Name/Business Tenderloin Lower Polk Merchants + property owners Assoc.

Address 1390 Market st Suit 205 SF. CA. 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X_____ Date April 3rd, 2021

Name/Business San Francisco Marriott Fisherman's Wharf

Shah Awi - Concierge
SF Marriott Fisherman's Wharf
1250 Columbus Ave, SF CA 94133

Address_____

DocuSign Envelope ID: 96FBD8D4-8798-458B-9157-73025FD7F2AE

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X DocuSigned by: KATHY L. CADY 00B7EEB400CB4EC_____ Date 4/4/2021

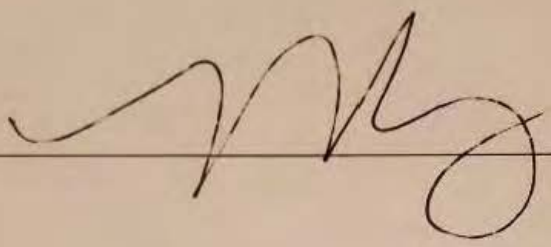
Name/Business Kathy Cady, Founder Concierge Social Club

Address 1416 Grant Avenue, #3, San Francisco, CA 94133

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date 4/15/21

Name/Business Mai Tien Nguyen Redding E.S

Address 1421 Pine St

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Raquel Rque Date 4/15/21

Name/Business Raquel Roque | Redding E.S.

Address 1421 Pine St.

Sanaz Nikaein
1545 Pine Street #209
San Francisco, CA 94109
sanazbanu@yahoo.com

September 27, 2020

San Francisco Planning Department
Attn: Samantha Updegrave
49 South Van Ness Ave, Suite 1400
San Francisco CA 94103

Dear Samantha,

My name is Sanaz Nikaein and I am a homeowner at The Austin condominiums at 1545 Pine Street. I am contacting you to express my support for the currently proposed Grubstake project at 1525 Pine Street. I have reviewed the plans and I believe the building will be a great addition to the neighborhood. The thoughtful design integrates the building into the community by orienting pedestrian access to Austin Alley, a growing hub and key component of the of the Lower Polk Alley initiative. They alley is a continuing challenge to residents' safety, and I believe that additional positive activation in Austin Alley will be a key ingredient in alleviating this concern.

As an adjacent neighbor, I am a fan of the Grubstake and appreciate its importance to the neighborhood. I want to see it remain here on Pine Street for many years, and I am pleased that the proposed project will bring both new housing to the community while also incorporating the timeless charm that makes the Grubstake a one-of-a-kind destination.

The project sponsor has demonstrated a collaborative planning process – seeking input from nearby neighbors and providing timely updates on the status of the proposal. 1525 Pine Street will be an asset to the Lower Polk community and I encourage the Planning Commission's approval of the project.

Sincerely,

Sanaz Nikaein

From: **Alice Huang** alicehuang@sbcglobal.net
Subject: Grubstake Project at 1525 Pine Street
Date: January 23, 2020 at 10:25 PM
To: samantha.updegrave@sfgov.org
Cc: nick@pinestreetdev.com, jconsos@gmail.com



Dear Samantha,

My name is Alice Huang and I am a homeowner at The Austin condominiums at 1545 Pine Street. I am contacting you to express my support for the currently proposed Grubstake project at 1525 Pine Street.

When I was a potential buyer of the The Austin condo, I was provided with disclosures about the project at 1525 Pine Street. After the purchase of my unit, the HOA of Austin has kept us updated for the progress of the project movement.

As a neighbor owner of the Grubstake project, I feel strongly that the development will greatly improve the immediate neighborhood. 1525 Pine Street will be an asset to the Lower Polk community.

Thus, I encourage the Planning Commission's approval of the project.

Thank you
Alice Huang

Jacob Medwell
1545 Pine St #1101
San Francisco CA 94109
(206)999.1418

Dear Claudine and Samantha,

My name is Jake Medwell and I am a resident at The Austin condominiums at 1545 Pine Street. I am contacting you to express my support for the currently proposed Grubstake project at 1525 Pine Street.

I have reviewed the plans and I believe the building will be a great addition to the neighborhood. The thoughtful design integrates the building into the community by orienting pedestrian access to Austin Alley, a growing hub and key component of the of the Lower Polk Alley initiative.

As an adjacent neighbor, I am a fan of the Grubstake and appreciate its importance to the neighborhood. I want to see it remain in its reincarnated form on Pine Street for many years, and am pleased that the proposed project will both bring new housing to the community while also incorporating the timeless charm that makes the Grubstake a one-of-a-kind destination.

The project sponsor has demonstrated a collaborative planning process – seeking input from nearby neighbors and providing timely updates on the status of the proposal. 1525 Pine Street will be an asset to the Lower Polk community and I encourage the Planning Commission's approval of the project.

Please do not hesitate to contact me.

Sincerely,



Jake Medwell

San Francisco Entertainment Commission
City Hall, Room 12, Ground Level
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

Dear Entertainment Commission Members,

I am writing to support the proposed project at 1525 Pine Street, application number. I am the General Manager of The Holiday Inn Golden Gateway Hotel.

The 1525 Pine Street project will be a positive force in the Lower Polk Community, adding to the already eclectic and venerable Polk Street vibe. The project sponsors are Lower Polk business people and neighborhood stalwarts, and began this process with an appreciation for local eccentricities shared by few others.

More than that, 1525 Pine Street project sponsors - Jimmy Consos and Nick Pigott - have been active in the Lower Polk Neighbors community group, and have made themselves available to neighbors and business owners throughout the planning process. The proposal is not only thoughtfully-planned and responsive to neighbors, but will be positive for me as a local business owner.

The project team has provided ample notice about 1525 Pine Street's matter at the Entertainment Commission, and I fully support the project.

Thank you and best regards,



Michael George
General Manager

Holiday Inn Golden Gateway Hotel
1500 Van Ness Ave.
San Francisco, CA 94109

August 21st, 2018

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

My name is Quensella Miller and I am the owner of Q walking tours. I am a San Francisco native and I have lived in the Polk Street area for a number of those years. I am writing to enthusiastically support 1525 Pine Street as a proud member of the LGBTQ community. The Polk Corridor and Grubstake are forever part of our history and ensuring the next generation can enjoy the diner is vitally important.

I was worried when Grubstake was sold in 2015, but when I found out Jimmy Consos and his team were the new owners I was hopeful. From the start, we were promised Grubstake would keep going as we always knew it, and that promise has been kept. Not only that, but they're doing everything they can to bring in new customers by getting more involved in the community.

The building is falling down and must be replaced if the business and Grubstake's legacy can thrive. The infrastructure is in such poor shape Jimmy and his team periodically have to close for the day because of electric or plumbing issues. I'd love to see today's Grubstake live on forever, but the protection of the history as an iconic LGBTQ late-night hangout is more important than a beleaguered replica train car. I trust Jimmy and his team to ensure the new Grubstake embraces the spirit of the original and will carefully preserve all of what makes Grubstake so special – what makes it ours - like the eclectic photography and decor, and one-of-a-kind atmosphere that defines the diner.

Aside from Grubstake's significance to the LGBTQ community, 1525 Pine Street delivers badly-needed homes for one of the City's most dynamic neighborhoods, and the project team has been an important partner with the Lower Polk CBD and the alleyways initiative, even orienting the building so its main entrance is on Austin Alley. I strongly support this project for all the reasons listed above.

Best Regards,

Quensella Miller

Quensella Miller

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 03/05/2021

Name/Business Bamboo Restaurant

Address 1441 Polk St SF. CA 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Jose Salazar Date 09/05/2021

Name/Business The Littlechihuahua Polk

Address 1431 polk st.

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing anc helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

x ANDY ESKANDARIAN Date 4-5-21

Name/Business VICTORS PIZZA

Address 1411 POLK STREET S.F CA 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Umamka Khanna Date 4/5/21

Name/Business Kasa Indian Eatery

Address 1358 Polk St SF 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

x Faroq Mazid Date 4-5-21

Name/Business Golden Farmer Market

Address 475 polk st suit 1 SF CA 94109

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date 4/05/2021

Name/Business JEET Big Times

Address 1444 Polk Street

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date 4/7/21

Name/Business Duncan Lay (owner) Soda PoPinski's

Address 1548 California St, 94109

BRIAN MCINERNEY

415 847-1423 RXMRES@gmail.com

April 20, 2021

To Whom It May Concern,

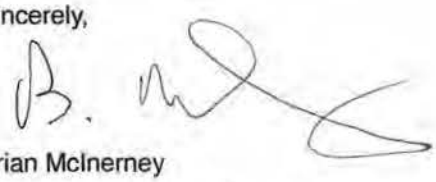
As a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner.

This project will be welcome improvement for the neighborhood. It not only preserves the Grubstake Diner, it also adds much needed middle income and affordable housing while enhancing the experience along Austin Alley.

For many years Jimmy and Nick have participated in our local community, assisting and contributing to the beautification and safety of the area. We need more business owners like them to continue to invest in the Lower Polk neighborhood in order for it to continue to be a place people can afford to live and enjoy.

Please approve this project without delay.

Sincerely,



Brian McInerney

Property Management

1412/ 1414 Van Ness at Austin Alley

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X  Date April 6, 2021

Name/Business Abraham Fahim

Address 239 Brannan St
San Francisco CA

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X John R Solaegui Date 04/05/2021

Name/Business Compass

Address 1400 Van Ness Avenue

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Janet L. Witkosky Date 4/6/2021

Name/Business Compass

Address 1400 Van Ness Avenue

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X John R Solaegui Date 04/05/2021

Name/Business Compass

Address 1400 Van Ness Avenue

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Truly,

X _____ Date 4/6/21

Name/Business COMPASS

Address 1400 VAN NESS AVE

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X Barry Johnson Date 4/4/21

Name/Business Compass

Address 1400 Van Ness
SF, CA. 9409

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/6/2021

Name/Business Kristina Hansen

Address 1400 Van Ness Ave
San Francisco CA 94107

DocuSign Envelope ID: C4AEBB46-78D4-4BF9-BDEF-C18B53B1C6D8

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X 

Date 4/6/2021

Name/Business PAR HANJI - COMPASS

Address

To Whom It May Concern,

I am writing as a long-time neighbor, patron and supporter of the Grubstake Diner, and want to express my enthusiasm for the rebuilding of the Grubstake Diner. This project will be great for the neighborhood. It not only preserves the Grubstake Diner, it also adds middle income and affordable housing and helps complete the experience along Austin Alley. Jimmy and Nick have gone to great lengths to participate in the local community and we need business owners like them to continue to invest in the Lower Polk neighborhood if we're going to continue to be a place that people can afford to live and enjoy going out. Please approve this project without delay.

Truly,

X _____ Date 4/6/21

Name/Business COMPASS

Address 1400 VAN NESS AVE

Attachment C

Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111

argsf.com

March 20, 2019

Summary of Grubstake Redesign

In April 2018, Architectural Resources Group (ARG) was retained by Pine Street Development to survey the Grubstake Diner at 1525 Pine Street and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. In October, ARG was asked to provide design consultation services to identify opportunities for better incorporating these features into the design. Below is list of ARG's eight recommendations, and detail about how the design was adapted to address them.

1. **Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street.**

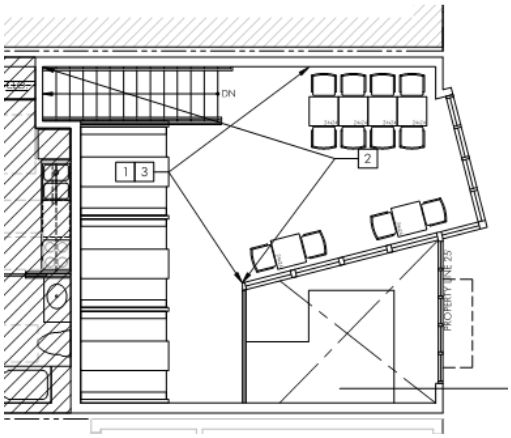


Original: The original design had the arched lunch wagon façade located on the second floor. The façade was at an angle to the property line and did not match the existing footprint.

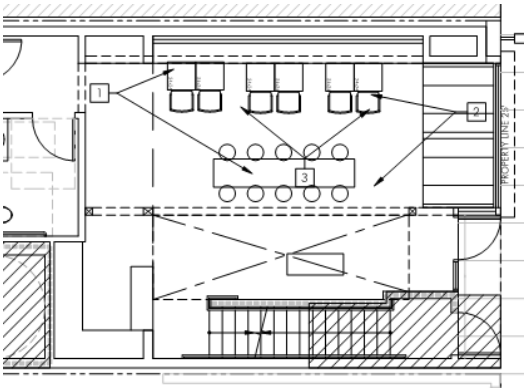


Revised: The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

2. Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.



Original: The scale of the lunch wagon is not clearly defined on the interior.



Revised: The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

3. Replicate metal barrel vault ceiling to create a sense of enclosure.
4. Reuse or replicate side globe lights.
5. Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
6. Define the interior/exterior relationship of the lunch wagon using windows.

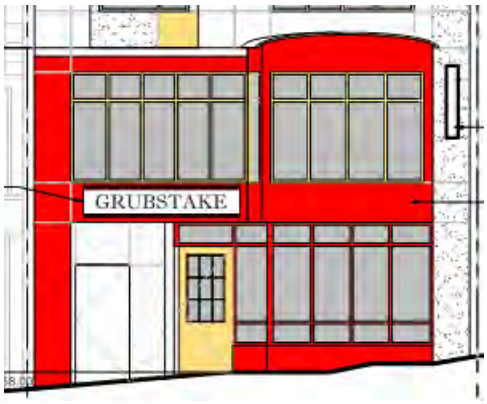


Original: The barrel vault ceiling is not symmetrically defined. The globe lights are inconsistently placed and located on walls outside the barrel vault. The lunch wagon is not defined by unique finishes or colors.

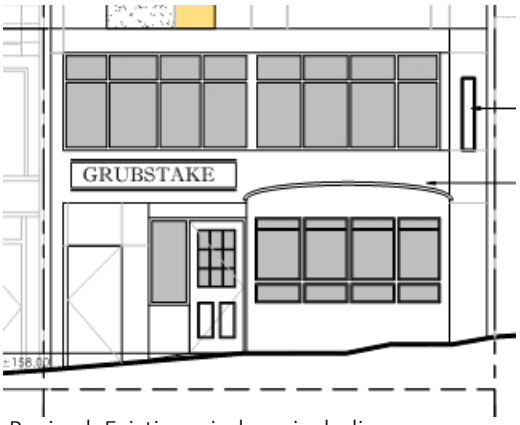


Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

7. Reuse existing windows including green colored toplites where possible.

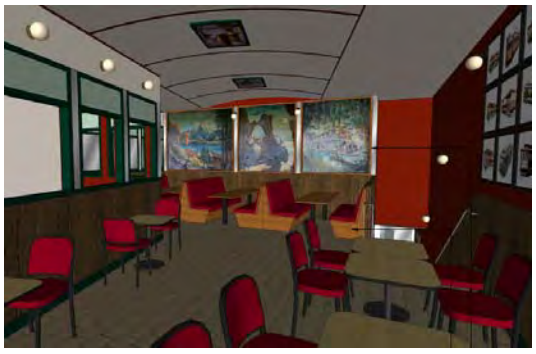


Original: New windows had a similar style to existing but did not match in size or location.



Revised: Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade.

8. Salvage, restore, and reinstall murals.



Original: Murals were salvaged for reinstallation throughout the restaurant space.



Revised: Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

Attachment D

THE AUSTIN, SAN FRANCISCO, CALIFORNIA

SELLER'S ADDITIONAL DISCLOSURE TO PURCHASERS

PACIFIC PINE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY THAT OWNS THE PROJECT AND IS SELLING THE UNITS, HEREBY PROVIDES THE FOLLOWING ADDITIONAL DISCLOSURE TO BUYERS OF CONDOMINIUM UNITS AT THE AUSTIN.

The Seller of The Austin understands that entitlement applications have been submitted to City agencies for a proposed new 7-story mixed-use commercial and residential development at the adjacent property to the east at 1525 Pine Street. Complete details for the potential development and proposed construction timeline are not available at this time. The proposed project has not been approved and building permits have not been issued by City agencies at this time. The future of the proposed project is uncertain at this time. It is unknown whether the proposed project will be approved and built. If the project is built, it may be constructed with different specifications. Until such time as the proposed project is approved, permits are issued and the project is constructed, it is subject to change.

If the proposed project at 1525 Pine Street is approved and construction proceeds, then throughout the demolition and construction processes at 1525 Pine Street, construction personnel may have temporary access to the Project and a construction crane may have a temporary right to traverse the Project's airspace. Completion of the proposed 1525 Pine Street project may impact unit views, light source and privacy for certain Units and areas of the Project, particularly those of east facing Units in the Project. The roof of the proposed 1525 Pine Street project may contain venting and mechanical equipment that may be visible from your Unit and the Project, and may contain roof deck(s). The proposed redevelopment of 1525 Pine Street currently includes retaining Grubstake restaurant, as discussed in the Seller's Supplemental Disclosures to Purchasers (the "Disclosure Statement"), as the ground floor tenant. You should contact the San Francisco Planning Department for further detail.

All capitalized terms used but not defined herein shall have the same meaning given to such term in the Disclosure Statement.

ACKNOWLEDGEMENT

Buyer has fully read and understands this Additional Disclosure and has asked any questions Buyer deems appropriate to clarify any issue(s) described herein.

Signature _____ _____

Printed Name _____ Date

Signature _____ _____

Printed Name _____ Date

_____
Seller's Representative

Unit Number _____

ATTACHMENT F

TECHNICAL MEMORANDUM

Date: September 23, 2021

To: Nicholas Pigott

From: Chris D. Kinzel, P.E.

Subject: 1525 Pine Street Traffic Issues

At your request, TJKM has examined traffic issues associated with the proposed development at 1525 Pine Street in San Francisco, particularly as they relate to the appeal of the project approval by the San Francisco Planning Commission. The primary transportation issues raised by the appellant include the analyses of cumulative transportation impacts, impacts on public transit, and on vehicle miles traveled. The project consists of a 21-unit eight story residential development and a 2,855 square foot commercial area containing a restaurant. The same restaurant occupies the site currently but will be demolished and rebuilt.

Cumulative Transportation Impacts The appellant states that "the MND completely ignores the potential significant environmental impacts…of potential cumulative projects." The MND identifies six cumulative projects "within approximately a quarter mile radius of the project site." The projects are located as follows:

1. 1567 California Street
2. 1240 Bush Street
3. 1101 Sutter Street
4. 955 Post Street
5. 1200 Van Ness Avenue
6. 1033 Polk Street

While the cumulative totals of the six projects includes 522 dwelling units and over 155,000 square feet of non-residential uses, it is instructive to view the actual location of these developments as compared with the 1525 Pine Street development. The figure on the following page illustrates the location of the six projects and their relationship to 1525 Pine Street. The figure shows that project 1, a 100 dwelling unit development replacing a two story commercial building, is located about two blocks away. Project 2, a five dwelling unit addition is located two blocks away on Austin. The remaining four projects are located several blocks away. It is clear that that none of the cumulative projects are located in the immediate vicinity of 1525 Pine Street, nor would they come close to creating noticeable, let alone significant, impacts. In addition, the implementation of the planned Van



LEGEND

Project Site

Cumulative Development Projects

Ness Bus Rapid Transit project, the seventh cumulative project described in the MND, but not referenced by the appellant, will provide additional transit capacity to the immediate vicinity. The cumulative projects therefore provide inconsequential and insignificant impacts to the 1525 Pine Street project.

Transit Impacts As the appellant focuses on cumulative transit impacts, it is again useful to note the lack of concentration of cumulative development projects near the site. The appellant's argument seems to be that all of the cumulative vehicles circling the blocks looking for parking will congest the intersections and impede the ability of transit vehicles to serve riders in a timely manner. The appellant has not introduced any information to support this contention. There is substantial transit availability in the area near the project including routes on Pine, Polk, and Sutter Streets and Van Ness Avenue, where additional improvements are planned. Given the broad and distant spacing of the cumulative projects, it is clear that there is adequate transit capacity utilization to serve the project. With the absence of any substantial transit generators among the nearby cumulative projects, there is no support for the appellant's contention that this project will introduce significant cumulative transit impacts.

Vehicle Miles Traveled (VMT) San Francisco has the lowest VMT in the Bay Area. This is due to the compactness of the City, high transit ridership, the proximity of jobs and housing, and other factors. These will also be the characteristics of future residents of 1525 Pine Street. The State of California Office of Planning and Research has written the guidelines for conducting VMT analyses in California. Virtually all agencies in California have adopted VMT policies requiring that a single TAZ containing the project be analyzed to determine future VMT generated by project residents. Since residential VMT is calculated based on per capita travel, the number of dwelling units in any given area (typically in traffic analysis zones or TAZ) is of secondary interest. The primary interest is focused on how many miles all people living in that area will travel each day. For this reason, VMT estimation is (by written policy) focused on the single TAZ in which the project is located. Other nearby areas are not included in the VMT calculation exercise. As has been depicted in the figure accompanying this memorandum, the appellant's TAZ map would include Project 2, which is the addition of five dwelling units. The calculation of VMT for the future residents of 1525 Pine Street is based on the simulated travel patterns and habits of all existing and future residents of the 8-block area included in TAZ 327. The appellant is mistaken in implying that the use of information from other nearby zones will produce more accurate results. TAZ 327 has very low VMT and the project will not produce any significant impacts in this or other TAZ's.

Traffic Effects of Density Bonus From a traffic standpoint, the impacts related to the six dwelling units allowed by compliance with San Francisco codes would be a de minimis change to the traffic being added and considered in the traffic analysis. This is especially the case due to the project's reliance on transit, pedestrian and bicycle travel.

Appellant's Transportation Conclusions The appellant claims the MND's findings with regard to Impacts C-TR-2, C-TR-3, C-TR-4 and C-TR-5 are not supported. These deal with the subjects of this memorandum – cumulative impacts related to travel by auto, pedestrian, bicycle, and transit. It is the opinion of TJKM that the MND completely and accurately addresses these issues. In fact, the appellant

has presented no information that would result in a need to change the MND's findings and conclusions.

About the author: Chris D. Kinzel, P.E. is the Vice President and co-founder of TJKM Transportation Consultants and has 60 years of transportation experience. TJKM has completed more than 80 transportation projects in San Francisco.

Attachment G

Architectural
Resources Group

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111

argsf.com

March 20, 2019

Summary of Grubstake Redesign

In April 2018, Architectural Resources Group (ARG) was retained by Pine Street Development to survey the Grubstake Diner at 1525 Pine Street and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. In October, ARG was asked to provide design consultation services to identify opportunities for better incorporating these features into the design. Below is list of ARG's eight recommendations, and detail about how the design was adapted to address them.

1. **Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street.**

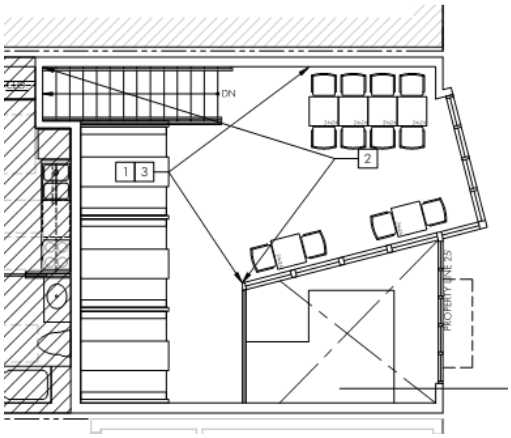


Original: The original design had the arched lunch wagon façade located on the second floor. The façade was at an angle to the property line and did not match the existing footprint.

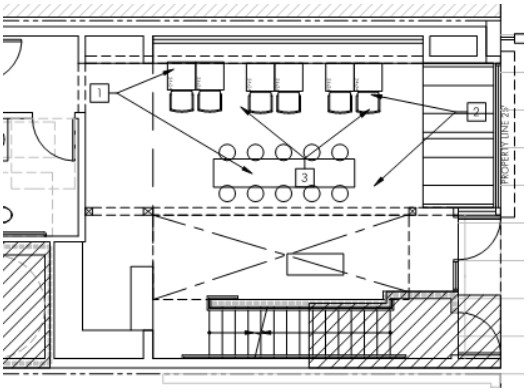


Revised: The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

2. Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.



Original: The scale of the lunch wagon is not clearly defined on the interior.



Revised: The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

3. Replicate metal barrel vault ceiling to create a sense of enclosure.
4. Reuse or replicate side globe lights.
5. Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
6. Define the interior/exterior relationship of the lunch wagon using windows.

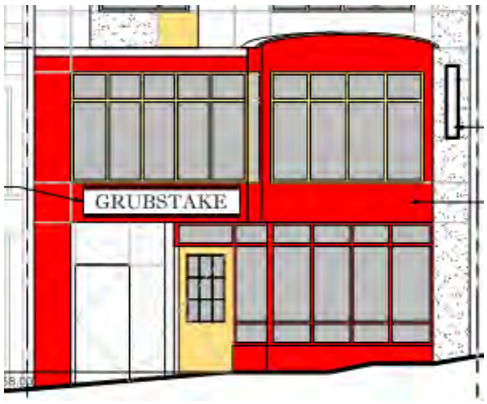


Original: The barrel vault ceiling is not symmetrically defined. The globe lights are inconsistently placed and located on walls outside the barrel vault. The lunch wagon is not defined by unique finishes or colors.

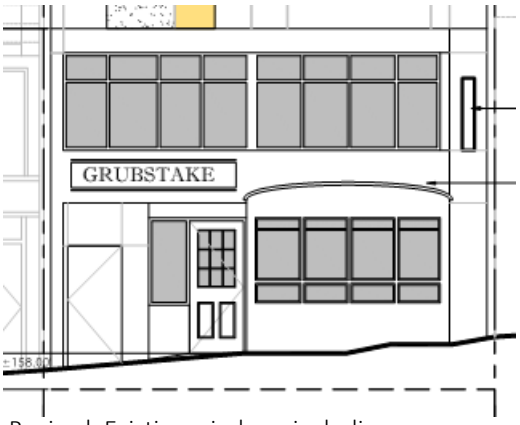


Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

7. Reuse existing windows including green colored toplites where possible.

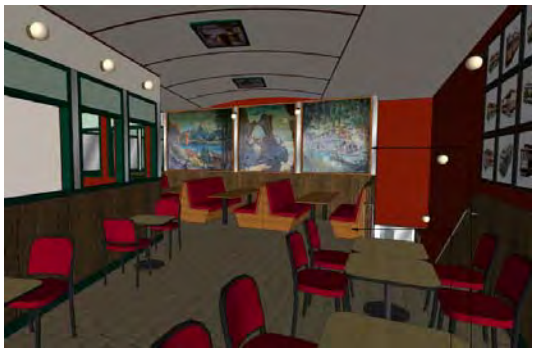


Original: New windows had a similar style to existing but did not match in size or location.



Revised: Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade.

8. Salvage, restore, and reinstall murals.



Original: Murals were salvaged for reinstallation throughout the restaurant space.



Revised: Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

Attachment H

PREVISION DESIGN

To: Alexis M. Pelosi
Pelosi Ziblatt Law Group
244 Kearny Street, 9th Floor
San Francisco, CA, 94108

From: Adam Phillips, Principal
Prevision Design
1806 Belles Street, Suite 6B
San Francisco, CA 94129

Date: September 3, 2021

RE: Review of "Negative Effects of 1525 Pine St on 1545 Pine St Neighbors"

Dear Ms. Pelosi:

At your request, I have conducted a review of the "Negative Effects of 1525 Pine St on 1545 Pine St Neighbors" (hereafter "Neighbor Study"), included as Exhibit A. The Neighbor Study is undated, no preparer is listed, however I understand it was commissioned or produced by neighbors residing at the adjacent 1545 Pine Street building in response to the 6/8/2021 lighting analysis report prepared by Prevision Design (hereafter "Prevision Study").

A. Establishment of Professional Qualifications

No preparer for the Neighbor Study is identified, therefore it is not possible to comment on the background or qualifications of the author(s) with respect to preparation of lighting analysis studies.

B. Review of Methodology

The Neighbor Study does not include any written description of methodology, nor has there been any other outside discussions of methodology to the Neighbor Study analysis, so the report has been reviewed as presented. In areas where the methodology is unclear and/or lacks relevant contextual information to interpret the stated findings, the missing information along with its relevance is discussed. In areas where explicit information is lacking however methodology can be reasonably inferred, the assumed intent is stated, and subsequent review is based on such the presumptive accuracy of that intent.

C. Verification of Findings

It is outside the scope of this review to confirm, replicate, or suggest corrections to specific findings presented in Neighbor Study. This review will indicate whether, in our professional opinion, findings appear reasonable or questionable based on methodology and approach as understood or inferred.

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D. Overview of Neighbor Study Content

The Neighbor Study is 40 pages and divided in the following sections:

1. Units Affected (Page 2)
2. Critique of Sponsor's Light Study (Page 3)
3. Using Sponsor's Light Study to Simulate Interior Light (Page 4)
4. 3rd Floor Lighting Analysis (Pages 5-8)
5. Mitigation Suggestions (Page 10)
6. Physical scale model Lighting Analysis (Pages 10-14)
7. Physical scale model Lighting Analysis (Pages 10-14)
8. Comparative Interior lighting effects of a 4-story building (Page 15)
9. List of Adverse Impacts / Conclusion / Request (Pages 16-17)
10. Appendix (Pages 19-40, content broken down below)
    a. Values Lux vs. Perceived Chart (Page 19)
    b. Average vs. 3rd Floor Light Readings (Page 20)
    c. 3rd floor lighting simulations and readings (Pages 21-32)
    d. Shadowfan Analysis and commentary (Page 33)
    e. Supplemental (physical scale model) Light Study (Pages 34-39)
    f. 2nd Floor Studio Light reduction findings. (Page 40)

E. Characterization of Neighbor Study and General Review Observations

The Neighbor Study is primarily focused on establishing levels of light loss in June light within 1545 Pine Street unit interiors relative to existing conditions due that would be attributable proposed 79-ft project, a 65-ft version project and other shorter (4-5 story) project alternatives at 1525 Pine Street. The findings of the Neighbor Study report are derived using the exterior light level projections pulled from the Prevision Study and coupled with light meter readings taken from within a 3rd floor apartment and/or attached to a cardboard scale model positioned on the rooftop of 1545 Pine Street. The Neighbor Study used these sets of values to extrapolate what the interior light effects of the project (or other project alternatives) would be and what percentage light reduction this would represent compared to present day light values.

From a methodology standpoint, there are three major areas where I found the approach questionable:

1. **Mixing simulated and real-world light meter measurements.** The Prevision Study did not include either an existing conditions analysis nor interior light study, but simulated net changes in exterior light levels throughout the year that would be caused by the proposed 79' project (with and without lighting) and a 65' version. The Prevision Study relied on a computer simulation with consistent baseline exterior brightness values at across 12 dates/times to generate comparisons between the lighting effects of project alternatives. The Neighbor Study focused on a different scope than the Prevision Study (effect of the project in June on interior

light levels relative to existing conditions), by taking light readings as a way to generate their own existing condition scenario as a point of comparison. The flaw in this approach is that real world daylight light levels are highly variable due to cloud cover and other environmental factors, which can significantly alter Lux readings. The Neighbor Study does not establish any correlation between baseline ambient light levels in the virtualized model environment vs. real-world light meter readings, so stated any net changes in Lux levels between existing conditions as measured and conditions pulled from the Prevision Study may be inaccurate.

2. **Characterization of percentage change in light level.** As discussed in the Prevision Study, brightness as measured in Lux is different than perceived real-world brightness, with Lux values following a logarithmic scale relative to perceptual light values. The Neighbor Study references both perceptual light as well as Lux readings but uses a linear comparison between high and low Lux values to characterize the percentage change in light. While perhaps accurate from a purely mathematical perspective, it is a misleading characterization of the net change in perceived lighting conditions. Furthermore, use of *relative* change between two measured values rather than a more accepted practice of comparing both Lux values to the same baseline standard reading (ex. the Prevision Study used an exterior daylight value of 10,000 Lux as a common denominator), further distorts the findings to yields misleading results.
   This is most readily observable on page 37 of the Neighbor Study, where photos of side-by-side lux reading results from the cardboard model with barely perceptible changes in brightness are characterized as 99.80-99.99% reductions in light.

3. **Use of cardboard scale model to compare light levels between existing and proposed project / project alternative conditions.** Use of a scale model is a well-used historical tool for shadow analysis to establish the relative size and location of sun shadows, however using smaller scale models have been shown[1] to be unreliable for purpose of predictive lighting analysis for full scale buildings. This is further compounded by the uniform cardboard surface not being representative of the material reflectance properties of a real-world building as well as the rooftop surfaces not representative of the urban conditions surrounding the actual building. Due to these factors, the light meter measurements from a small-scale cardboard model may be unreliable indicators of actual conditions.

4. **Analysis restricted to midsummer only.** Neighbor Study includes only on dates in June, ignoring the rest of the year. Given the highly variable lighting conditions throughout the year, focusing on only a very short duration of the year is a poor predictor of lighting effects year-round.

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[1] Ref. *The Impact of Scale when Using Models for Daylight Analysis.* Erik Adolfsson, Lisa Yngvesson, 5/31/2018 https://www.diva-portal.org/smash/get/diva2:1240134/FULLTEXT01.pdf

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Following are brief additional review comments on the specific content sections of the Neighbor Study. Some sections where I have no comments have been skipped.

F. Using Sponsor's Light Study to Simulate Interior Light (Page 4)
See full discussion in Section E.1 above regarding concerns surrounding combining light measurement techniques between the Prevision Study and light meter reading.

G. 3rd Floor Lighting Analysis (Pages 5-8)
On page 5, the color-coded Lux scale and photometric rendering from the Prevision Study is included to indicate that the light meter Lux reading at the 3rd floor window matches Prevision Study. This would seem to prove the opposite as the photometric analysis/scale reference images are clearly lighting conditions *with* the 1525 Pine Street project, so do not reflect a simulation of existing conditions. Using this to claim correlation between the photometric simulations in the Prevision Study and physical light readings is misleading.
On pages 6-7, the Lux scale and photometric rendering are again included presumably to indicate a relationship between the renderings and the interior readings. It should be stated that the scale and photometric renderings are very small, and do not have the precision confirm specific lux readings, as indicated. It is not clear how the Lux numbers were determined, but it is reasonable to assume they could be significantly higher or lower than stated.

H. Physical scale model Lighting Analysis (Pages 10-14)
Summary on Page 10 claims the project results in a reduction in light of 99%, however the method behind these calculations renders them misleading as detailed in Section E.2. Additionally, as discussed in Section E.3 use of a cardboard scale model is not a reliable representation of real-world light conditions.

I. Comparative Interior lighting effects of a 4-story building (Page 15)
Light measurements listed are assumed to be from the cardboard model (photos of these specific readings were not found in the appendix). Presuming this assumption is correct, the issues elaborated in Sections E.2 and E.3 call into question the accuracy of these findings.

J. List of Adverse Impacts / Conclusion / Request (Pages 16-17)
To the degree that light level characterizations made are tied to estimated Lux levels, due to factors discussed above these characterizations may be unreliable. Review of other qualitative statements, conclusions or requests for project modifications are outside the scope of this review memo.

K. Appendix
   a. Average vs. 3rd Floor Light Readings (Page 20)
      June 21st values appear to be from light readings at window, other dates are repeated from attached chart from Prevision Study. Mixed methodology concern in Section E.1.

   b. 3rd floor lighting simulations and readings (Pages 21-32)

PREVISION DESIGN

Use of Lux scale and photometric rendering is inaccurate (ref. Section G), also mixed methodology concern (Section E.1). Additionally, on Page 27 the photos which presumably are intended on showing room lighting conditions and 24 and 5 lux are not credible when compared to the photos below them showing the actual reading on the light meter (with considerably greater observable ambient brightness). Similar observations for pages 30-32.

c. Shadowfan Analysis and commentary (Page 33)
Referenced materials were not part of the Prevision Study, but a separate unrelated study required by SF Planning. Scope of shadowfan analysis was not to study light levels, only the locations of all net new sun shadows throughout the year.

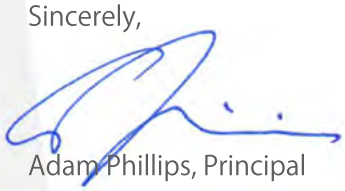
d. Supplemental (physical scale model) Light Study (Pages 34-39)
Same comments as detailed in Section E.3.

e. 2nd Floor Studio Light reduction findings. (Page 40)
Same comments as detailed in Section E.3.

In conclusion, it is my professional opinion that while the Neighbor Study appears to have been produced in good faith, issues with its foundational methodology cause it to be an unreliable source of information regarding the net change in lighting due to the proposed projects (or any alternatives) relative to existing conditions.

Please do not hesitate to reach out if there are any additional questions regarding this matter.

Sincerely,



Adam Phillips, Principal
Prevision Design

EXHIBIT A

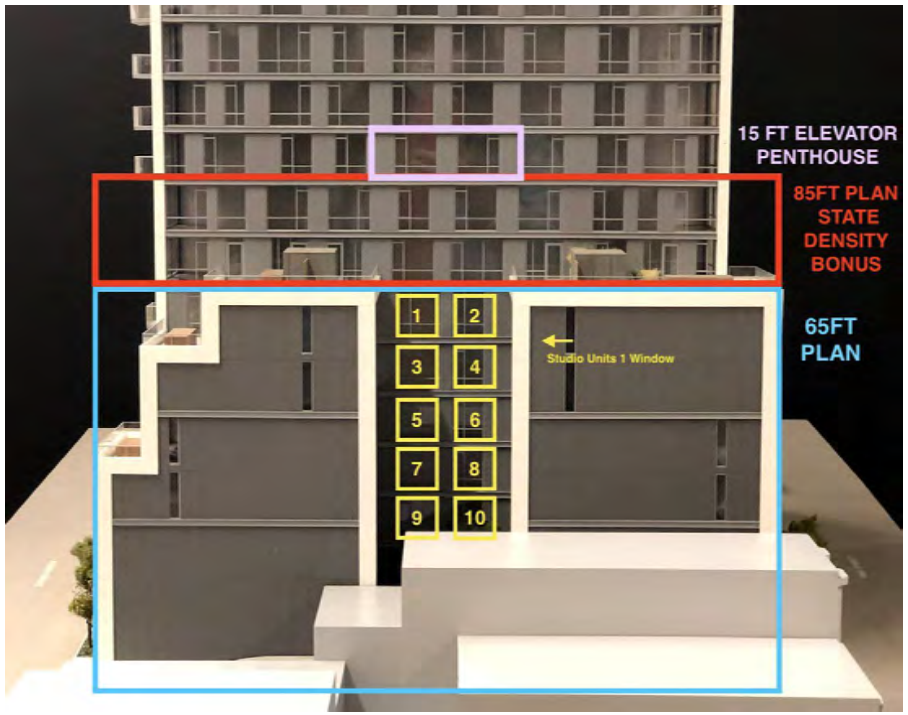
Negative Effects of 1525 Pine St on 1545 Pine St Neighbors

Units Affected

21 total units affected

- 10 studio units with single east facing window and no exposure to street or alley
- 10 north and south facing units
- 2 BMR units
- 1 studio unit in new building
  (376 sqft)





Critiques of Sponsor's Light Study

- Sponsor's light study did not tell the full story
  - Does not show **interior light in the individual units**
  - Does not show that **lower units have significantly below average light**
  - Does not show that **morning light is significantly reduced for east facing studio units**
- Comparing the difference between 79ft and 65ft are "not significant" but does not show significant reduction from current light levels

Using Sponsor's Light Study to Simulate Interior Light

1. Use a Light Meter to measure LUX at the Window
2. At that time, measure LUX in the middle of the living room and kitchen (see orange arrows)
3. Measured many light ranges to cover very dark - normal lighting conditions ie. 79 LUX - 830 LUX (See slides 24 - 29)

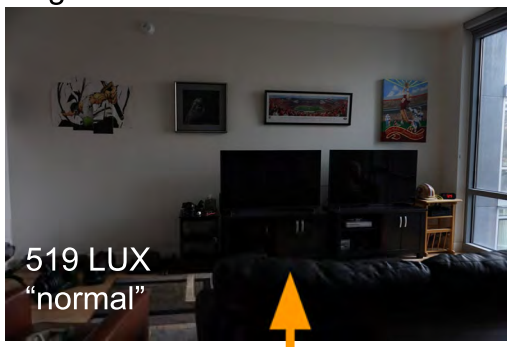
Exterior Light is **"Normal"** perceived brightness while Interior Light is **"Normal"** and **"Dark"**
LUX readings drop by up to 40% from window to living room.



830 LUX at the window "normal"

Values Lux vs Perceived

Lux value range	Reference Lighting Condition
10-50	Very Dark
50-200	Dark Indoors
200-400	Dim Indoors
400-1,000	Normal Indoors





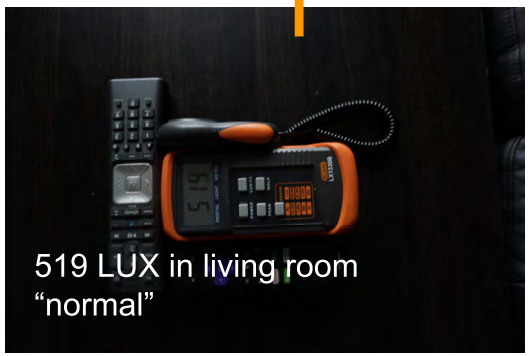




EXHIBIT A

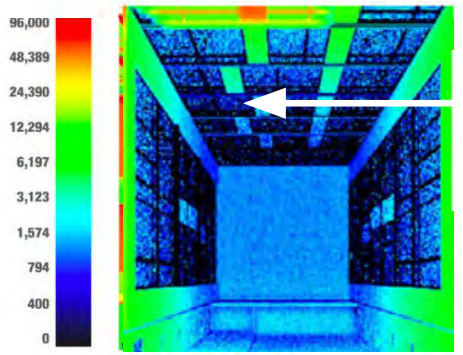
Interior Light in 3rd Floor Unit on Summer Morning



1. Shows 370 LUX at the window matching the sponsor's light study
2. Shows corresponding interior light at 147 LUX in the living room and 36 LUX in the kitchen
3. Interior light is darker than the window light
4. Lower floors are below the average light reading of 840 LUX in the sponsor's study

The Proposed 79 ft building disproportionately affects lower floors.

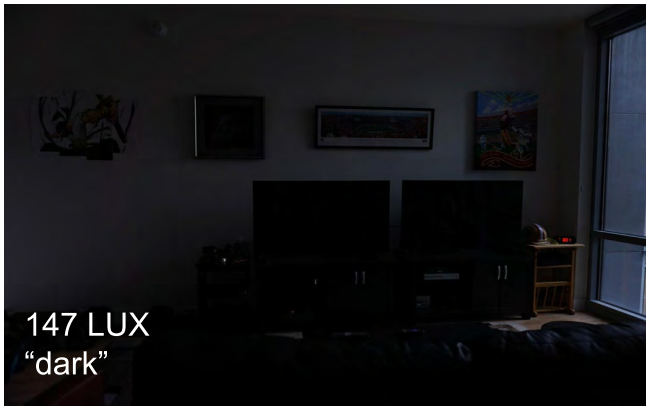
Summer Morning Simulation

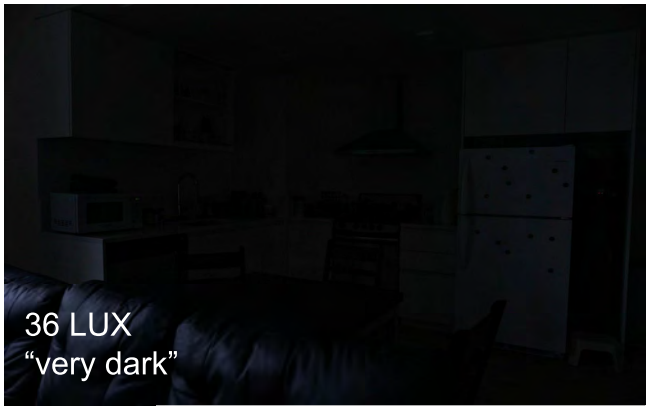


	Summer Morning
Average	840 LUX "Normal"
3rd floor Exterior Window	370 LUX "Dim"
3rd floor Interior Living room	147 "Dim"
3rd floor Interior Kitchen	36 LUX "Very dark"

Summer Morning Average







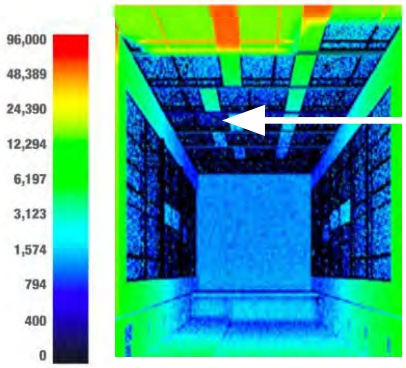
*See slide 26 for breakdown of LUX readings

EXHIBIT A

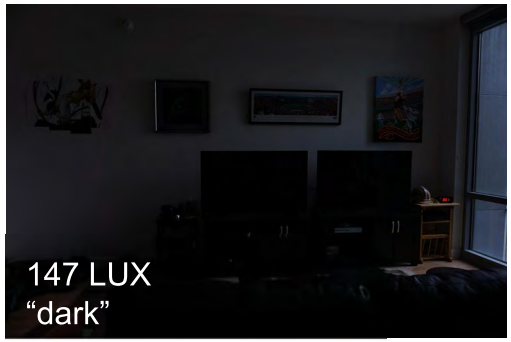
Dark Mornings All Year for Lower floors

Below shows the approximate light on 3rd floor studio using the light readings from the simulation.

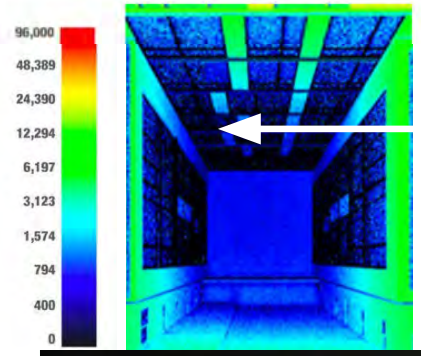
Summer Morning



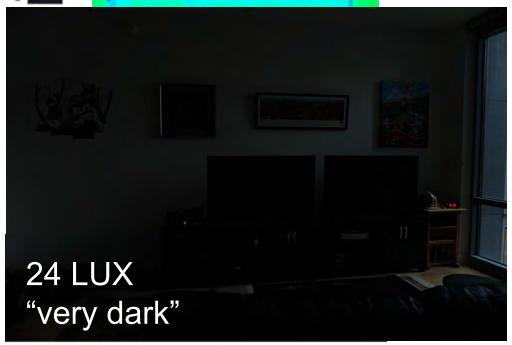
370 LUX
“Dim”
approx



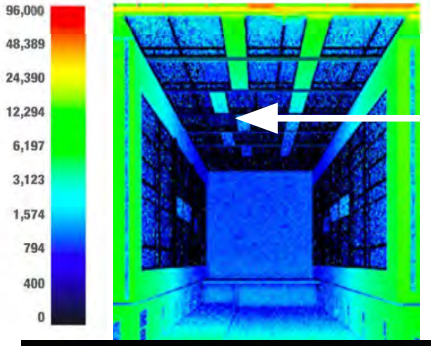
Winter Morning



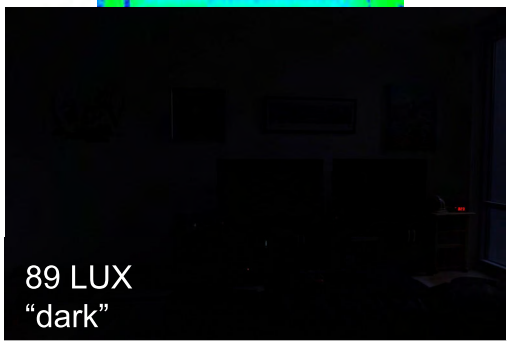
79 LUX
“Very dark”
approx



Fall/Spring Morning



200 LUX
“dark”
approx



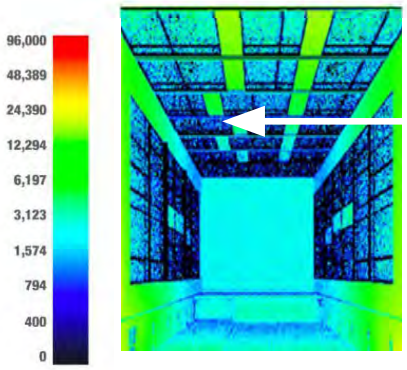
*See slide 25/26/27 for breakdown of LUX readings

EXHIBIT A

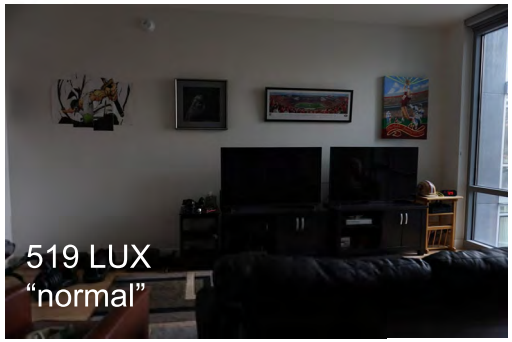
Dark Afternoons 3 out of 4 seasons for Lower floors

Below shows the approximate light on 3rd floor studio using the light readings from the simulation.

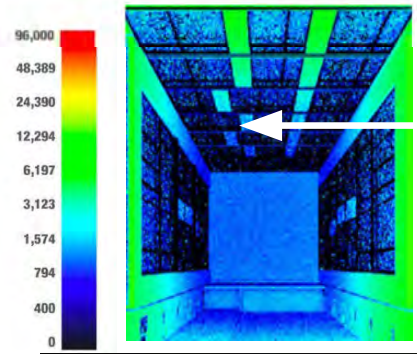
Summer Afternoon



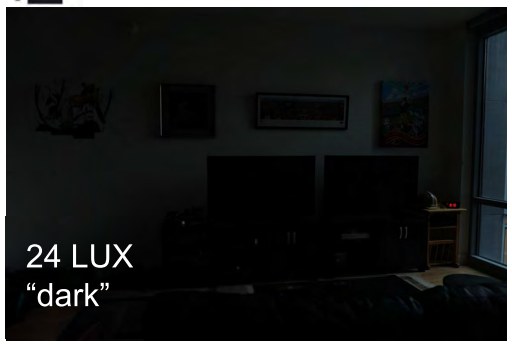
830 LUX
“normal”
approx



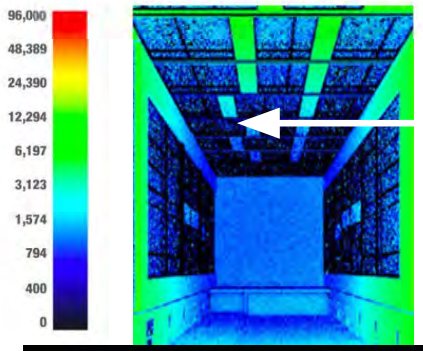
Winter Afternoon



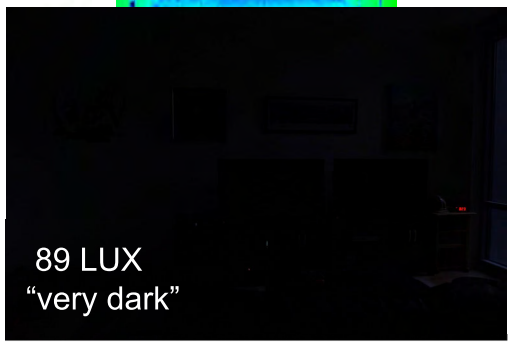
79 LUX
“Very dark”
approx



Fall/Spring Morning



200 LUX
“dark”
approx



*See slide 24/26/27 for breakdown of LUX readings

Very Dark during Winter Solstice on Average

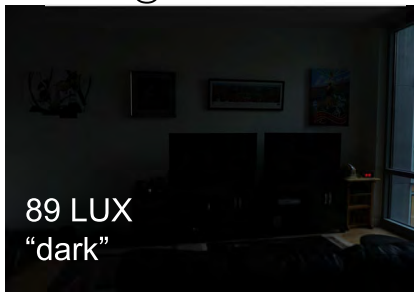
Sponsors Light Study Averages

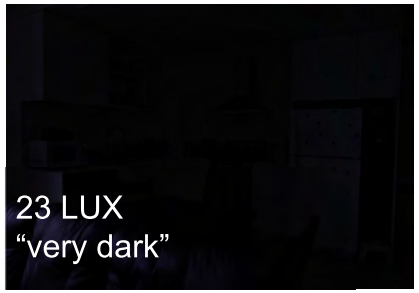
Proposed 79-ft Project	December 21
9:00 AM	129 lux
12:00 PM	803 lux
3:00 PM	79 lux
Daily Average Lux/hr	404 lux/hr

Values Lux vs Perceived

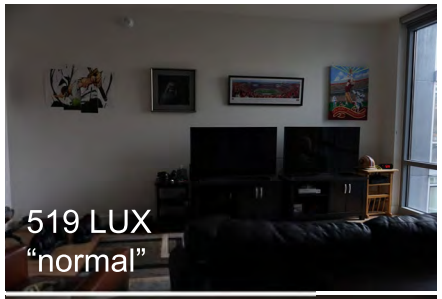
Lux value range	Reference Lighting Condition
10-50	Very Dark
50-200	Dark Indoors
200-400	Dim Indoors
400-1,000	Normal Indoors

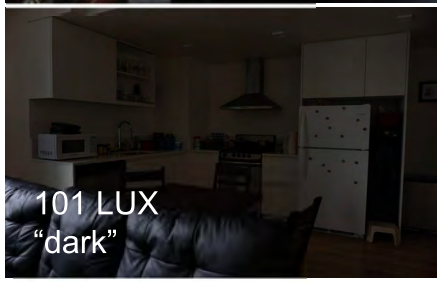
9 AM @ 200 LUX window





12 PM @ 830 LUX window





12 PM @ 79 LUX window





*See appendix slides 24/26/27 for detailed breakdown and lux readings

What can be done?

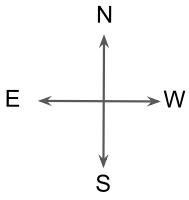
Request: Protect Morning Light for East facing Studio Units

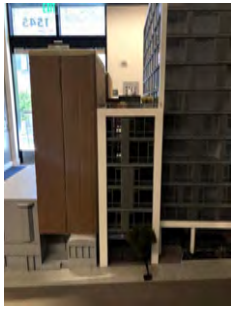
We are want to focus on improving morning light for **east** facing **studio** units that have no other light source. 9AM - 12PM is the only time we get direct light.

Supplemental Light Study Findings

- Morning light reduction with 79ft building is significant (99% reduction) from current levels
- Lower floors (including 2 BMR units) are disproportionately affect and face extremely dark conditions that has adverse effects on residents and their health
- Lowering height to 4 floors effectively mitigates morning light blockage for lower floors

Physical Light Studies on the roof





- Scale cardboard models with differing heights
- Using the real sun on the Austin's roof with correct orientation
- Objective measurements

No building | 79ft | 65ft | 5 floors | 4 floors



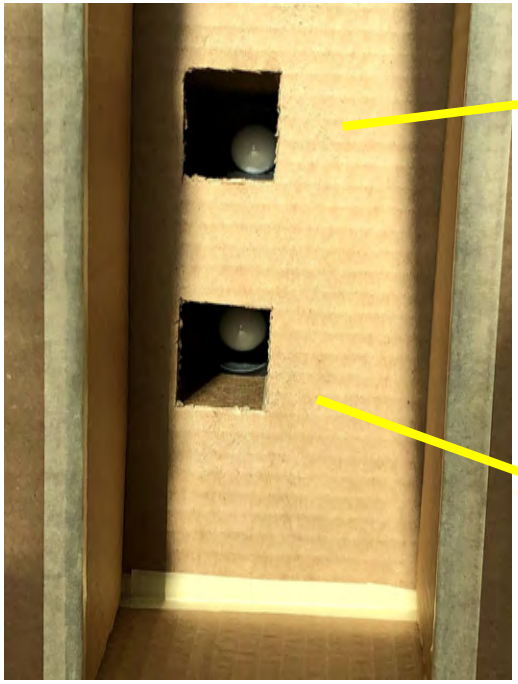




Scientific measurements of light on 2nd and 4th Floor

- 2 Light meters inside
  2nd floor and 4th floor model
- Objective LUX measurement
- Reviewed by light expert







Light Measurement on June 11 at 10:30AM

	No building	79 ft	65ft	5 floors	4 floors
4th floor (lux)	11350	2970	8800	9780	11000
% reduction		**73%**	**22%**	**13%**	**3%**
2nd floor(lux)	1060	70	190	220	600
% reduction		**93%**	**82%**	**79%**	**43%**



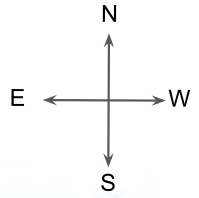








Height Reduction is an Effective Mitigation For Morning Light Reduction



Morning light reduction for lower units between 9 AM - 12 PM can be improved by lowering the 1525 building height to 4 floors.

Light Reduction Percentage 9AM - 4PM

Time/height/%	79 ft	4 floors
9:15 AM	99.99%	99.98
10:30 AM	**93%**	**43%**
12:40 PM	77%	72%
4:00 PM	91%	89%



EXHIBIT A

Effect of Lowering the Building to 4 Floors:
Improved Morning Light from **Dark** to **Normal**

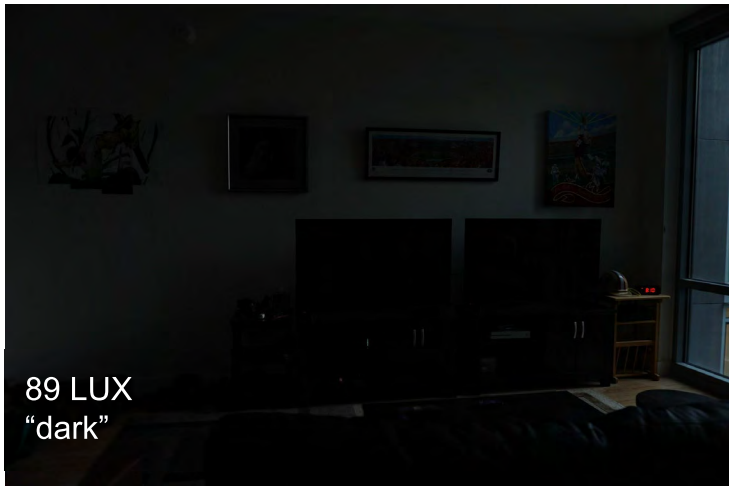
Values Lux vs Perceived

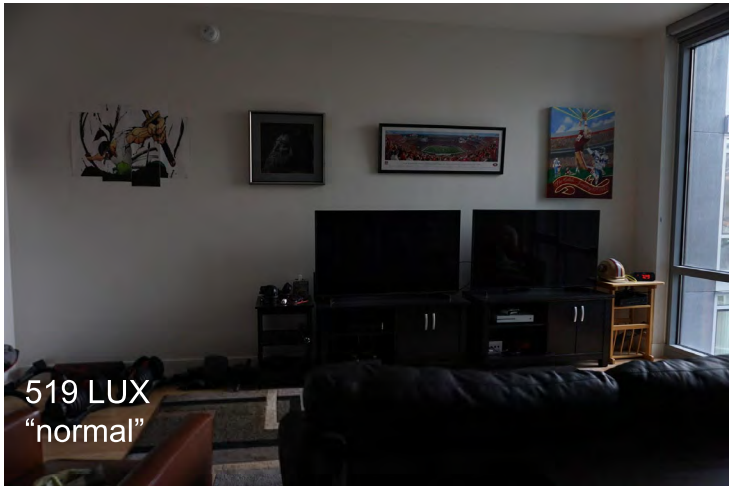
Lux value range	Reference Lighting Condition
10-50	Very Dark
50-200	Dark Indoors
200-400	Dim Indoors
400-1,000	Normal Indoors

By lowering the building to 4 floors, morning light between 9 AM - 12 PM for lower units can be improved from **dark** to **normal**

June 11 @ 10:30 AM Light Measurements

	No building	79 ft	4 floors
2nd floor(lux)	1060	70 “dark”	600 “normal
% reduction		**93%**	**43%**





Significantly Adverse Effects on Light Quality

- 10 units are extraordinarily dark with 79ft proposal
- 1 window with no other exposure to street or alley
- **Dim to very dark** during morning and afternoon 6am - 9am and 3pm - 8pm during throughout the year
- **Very dark to pitch black** interior light all day during winter solstice
- Disproportionate effects on lower floors including 2 BMR units

Human Costs

- Light conditions are detrimental to the health of seniors and disabled residents in the light well.
- Significantly affects the Light exposure for 2 BMR units.

Conclusion and Request

Conclusion

- 10 units without other light source has adverse effects on health and safety of residents
- 2 BMR units affected in Austin
- 20 total units affected
- Sponsor's proposal to add artificial light does not address lack of access to real sunlight
    - No laws required to maintain artificial lights after construction
- Creating 14 small studios and destroying light for 11 studios is a bad tradeoff
- 1 studio unit in the new building also has low exposure and seeks a variance

Request

- Lower the height of the building to 4 floors to improve natural morning light for east facing studio units
- Do not grant exposure variance for 1 new studio facing lightwell

Appendix

Values Lux vs Perceived

Lux value range	Reference Lighting Condition	Light Step
0-10	Pitch Black	1
10-50	Very Dark	2
50-200	Dark Indoors	3
200-400	Dim Indoors	4
400-1,000	Normal Indoors	5
1,000-5,000	Bright Indoors	6

EXHIBIT A

Average vs 3rd floor Simulation Light Readings

Proposed 79-ft Project	June 21	September 21	December 21	March 21
9:00 AM	840 lux	228 lux	129 lux	228 lux
12:00 PM	6,755 lux	3,824 lux	803 lux	3,824 lux
3:00 PM	711 lux	199 lux	79 lux	199 lux
Daily Average Lux/hr	3,338 lux/hr	1,761 lux/hr	404 lux/hr	1,761 lux/hr

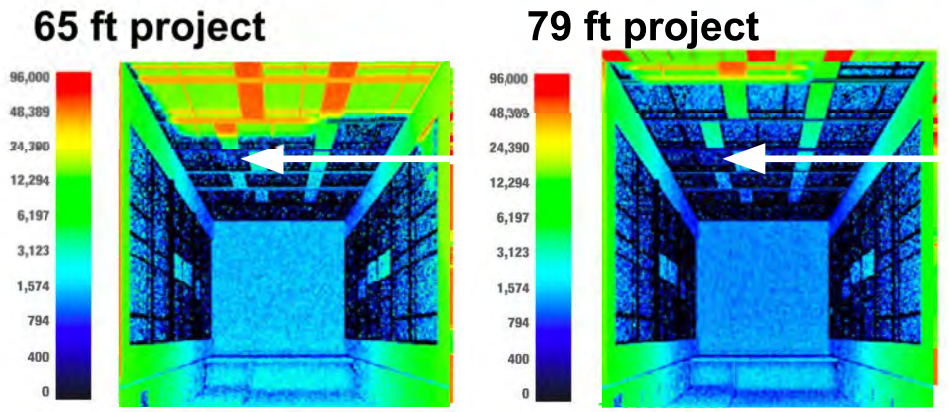
Approximate light on 3rd floor	June 21	September 21	December 21	March 21
9:00 AM	370	200	79	200
3:00 PM	830	200	79	200

EXHIBIT A

Inside the 3rd floor Studio
Summer Solstice Morning Simulation

“Average” light does not paint the full picture.

	65ft project	79 ft project
Average	2376 LUX “Bright”	840 LUX “Normal”
3rd floor Exterior Window	830 LUX “Normal”	370 LUX “Dim”
3rd floor Interior Living room	519 LUX “Dim”	147 “Dim”
3rd floor Interior Kitchen	101 LUX “Dark”	36 LUX “Very dark”



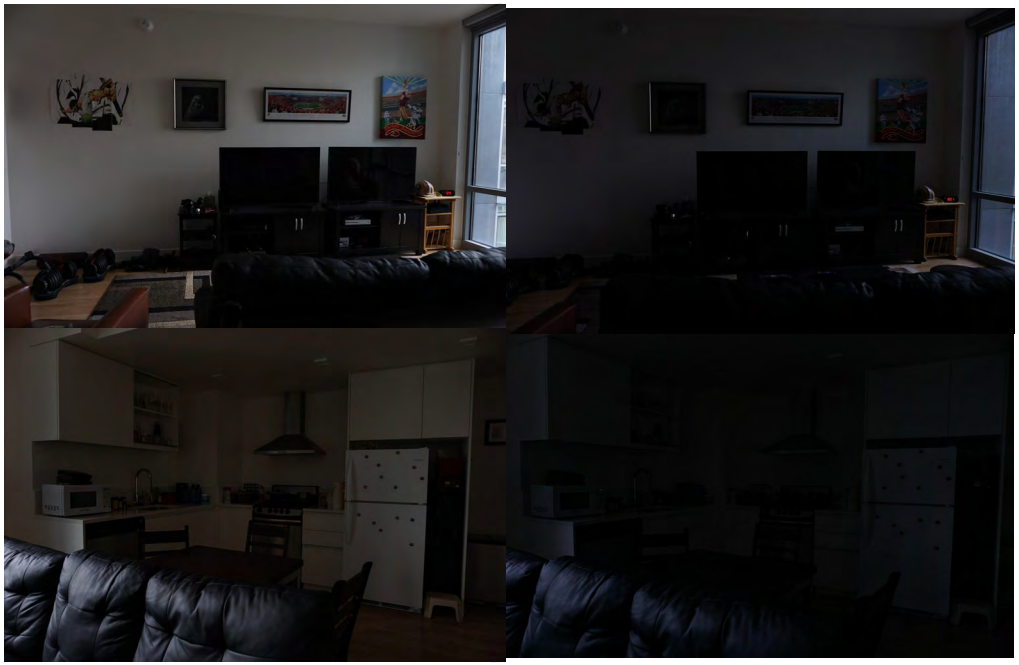
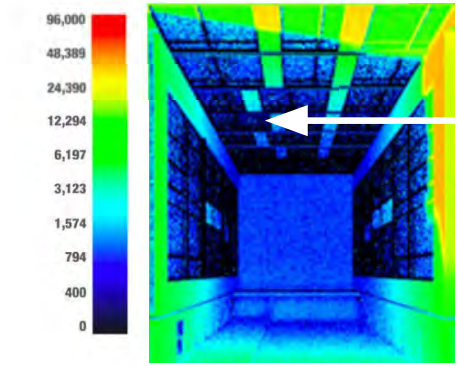


EXHIBIT A

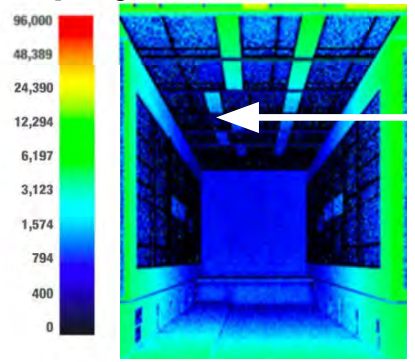
Inside the 3rd floor Studio
Winter Solstice Morning Simulation

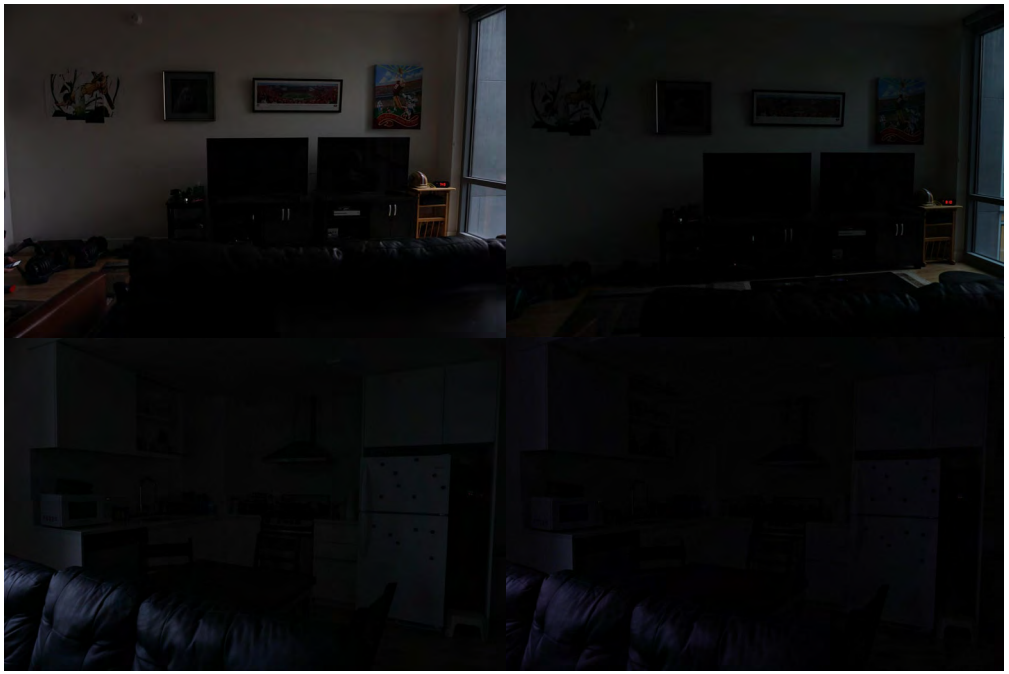
Light meter Location	**65ft project**	**79 ft project**
Window	526 LUX “Normal indoors”	200 LUX “Dim indoors”
Living room	338 LUX “Dim indoors”	89 “Dark indoors”
Kitchen	87 LUX “Dark indoors”	23 LUX “Very dark”

65 ft project



79 ft project



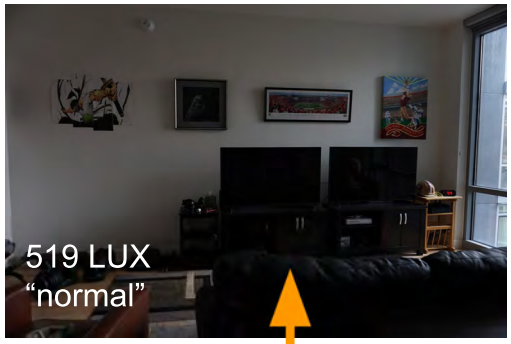


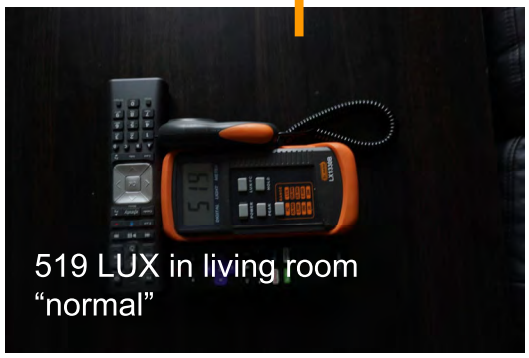
Normal Exterior Light is **Normal/Dark** Interior Light

Pictures showing light measured at 830 LUX at the window, 519 LUX in the living room, 101 LUX in the kitchen
Exterior Light is **“Normal”** perceived brightness while Interior Light is **“Normal”** and **“Dark”**



830 at the window
“normal”







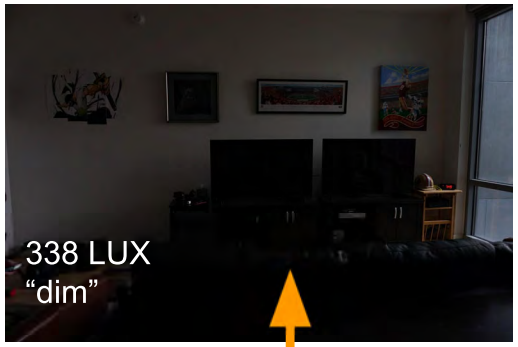


Normal Exterior Light is **Dim/Dark** Interior Light

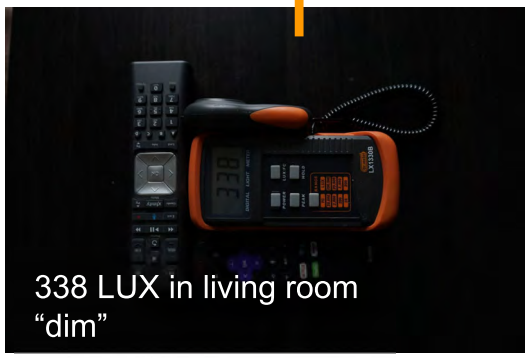
Pictures showing light measured at 526 LUX at the window, 338 LUX in the living room, 87 LUX in the kitchen
Exterior Light is **“Normal”** perceived brightness while Interior Light is **“Dim”** and **“Dark”**

526 at the window
“normal”









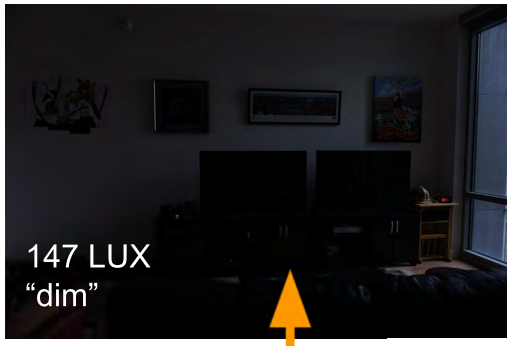


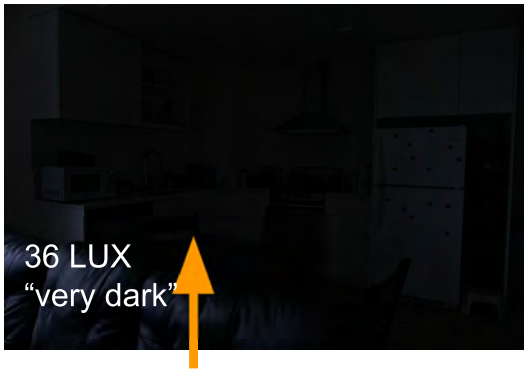
Dim Exterior Light is **Dim/Very Dark** Interior Light

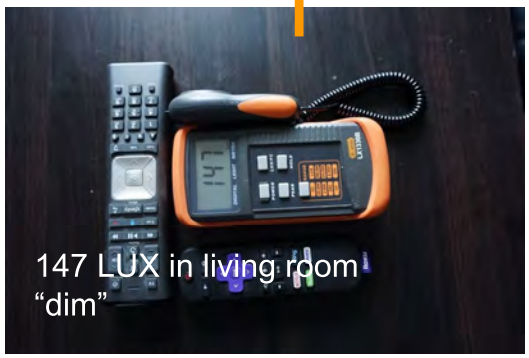
Pictures showing light measured at 370 LUX at the window, 147 LUX in the living room, 36 LUX in the kitchen
Exterior Light is **“Dim”** perceived brightness while Interior Light is **“Dim”** and **“Very Dark”**



370 at the window
“dim”







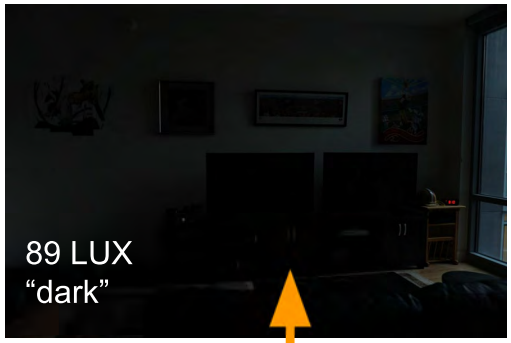


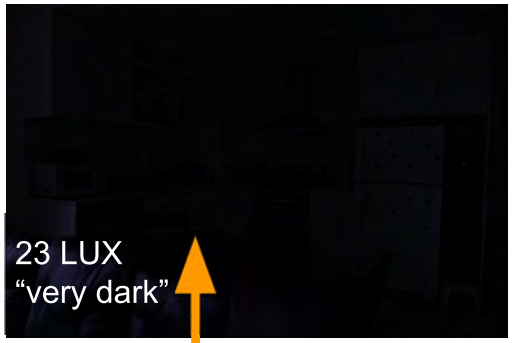
Dark Exterior Light is **Dark/Very Dark** Interior Light

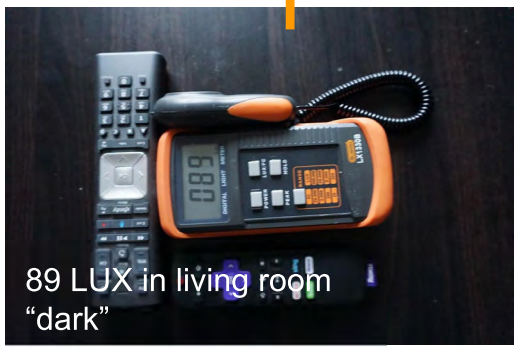
Pictures showing light measured at 200 LUX at the window, 89 LUX in the living room, 23 LUX in the kitchen
Exterior Light is **“Dark”** perceived brightness while Interior Light is **“Dark”** and **“Very Dark”**

200 at the window
“dark”











Dark Exterior Light is **Very Dark/Pitch Black** Interior Light

Pictures showing light measured at 79 LUX at the window, 24 LUX in the living room, 5 LUX in the kitchen
Exterior Light is **“Dim”** perceived brightness while Interior Light is **“Dark”** and **“Very Dark”**

79 at the window
“dark”



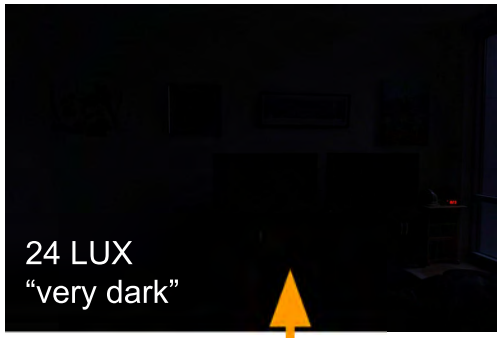






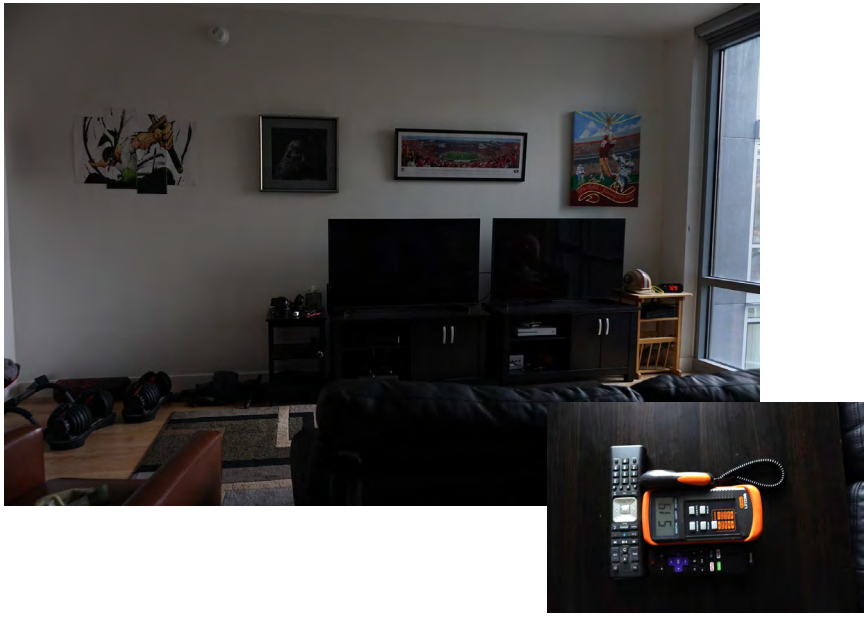


EXHIBIT A

Interior Light “Normal Indoors” 830 LUX



830 LUX at the window = dim indoors
519 LUX in the living room = dim indoors
101 LUX in the kitchen = very dark indoors



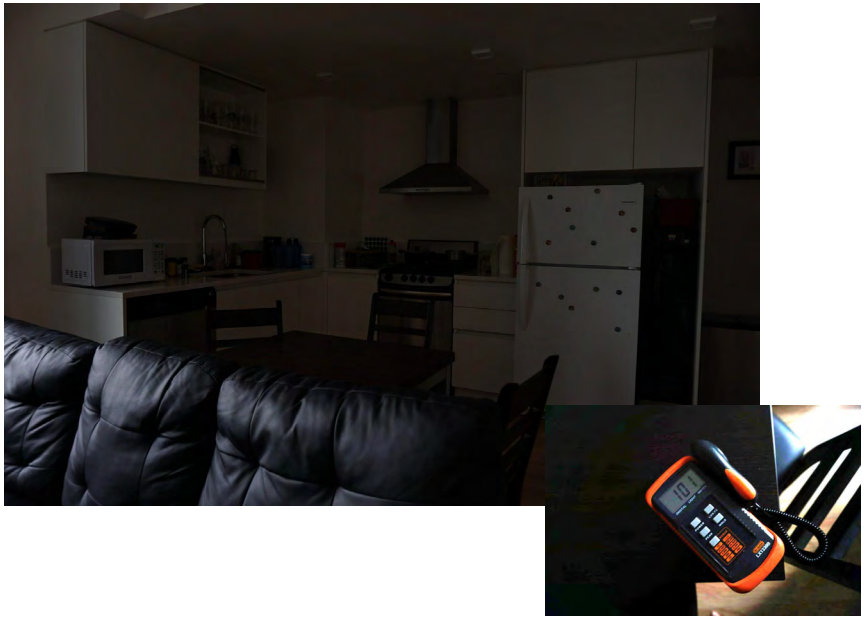
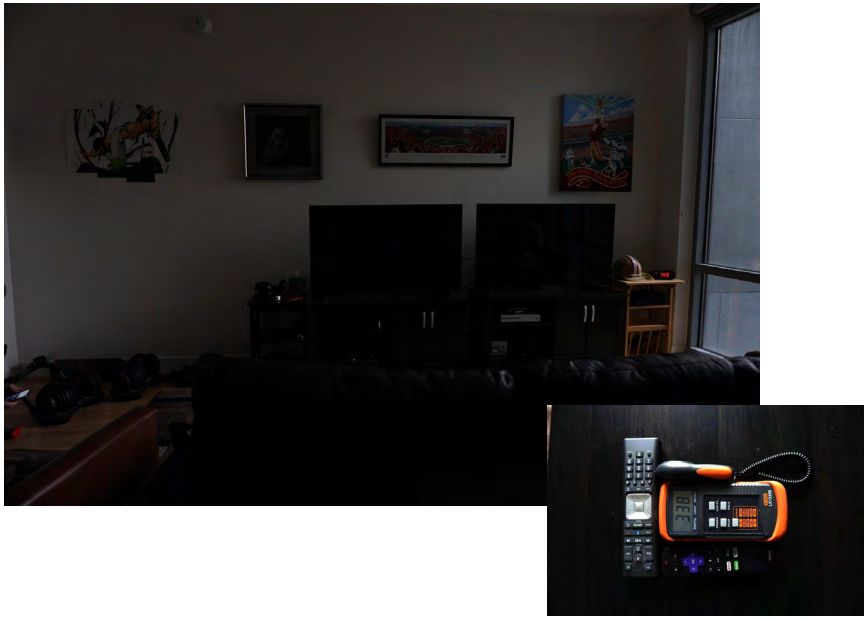


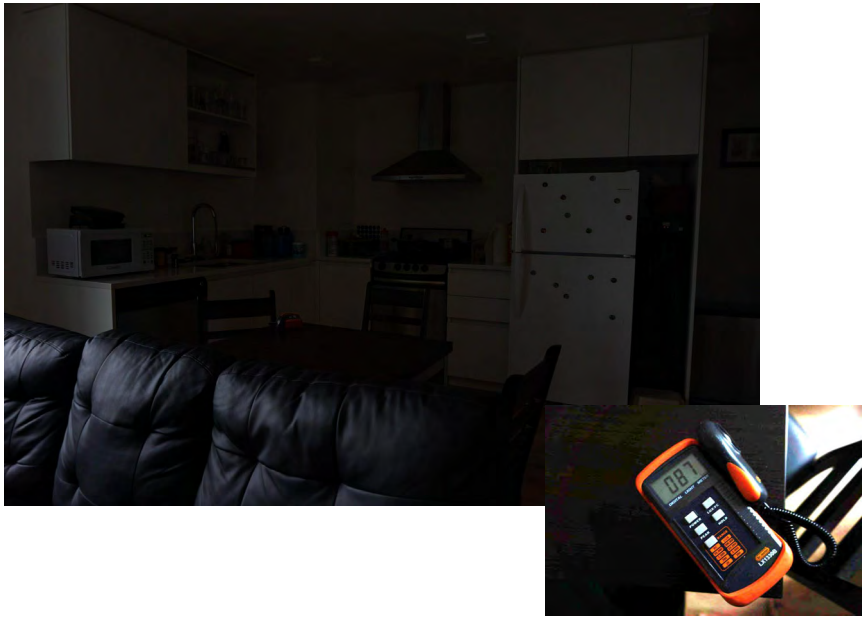
EXHIBIT A

Interior Light “Normal Indoors” 526 LUX

526 LUX at the window = normal indoors
338 LUX in the living room = dim indoors
87 LUX in the kitchen = dark indoors



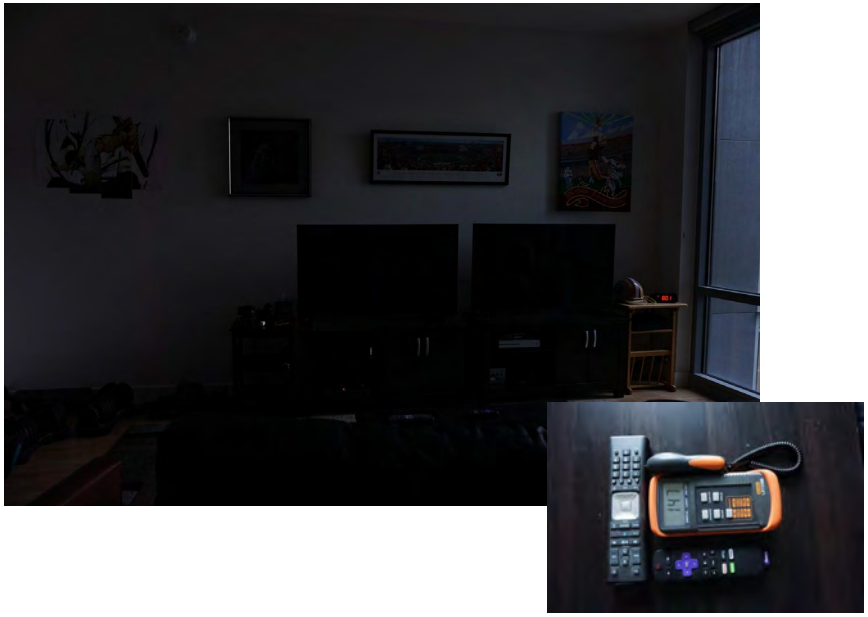


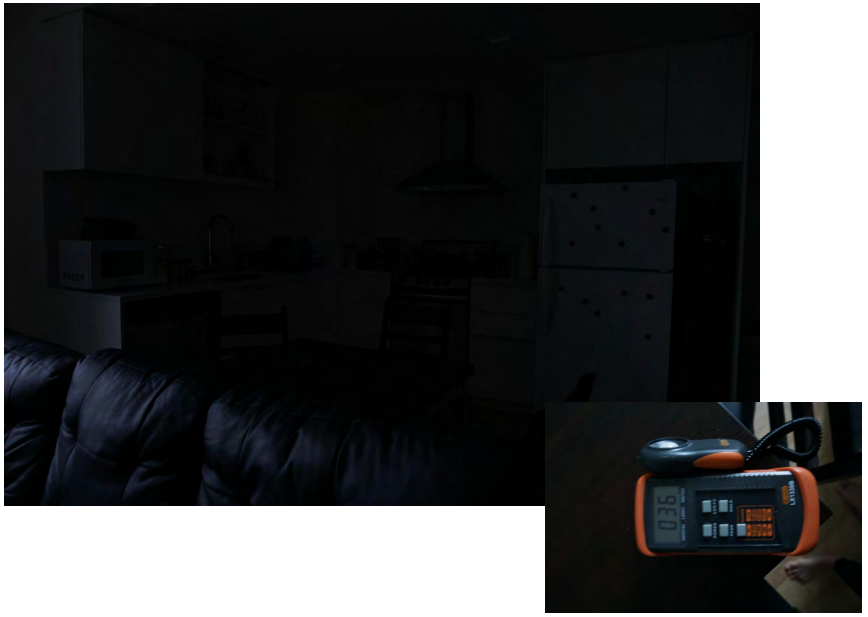


Interior Light “Dim Indoors” 370 LUX



370 LUX at the window = dim indoors
147 LUX in the living room = dark indoors
36 LUX in the kitchen = very dark indoors

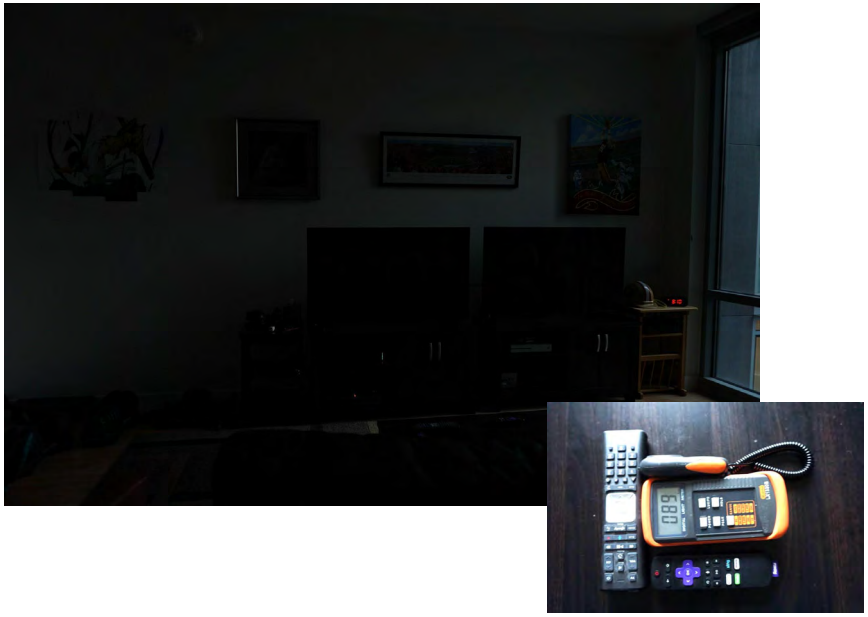


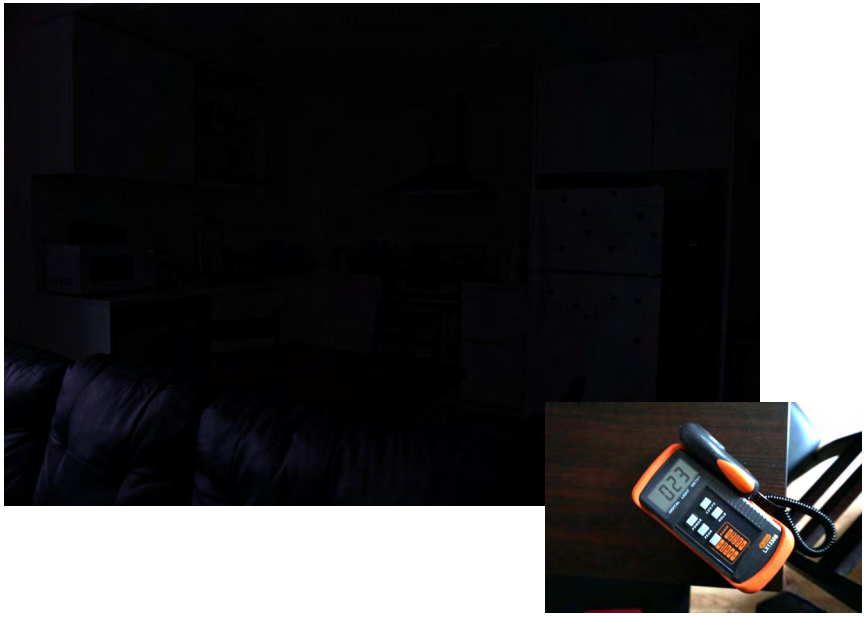


Interior Light “Dark Indoors” 200 LUX



200 LUX at the window = dark indoors
89 LUX in the living room = dark indoors
23 LUX in the kitchen = very dark indoors

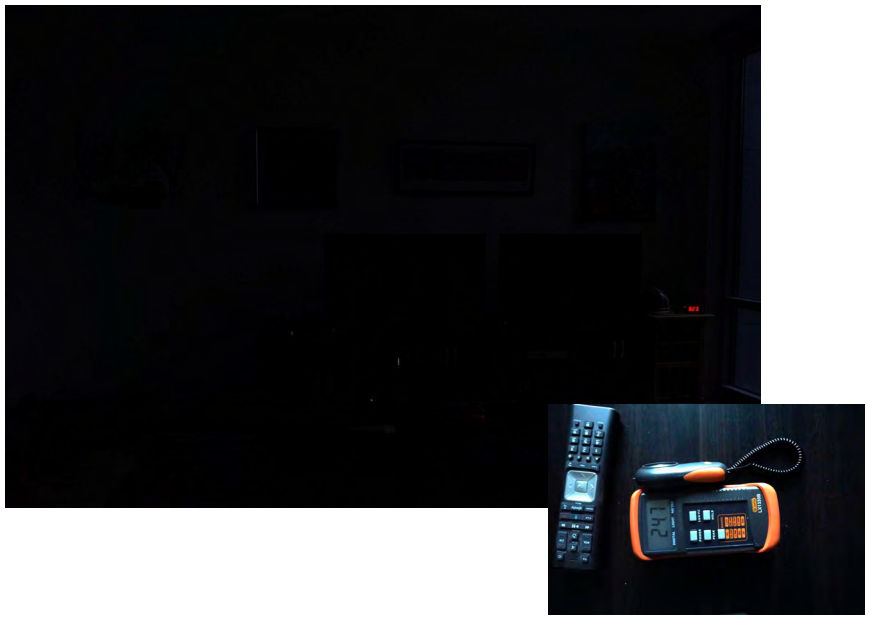


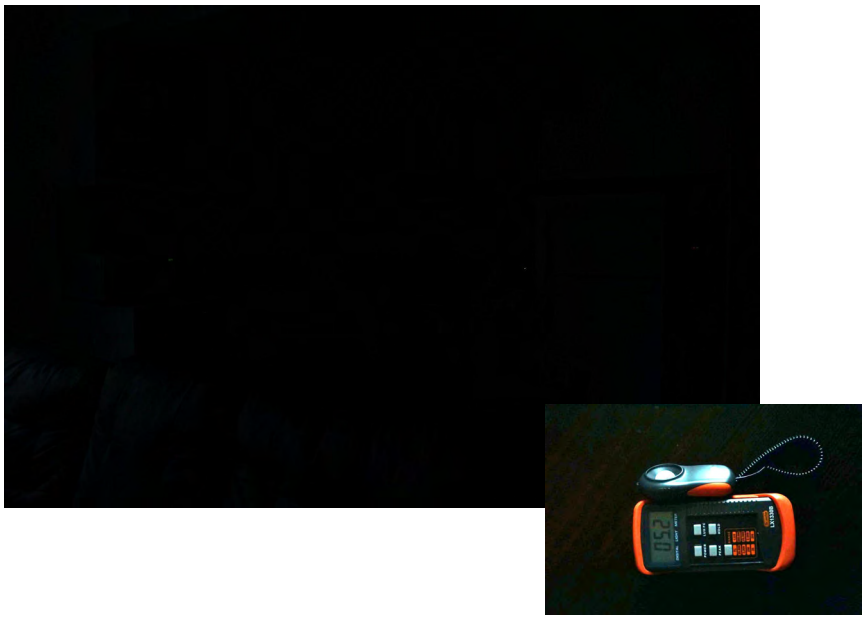


Interior Light “Dark Indoors” 79 LUX



79 LUX at the window = dark indoors
24 LUX in the living room = very dark indoors
5 LUX in the kitchen = pitch black

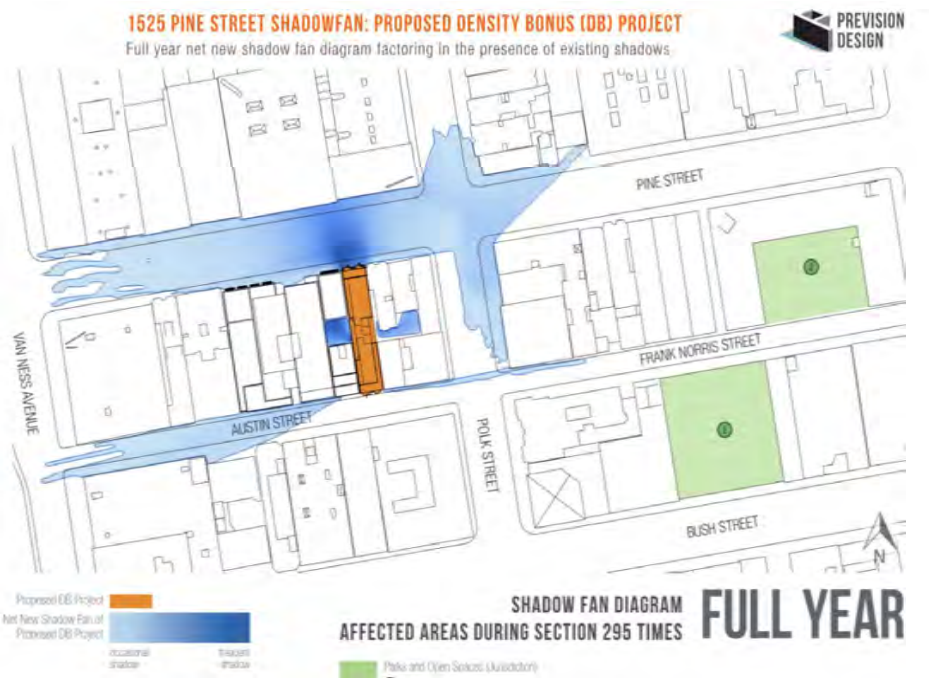




Compounding Shadows

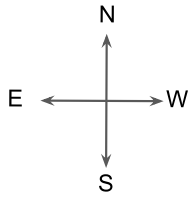
- Shadows of the Austin already cast shadows from south and west
- New building will enclose court from the east blocking reflected light
- **Does not show the magnitude of light loss for 20 affected units**





Supplemental Light Study

- Proportional
- Correct orientation
- Uses the real sun





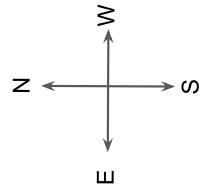








Sun Position and Shadows



June 15 9:15 AM



June 11 12:40 PM



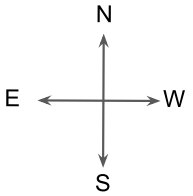
June 11 1:40 PM



June 11 3:50 PM



Light Well Shadows on June 11 at 10:30AM



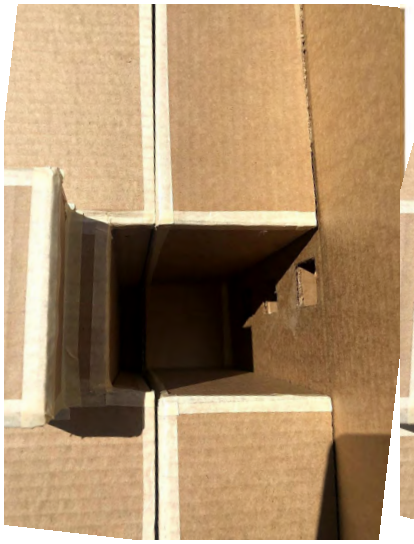
No building



79ft



65ft



5 floors



4 floors



Light Measurement on June 15 at 9:15 AM

	No building	79 ft	65ft	5 floors	4 floors
4th floor (lux)	34900	2340	3250	6650	n/a*
% reduction		**99.93%**	**99.90%**	**99.80%**	na/*
2nd floor (lux)	6000	40	70	99.9	118.2
% reduction		**99.99%**	**99.98%**	**99.98%**	**99.98%**











EXHIBIT A

Light Measurement on June 11 at 12:40PM

	No building	79 ft	65ft	5 floors	4 floors
4th floor (lux)	7190	4370	4290	4300	4730
% reduction		**39%**	**40%**	**40%**	**34%**
2nd floor (lux)	740	170	190	190	210
% reduction		**77%**	**74%**	**74%**	**72%**











EXHIBIT A

Light Measurement on June 11 at 4:00PM

	No building	79 ft	65ft	5 floors	4 floors
4th floor (lux)	598	262	376	262	346
% reduction		**56%**	**37%**	**56%**	**42%**
2nd floor (lux)	122	11	12	10	13
% reduction		**91%**	**90%**	**92%**	**89%**











Light Reduction Percentage 2nd Floor Studio 9AM - 4PM

Lower floors are disproportionately and significantly impacted.
6 units from 2nd, 3rd, and 4th floors are most affected.
Sponsors' light study does not show reduction from current levels.

Similar light reduction on a park is considered a significant adverse effect.

Time/height/%	79 ft	65ft	4 floors
9:15 AM	99.99%	99.98%	99.98
10:30 AM	**93%**	**82%**	**43%**
12:40 PM	77%	74%	72%
4:00 PM	91%	90%	89

*See appendix for detailed breakdown and lux readings

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

MITIGATED NEGATIVE DECLARATION

PMND Date:	January 27, 2021; amended on May 6, 2021
Case No.:	2015-009955ENV, 1525 Pine Street
Zoning:	Polk Street Neighborhood Commercial District 65-A Height and Bulk District
Plan Area:	Not applicable
Block/Lot:	0667/020
Lot Size:	3,000 square feet
Project Sponsor:	1525 Pine Street Dev LLC c/o Toby Morris – Kerman Morris Architects LLP 415.749.0302, *toby@kermanmorris.com*
Staff Contact:	Michael Li 628.652.7538, *michael.j.li@sfgov.org*

Project Description

The project site (Assessor's Block 0667, Lot 020) is a 3,000-square-foot rectangular parcel on the south side of Pine Street between Van Ness Avenue and Polk Street in San Francisco's Nob Hill neighborhood. The project site is a through lot with one frontage on Pine Street and one frontage on Austin Street, and it is occupied by a one-story restaurant called Grubstake. The project site slopes up gradually from east to west (Polk Street to Van Ness Avenue) and from south to north (Austin Street to Pine Street). The project site is in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

The proposed project consists of demolishing the existing one-story restaurant and constructing an eight-story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed. A total of 32 bicycle parking spaces would be provided (28 Class 1 spaces in a storage room in the basement of the proposed building and two Class 2 spaces on both the Pine Street and Austin Street sidewalks adjacent to the project site). Usable open space for the residents of the proposed project would be provided in the form of a common roof deck.

A substantial amount of interior and exterior features of the existing building would be removed and reused and/or replicated in the new commercial space:

- Match the original footprint/orientation of the lunch wagon
- Match the existing scale and proportion of the lunch wagon
- Replicate the metal barrel vault ceiling
- Replicate the train car façade
- Reuse/replicate decorative lights and side globe lights
- Reuse existing windows where possible and where not possible, replicate to match existing
- Salvage, restore and reuse murals
- Reuse the existing Grubstake signage, including light box signage and neon lights
- Replicate the wooden bar
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools
- Retain the menu style and most-liked traditional dishes

In addition, the project sponsor would develop and implement an interpretive program that focuses on the history of the project site. The primary goal of the interpretive program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. The interpretive program would include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products.

Finding

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to Prepare a Negative Declaration), and the following reasons as documented in the initial study for the project, which is attached. Mitigation measures are included for this project to avoid potentially significant effects (see Section F, Mitigation Measures and Improvement Measures, pp. 96-110).

In the independent judgment of the Planning Department, there is no substantial evidence the project could have a significant effect on the environment.



Lisa Gibson
Environmental Review Officer

May 6, 2021

Date of Adoption of
Final Mitigated Negative Declaration

cc: Toby Morris – Kerman Morris Architects LLP
Alexis Pelosi – Pelosi Law Group
Claudine Asbagh – Current Planning Division
Supervisor Aaron Peskin, District 3

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Attachment A – Project Plans (April 20, 2021)

Initial Study

1525 Pine Street

Planning Department Case No. 2015-009955ENV

A. Project Description

Project Location

The project site (Assessor's Block 0667, Lot 020) is a 3,000-square-foot rectangular parcel on the south side of Pine Street between Van Ness Avenue and Polk Street in San Francisco's Nob Hill neighborhood (see Figure 1). The project site is a through lot with one frontage on Pine Street and one frontage on Austin Street, and it is occupied by a one-story restaurant called Grubstake. The project site slopes up gradually from east to west (Polk Street to Van Ness Avenue) and from south to north (Austin Street to Pine Street). The project site is in the Polk Street Neighborhood Commercial District (NCD) and a 65-A Height and Bulk District.

Project Characteristics

The proposed project consists of demolishing the existing one-story restaurant and constructing an eight-story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed. A total of 32 bicycle parking spaces would be provided (28 Class 1 spaces in a storage room in the basement of the proposed building and two Class 2 spaces on both the Pine Street and Austin Street sidewalks adjacent to the project site). Usable open space for the residents of the proposed project would be provided in the form of a common roof deck. See Attachment A for the project plans.

A substantial amount of interior and exterior features of the existing building would be removed and reused and/or replicated in the new commercial space:[1]

- Match the original footprint/orientation of the lunch wagon
- Match the existing scale and proportion of the lunch wagon
- Replicate the metal barrel vault ceiling
- Replicate the train car façade
- Reuse/replicate decorative lights and side globe lights
- Reuse existing windows where possible and where not possible, replicate to match existing

[1] Project plans for 1525 Pine Street, Sheets G6.00 and G6.01, ~~July 31, 2020~~ April 20, 2021. All documents cited in this Initial Study are available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California as part of the project file for Case No. 2015-009955ENV.



Figure 1: Project Location

SOURCE: San Francisco Planning Department

- Salvage, restore and reuse murals
- Reuse the existing Grubstake signage, including light box signage and neon lights
- Replicate the wooden bar
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools
- Retain the menu style and most-liked traditional dishes

In addition, the project sponsor would develop and implement an interpretive program that focuses on the history of the project site.[2] The primary goal of the interpretive program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. The interpretive program would include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. See Section E.3, Cultural Resources, of this initial study for more information.

Project Construction

Construction of the proposed project is expected to last 18 months. The proposed building would rest on a concrete mat slab foundation supported by drilled piers; pile driving would not be required. Construction of the proposed project would require excavation to a depth of up to 14 feet below ground surface and the removal of about 1,500 cubic yards of soil from the project site.

Project Approvals

The proposed project would require the following approvals:

Planning Commission

- Conditional Use Authorization to develop a lot larger than 2,499 square feet, establish a nonresidential use larger than 1,999 square feet, establish a restaurant on the ground floor, establish a liquor license, operate a business between the hours of 2:00 a.m. and 6:00 a.m., reuse the vintage projecting blade sign, and modify the required dwelling unit mix
- Granting of waivers under the Individually Requested State Density Bonus Program related to building height/bulk, rear yard, usable open space, permitted obstructions, dwelling unit exposure, setbacks on narrow streets, ground-floor ceiling height, and ground-floor transparency and fenestration.

Actions by Other City Departments

- Demolition Permit *(Planning Department and Department of Building Inspection)*
- Site/Building Permit *(Planning Department and Department of Building Inspection)*

Conditional Use Authorization by the Planning Commission constitutes the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day period for the appeal of the Final Mitigated Negative Declaration to the Board of Supervisors pursuant to Section 31.04(h) of the San Francisco Administrative Code.

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[2] Project plans for 1525 Pine Street, Sheet G6.01, ~~July 31, 2020~~ April 20, 2021.

B. Project Setting

Project Site and Surrounding Land Uses

The project site is on the northern half of an improved block bounded by Pine Street on the north, Polk Street on the east, Bush Street on the south, and Van Ness Avenue on the west. Austin Street, which runs east-west and divides the project block into northern and southern halves, forms the southern boundary of the project site. The topography of the project site and the project vicinity slopes up from east to west.

Existing buildings on the project block vary in height from one story to 12 stories. The property adjacent to and east of the project site is occupied by a three-story building with residential uses above a ground-floor commercial use. Other buildings on the project block that front Polk Street, Bush Street, and Van Ness Avenue vary in height from one story to five stories and contain residential, commercial, and industrial uses. The property adjacent to and west of the project site is occupied by a six-story building and a 12-story building containing a total of approximately 100 dwelling units and 10,000 square feet of ground-floor commercial space.

The project vicinity is characterized by residential, retail, office, hotel, and automotive uses. The scale of development in the project vicinity ranges in height from 15 feet to 225 feet. On the northeast corner of Pine Street and Van Ness Avenue, there is a 25-story, 225-foot-tall hotel (Holiday Inn). On the southwest corner of Pine Street and Van Ness Avenue, there is a 12-story, 128-foot-tall retirement home (San Francisco Towers). Other land uses in the area include Stuart Hall High School (0.3 mile west of the project site), Lafayette Park (0.3 mile northwest), Redding Elementary School (0.1 mile east), Saint Francis Memorial Hospital (0.2 mile east), and Sergeant John Macaulay Park (0.3 mile southeast).

The project site is well served by public transit. Within one-quarter mile of the project site, Muni operates the 1 California, 1AX California "A" Express, 1BX California B" Express, 2 Clement, 3 Jackson, 19 Polk, 27 Bryant, 31AX Balboa "A" Express, 31BX Balboa "B" Express, 38 Geary, 38AX Geary "A" Express, 38BX Geary "B" Express, 38R Geary Rapid, 47 Van Ness, and 49 Van Ness/Mission bus lines and the California cable car. Golden Gate Transit operates multiple bus lines along Van Ness Avenue, one-half block west of the project site.

Cumulative Context

The cumulative context for land use effects are typically localized, within the immediate vicinity of the project site, or at the neighborhood level. Cumulative development in the project vicinity (within approximately a quarter-mile radius of the project site) includes the following projects, which are either under construction or for which the Planning Department has a project application on file. The areas and the projects relevant to the analysis vary, depending on the topic, as detailed in the cumulative analyses presented in subsequent sections of this document.

- Case No. 2018-011249ENV: 1567 California Street (demolition of an existing two-story commercial building and construction of an eight-story building containing 100 dwelling units and approximately 9,825 square feet of commercial space)
- Case No. 2020-004634ENV: 1240 Bush Street (addition of five dwelling units to an existing 16-unit building)
- Case No. 2019-022850ENV: 1101 Sutter Street (renovation of an existing three-story building, demolition of an existing two-story building, and construction of a 14-story building containing a total of 201 dwelling

units, approximately 6,970 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, and 59 parking spaces)

- Case No. 2015-015950ENV: 955 Post Street (demolition of an existing two-story building and construction of an eight-story building containing 90 dwelling units and approximately 1,540 square feet of commercial space)
- Case No. 2015-012577ENV: 1200 Van Ness Avenue (demolition of an existing five-story medical office building and construction of a 13-story building containing 107 dwelling units, approximately 109,260 square feet of medical offices, approximately 25,570 square feet of commercial space, and 275 parking spaces)
- Case No. 2014.0914ENV: 1033 Polk Street (demolition of an existing two-story commercial building and construction of an eight-story building containing 19 dwelling units and approximately 605 square feet of commercial space)
- Van Ness Bus Rapid Transit Project: Implementation of right-of-way improvements along a two-mile-long segment of Van Ness Avenue (from Mission Street to Lombard Street) to accommodate bus rapid transit service

Implementation of the nearby cumulative development projects would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity.

C. Compatibility with Existing Zoning and Plans

	Applicable	*Not Applicable*
Discuss any variances, special authorizations, or changes proposed to the planning code or zoning map, if applicable.	☒	☐
Discuss any conflicts with any adopted plans and goals of the City or region, if applicable.	☒	☐
Discuss any approvals and/or permits from city departments other than the planning department or the Department of Building Inspection, or from regional, state, or federal agencies.	☒	☐

San Francisco Planning Code and Zoning Maps

The San Francisco Planning Code, which incorporates by reference the City's zoning maps, governs permitted uses, densities, and the configuration of buildings within San Francisco. Permits to construct new buildings or to alter or demolish existing buildings may not be issued unless the proposed project complies with the Planning Code, an exception or variance is granted pursuant to the provisions of the Planning Code, or legislative amendments to the Planning Code are included and adopted as part of the proposed project.

Land Use

The project site is in the Polk Street NCD. Pursuant to Planning Code Section 723, the zoning controls of the Polk Street NCD are designed to encourage and promote development that is compatible with the surrounding neighborhood. The building standards monitor large-scale development and protect rear yards at residential

levels. Consistent with the mixed-use character of Polk Street, new buildings may contain most types of commercial uses on the ground and second floors. The zoning controls encourage neighborhood-serving businesses but limit new eating, drinking, other entertainment, and financial service uses, which can produce parking congestion, noise, and other nuisances. The proposed project's residential and restaurant uses are principally permitted and conditionally permitted, respectively (i.e., conditional use authorization from the Planning Commission pursuant to Planning Code Section 723, Table 723) is required for the restaurant).

Height and Bulk

The project site is in a 65-A Height and Bulk District, which permits a maximum building height of 65 feet. Bulk controls reduce the size of a building's floorplates as the building increases in height. Pursuant to Planning Code Section 270(a), the bulk controls in an "A" Bulk District become effective at a building height of 40 feet. Beginning at a building height of 40 feet, the maximum length of any wall shall not exceed 110 feet, and the maximum diagonal dimension shall not exceed 125 feet. The proposed project would exceed the height and bulk controls for the project site. The project sponsor is requesting that the Planning Commission grant waivers from the height and bulk controls pursuant to the Individually Requested State Density Bonus Program.

Parking and Loading

Pursuant to Planning Code Section 151, parking for residential and commercial uses is not required. Pursuant to Planning Code Section 151.1, up to 0.5 parking spaces is permitted for each dwelling in the Polk Street NCD. Additionally, up to one parking space for every 2,000 square feet of occupied floor area is permitted for eating and drinking uses. The proposed project would not provide any parking spaces. Pursuant to Planning Code Section 152, off-street freight loading loading spaces are required for residential uses that exceed 100,000 square feet of occupied floor area and for retail uses that exceed 10,000 square feet of occupied floor area. The proposed residential and restaurant uses would not exceed these thresholds; no off-street freight loading spaces are required or proposed. Pursuant to Planning Code Section 155.2, the project is required to provide 21 Class 1 bicycle parking spaces (21 for the dwelling units, none for the restaurant) and three Class 2 bicycle parking spaces (one for the dwelling units, two for the restaurant). The project would provide a total of 32 bicycle parking spaces (28 Class 1 spaces in a storage room in the basement of the proposed building and two Class 2 spaces on both the Pine Street and Austin Street sidewalks adjacent to the project site).

Floor Area Ratio

Floor area ratio (FAR) is the ratio of gross floor area of all the buildings on a lot to the area of the lot. Pursuant to Planning Code Section 124(b), FAR shall not apply to dwellings or other residential uses in NCDs. The proposed project consists of residential and commercial uses in the Polk Street NCD. FAR is not applicable to the residential component of the proposed project, but the nonresidential component of the proposed project complies with the 2.5 to 1 FAR applicable to the project site. The project site has an area of 3,000 square feet. Up to 7,500 square feet of nonresidential space could be developed on the project site, and the restaurant would be approximately 2,855 square feet.

Plans and Policies

San Francisco General Plan

The *San Francisco General Plan* (*General Plan*)establishes objectives and policies to guide land use decisions related to the physical development of San Francisco. It is comprised of ten elements, each of which addresses a particular topic that applies citywide: Air Quality; Arts; Commerce and Industry; Community Facilities; Community Safety; Environmental Protection; Housing; Recreation and Open Space; Transportation; and Urban Design. Any conflict between the proposed project and polices that relate to physical environmental issues are discussed in Section E, Evaluation of Environmental Effects. The compatibility of the proposed project with *General Plan* policies that do not relate to physical environmental issues will be considered by decision-makers as part of their deliberations on whether to approve or disapprove the proposed project.

Proposition M – The Accountable Planning Initiative

In November 1986, the voters of San Francisco approved Proposition M, the Accountable Planning Initiative, which added Section 101.1 to the Planning Code and established eight Priority Policies. These policies, and the topics in Section E, Evaluation of Environmental Effects, that address the environmental issues associated with these policies, are: (1) preservation and enhancement of neighborhood-serving retail uses; (2) protection of neighborhood character; (3) preservation and enhancement of affordable housing (Question 2b, Population and Housing, regarding housing supply and displacement issues); (4) discouragement of commuter automobiles (Questions 5a and 5b, Transportation and Circulation); (5) protection of industrial and service land uses from commercial office development and enhancement of resident employment and business ownership; (6) maximization of earthquake preparedness (Question 15a, Geology and Soils); (7) landmark and historic building preservation (Question 3a, Cultural Resources); and (8) protection of open space (Question 10a, Shadow, and Question 11a, Recreation).

Prior to issuing a permit for any project that requires an Initial Study under CEQA, prior to issuing a permit for any demolition, conversion, or change of use, and prior to taking any action that requires a finding of consistency with the *General Plan*, the City is required to find that the proposed project or legislation would be consistent with the Priority Policies.

As noted above, the compatibility of the proposed project with *General Plan* objectives and policies that do not relate to physical environmental issues will be considered by decision-makers as part of their deliberations on whether to approve or disapprove the proposed project. Any potential conflicts that are identified as part of the process would not alter the physical environmental effects of the proposed project and are not required to be addressed in this Initial Study.

Regional Plans and Policies

The five principal regional planning agencies and their overarching policy-plans to guide planning in the nine-county Bay Area include the Association for Bay Area Governments' *Plan Bay Area* and *Projections 2040*, the Bay Area Air Quality Management District's *Bay Area 2017 Clean Air Plan*, the Metropolitan Transportation Commission's *Regional Transportation Plan – Transportation 2035*, the San Francisco Regional Water Quality Control Board's *San Francisco Basin Plan*, and the San Francisco Bay Conservation and Development Commission's *San Francisco Bay Plan*. Based on the size and nature of the proposed project, no anticipated conflicts with regional plans would occur.

D. Summary of Environmental Effects

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

☐ Land Use and Planning	☐ Greenhouse Gas Emissions	☐ Hydrology and Water Quality
☐ Aesthetics	☐ Wind	☐ Hazards and Hazardous Materials
☐ Population and Housing	☐ Shadow	☐ Mineral Resources
☒ Cultural Resources	☐ Recreation	☐ Energy
☒ Tribal Cultural Resources	☐ Utilities and Service Systems	☐ Agriculture and Forestry Resources
☐ Transportation and Circulation	☐ Public Services	☐ Wildfire
☒ Noise	☐ Biological Resources	☐ Mandatory Findings of Significance
☒ Air Quality	☒ Geology and Soils	

This Initial Study examines the proposed project to identify potential effects on the environment. For each item on the Initial Study checklist, the evaluation has considered the impacts of the proposed project both individually and cumulatively. All items on the Initial Study checklist that have been checked "Less than Significant Impact with Mitigation Incorporated," "Less than Significant Impact," "No Impact," or "Not Applicable" indicate that, upon evaluation, the Planning Department has determined that the proposed project could not have a significant adverse environmental effect relating to that issue. A discussion is included for those issues checked "Less than Significant Impact with Mitigation Incorporated" and "Less than Significant Impact," and for most items checked with "No Impact" or "Not Applicable." For all of the items checked "No Impact" or "Not Applicable" without discussion, the conclusions regarding potential significant adverse environmental effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Planning Department, such as the *Transportation Impact Analysis Guidelines for Environmental Review* or the California Natural Diversity Data Base and maps, published by the California Department of Fish and Wildlife. The items checked above have been determined to be "Less than Significant with Mitigation Incorporated."

Aesthetics and Parking

In accordance with CEQA Section 21099: Modernization of Transportation Analysis for Transit-Oriented Projects, aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

a) The project is in a transit priority area;

b) The project is on an infill site; and

c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above criteria; therefore, this initial study does not consider aesthetics or parking in determining the significance of project impacts under CEQA.[3]

Automobile Delay and Vehicle Miles Traveled

In addition, CEQA Section 21099(b)(1) requires that the Governor's Office of Planning and Research (OPR) develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." CEQA Section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to Section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment under CEQA.

In January 2016, the OPR published for public review and comment a *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*[4] recommending that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted the OPR's recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution No. 19579). The VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.

E. Evaluation of Environmental Effects

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
1.	LAND USE AND PLANNING. Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒	☐
b)	Cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☐

Impact LU-1: The proposed project would not physically divide an established community. *(No Impact)*

The division of an established community typically involves the construction of a physical barrier to neighborhood access, such as a new freeway, or the removal of a means of access, such as a bridge or a roadway.

[3] San Francisco Planning Department, *Eligibility Checklist for CEQA Section 21099: Modernization of Transportation Analysis, 1525 Pine Street* (hereinafter "*CEQA section 21099 Checklist*"), December 30, 2020.

[4] Governor's Office of Planning and Research. Available at http://opr.ca.gov/docs/Revised_VMT_CEQA_Guidelines_Proposal_January_20_2016.pdf, accessed August 23, 2020.

Implementation of the proposed project would not result in the construction of a physical barrier to neighborhood access or the removal of an existing means of access; it would result in the construction of a new building containing 21 dwelling units and approximately 2,855 square feet of commercial space. Implementation of the proposed project would not alter the established street grid or permanently close any streets or sidewalks. Although portions of the sidewalks adjacent to the project site could be closed for periods of time during project construction, these closures would be temporary in nature. For these reasons, the proposed project would not physically divide an established community and would have no impact.

Impact LU-2: The proposed project would not cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. *(Less than Significant)*

Land use impacts would be considered significant if the proposed project would conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Environmental plans and policies are those that directly address environmental issues and/or contain targets or standards that must be met in order to preserve or improve characteristics of the City's physical environment. Examples of such plans, policies, or regulations include the Bay Area Air Quality Management District's *2017 Clean Air Plan* and the San Francisco Regional Water Quality Control Board's *San Francisco Basin Plan*. As discussed in Section C, Compatibility with Existing Zoning and Plans, the proposed project would not substantially conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including Article 10 of the San Francisco Planning Code, the *2017 Clean Air Plan*, San Francisco's *Strategies to Address Greenhouse Gas Emissions* (GHG Reduction Strategy), and the San Francisco Urban Forestry Ordinance, as discussed in Section E.3, Cultural Resources, Section E.7, Air Quality, Section E.8 Greenhouse Gas Emissions, and Section E.14, Biological Resources, respectively. Therefore, the proposed project would have a less-than-significant impact related to conflicts with land use plans, policies, or regulations.

Impact C-LU-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative land use impact. *(Less than Significant)*

Cumulative development in the project vicinity (within a quarter-mile radius of the project site) includes projects that are either under construction or for which the Planning Department has a project application on file.

As previously discussed in the Project Setting, the nearby cumulative development projects would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity. The nearby cumulative development projects would not physically divide an established community by constructing a physical barrier to neighborhood access or removing a means of access. Like all projects proposed in San Francisco, the nearby cumulative development projects are required to comply with applicable plans, policies, and regulations, including those adopted for the purpose of avoiding or mitigating an environmental effect such as Article 10 of the San Francisco Planning Code, the *2017 Clean Air Plan*, San Francisco's GHG Reduction Strategy, and the San Francisco Urban Forestry Ordinance. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects to conflict with such plans, policies, or regulations and would not create a significant cumulative land use impact.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
2.	POPULATION AND HOUSING. Would the project:					
a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐	☐
b)	Displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing?	☐	☐	☒	☐	☐

Impact PH-1: The proposed project would not directly or indirectly induce substantial unplanned population growth. *(Less than Significant)*

In general, a project would be considered growth-inducing if its implementation would result in substantial unplanned population growth or new development that might not otherwise occur without the project. The proposed project, which would result in the construction of a new building containing 21 dwelling units and approximately 2,855 square feet of commercial space, would directly increase the residential population on the project site and contribute to anticipated population growth in both the neighborhood and citywide contexts.

The 2010 United States Census reported a population of 805,235 persons in San Francisco.[5] Based on an average of 2.36 persons per household from 2014 to 2018, implementation of the proposed project would increase the residential population at the project site by about 50 residents.[6] The increase in the number of dwelling units and residents associated with the proposed project is not considered substantial unplanned population growth that would cause a substantial adverse physical change to the environment. Moreover, the project site is already developed, is in an established neighborhood, is in a zoning district that principally permits residential uses, and is served by existing infrastructure. The proposed project would not indirectly induce substantial population growth in the project vicinity because it would not extend any roads or other infrastructure into areas where roads or other infrastructure currently do not exist.

The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. The restaurant would increase in size from 1,660 to 2,855 square feet, but the number of employees is not expected to increase substantially, if at all. Implementation of the proposed project would not induce substantial unplanned employment growth that would cause a substantial adverse physical change to the environment.

The proposed project would be consistent with *San Francisco General Plan* objectives and policies and Association of Bay Area Governments (ABAG) priority development area goals and criteria; it is located on an infill site, would be served by existing transit, and is in an area containing a mix of moderate density housing, services, retail, employment, and civic or cultural uses.

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5 United States Census Bureau, QuickFacts, San Francisco County, California. Available at https://www.census.gov/quickfacts/fact/table/sanfranciscocountycalifornia,US/PST045219, accessed October 1, 2020.

6 *Ibid.*

The proposed project would not directly or indirectly induce substantial population or employment growth in the project vicinity or citywide such that an adverse physical change to the environment would occur. This impact would be less than significant, and no mitigation measures are necessary.

Impact PH-2: The proposed project would not displace substantial numbers of existing housing units or people necessitating the construction of replacement housing. *(Less than Significant)*

The proposed project would not displace substantial numbers of existing housing units because there are no existing housing units on the project site. Implementation of the proposed project would not result in the need to construct replacement units to house substantial numbers of people. The project sponsor is also the owner/operator of Grubstake, the existing restaurant on the project site. Grubstake would be temporarily displaced from the project site during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building. For these reasons, the proposed project would not displace substantial numbers of existing housing units or people. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-PH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to population and housing. *(Less than Significant)*

The cumulative context for population and housing effects is typically citywide. Over the last several years, the supply of housing has not met the demand for housing in San Francisco. In December 2013, the ABAG projected regional housing needs in the *Regional Housing Need Plan, San Francisco Bay Area: 2015-2023*. According to this plan, the housing growth need of San Francisco for 2015 through 2023 is 28,869 dwelling units: 6,234 units in the very low income level (0 to 50 percent of the area median income); 4,639 units in the low income level (51 to 80 percent); 5,460 units in the moderate income level (81 to 120 percent); and 12,536 units in the above moderate income level (120 percent and higher).[7] These numbers are consistent with the development pattern identified in *Plan Bay Area 2040*, a state-mandated, integrated long-range transportation, land use, and housing plan.[8] As part of the planning process for *Plan Bay Area 2040*, San Francisco identified priority development areas, which consist of areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. The project site is located within the Downtown/Van Ness/Northeast Neighborhoods Priority Development Area. Although the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would increase the population in the area, it would not induce substantial population growth beyond that already anticipated to occur. For these reasons, the proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a significant cumulative impact related to population and housing.

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7 Association of Bay Area Governments (ABAG), *Regional Housing Need Plan, San Francisco Bay Area: 2015-2023*, July 2013. Available at https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf, accessed December 28, 2020.

8 Metropolitan Transportation Commission and ABAG, *Plan Bay Area 2040*, July 26, 2017. Available at https://www.planbayarea.org/plan-bay-area-2040, accessed December 28, 2020.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
3.	CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco Planning Code?	☐	☐	☒	☐	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐	☐
c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐	☐

Impact CR-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource. *(Less than Significant)*

Historical resources are those properties that meet the definitions in Section 21084.1 of the CEQA statute and Section 15064.5 of the CEQA Guidelines. Historical resources include properties listed in, or formally determined eligible for listing in, the California Register of Historical Resources (California Register) or in an adopted local historic register. Historical resources also include resources identified as significant in a historical resource survey meeting certain criteria. Additionally, properties that are not listed but are otherwise determined to be historically significant, based on substantial evidence, would also be considered historical resources. The significance of a historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance ..."[9]

Existing Building

The existing building on the project site is a raised one-story lunch-wagon-style diner that consists of two volumes. The western volume is a lunch wagon originally constructed before 1916 that features a curved sheet metal roof and four metal sash, single lite casement windows with awning toplites. The eastern volume, which wraps around the rear of the western volume is a wood-frame rectangular structure that was added to the lunch wagon in 1975 and consists of a flat roof, vertical wood siding, two aluminum sliding windows, and a partially glazed wood door. The eastern volume is set back from the front property line, and the setback is filled with a raised porch that extends to the sidewalk.

Determining whether the existing building is a historical resource under CEQA involves an assessment of the building's significance, integrity, and character-defining features.

Significance

The existing building is a contributor to the Polk Gulch LGBTQ Historic District and is eligible for listing in the California Register under Criterion 1 (Events) for its association with the development of LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s to the 1970s.[10] The existing building is a contributor to the historic

9 CEQA Guidelines Section 15064.5(b)(2)(A).

10 San Francisco Planning Department, *Historic Resource Evaluation Response, Part I, 1525 Pine Street* (hereinafter *"HRER, Part I"*), May 15, 2019, p. 3.

district based on its strong association with LGBTQ businesses and social groups. The restaurant (re)opened as Grubstake in the 1960s and was a popular destination for the LGBTQ community through the 1980s. Grubstake developed a reputation for being an open and welcoming establishment to members of the LGBTQ community during a time when businesses often did not open their doors to them.

The existing building is not eligible for listing in the California Register as an individual resource under Criterion 1 (Events).[11] The existing building does not appear to have individually made any significant contributions to the early development of the Polk Gulch neighborhood. The original lunch wagon structure was relocated to the project site from Sutter Street around 1916 after the neighborhood had been largely redeveloped and reconstructed following the 1906 earthquake. Additionally, no significant events were identified through archival research or through oral history as having taken place at Grubstake that on their own influenced local, regional or national trends related to LGBTQ rights, activism, or cultural and social trends.

Under Criterion 2 (Persons), the existing building is not eligible for listing in the California Register as an individual resource or as a contributor to the Polk Gulch LGBTQ Historic District.[12] In order to be considered eligible under Criterion 2, a property must illustrate (rather than commemorate) a person's important achievements and must be associated with the person's productive life and work during the period in which those achievements were accomplished. From the 1910s through the 1980s, the restaurant changed ownership several times. Although many of the owners were successful businessmen and/or restaurateurs, none of them appear to have made significant contributions to local, state, or national history such that the subject property would be individually significant for its association with their work. During the 1960s and 1970s, Grubstake became a popular late-night eatery among the LGBTQ community that thrived in the Polk Gulch neighborhood at the time. While many patrons of the Grubstake included prominent figures within the LGBTQ community, such as Harvey Milk, Grubstake was not a primary place where significant or recognizable individuals conducted their business.

Under Criterion 3 (Architecture), the existing building is not eligible for listing in the California Register as an individual resource or as a contributor to the Polk Gulch LGBTQ Historic District.[13] The existing building is not the work of a master architect or builder and does not embody the distinctive characteristics of a type, period, region, or method of construction. Prior to or around 1916, a lunch wagon, the manufacturer and origins of which are unknown, was relocated to the project site from Sutter Street. The lunch wagon sustained a minor gabled roof rear addition shortly after being relocated to the project site. In 1975, additional alterations to expand the lunch wagon at the east side and rear created the current conditions on the project site. Many of the prominent features that characterize lunch wagons (e.g., small rectilinear layout, simple entrance stairs, decorative glazing, an interior layout/circulation defined by a lunch counter with limited seating, and the relationship of a small wagon to the overall site) no longer exist due to the 1975 expansion. The existing building is no longer representative of a lunch wagon as it appears to have evolved from a lunch wagon into a diner by way of the 1975 expansion. The additions that allowed the existing building to transition from a mobile eatery to a larger permanent restaurant were not completed by a master architect or builder and do not characterize the building in a unique or outstanding manner such that it would be considered an individually eligible resource. Additionally, 1525 Pine Street was surveyed as part of the Planning Department's *Draft Neighborhood Commercial Buildings Historic Resources Survey*

11 *HRER, Part I*, p. 5.

12 *HRER, Part I*, pp. 6-7.

13 *HRER, Part I*, pp. 7-8.

and was determined not to be significant under Criterion 3 (Architecture) as an exemplary or outstanding storefront.

Under Criterion 4 (Information Potential), the existing building is not eligible for listing in the California Register as an individual resource or as a contributor to the Polk Gulch LGBTQ Historic District.[14] Regarding the built environment, this criterion applies to rare construction types. The existing building is not an example of a rare construction type.

Integrity

Although the existing building has undergone major alterations, those alterations were implemented in 1975, which is within the period of significance of the Polk Gulch LGBTQ Historic District (1960s to 1990s). Therefore, the existing building retains integrity and conveys its overall significance as a contributor to the historic district.[15]

Character-Defining Features

The character-defining features of the existing building include the following and express its historical significance as a contributor to the Polk Gulch LGBTQ Historic District under Criterion 1 (Events) for its association with the development of LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s to the 1970s:[16]

- Polk Street commercial corridor "spine" with clusters of contributing properties
- Dense urban fabric with one- and two-way streets, paved sidewalks, and minimal street trees
- Commercial uses of contributing resources, which historically included a variety of LGBTQ-associated businesses such as bars, nightclubs, restaurants, clothing stores, record stores, bathhouses, and theaters.
- Twentieth century commercial blocks and residential-over-commercial buildings (most constructed between 1907 and 1921) with:
    - One- to four-story massing
    - Classical Revival (Edwardian era), Eclectic, and altered styles
    - Ground-floor storefronts (most are altered)
    - Angled bay windows at upper floors of some buildings
    - Flat roofs

The character-defining features of the existing building include the following:[17]

- Stepped up, one-story massing that includes a raised porch at the front and a stepped up entry
- Projecting volume at the front comprised of the former lunch wagon structure that includes a curved sheet metal roof and four front-facing and three side-facing metal-sash, single-lite casement windows with narrow awning-style toplites of green marbled decorative glazing

14 *HRER, Part I*, p. 9.

15 *HRER, Part I*, p. 9.

16 *HRER, Part I*, pp. 9-10.

17 *HRER, Part I*, p. 10.

- Prominent signage including the projecting sign at the front and the business sign above the rectangular massing
- Interior features including:
    - Two distinct interior spaces: the dining room and the lunch wagon space occupied by a bar partially separated by the east wall of the lunch wagon
    - Large mural located along the east wall by Jason Philips, dated 1976
    - Chevron-shaped bar that extends the length of the lunch wagon space
    - Stained glass infilled skylight openings in the curved roof of the lunch wagon volume
    - Checkered patterned floor tiles within the lunch wagon volume
    - Globe light fixtures mounted to the walls throughout the dining room and lunch wagon
    - Mixture of booth and table seating

In summary, the existing building is eligible for listing in the California Register as a contributor to the Polk Gulch LGBTQ Historic District under Criterion 1 (Events), retains its integrity, and exhibits character-defining features. For these reasons, the existing building is considered a contributor to the California Register-eligible Polk Gulch LGBTQ Historic District, which is a historical resource under CEQA.

Proposed Project

The proposed project consists of the demolition of the existing one-story restaurant, Grubstake, and the construction of an eight-story mixed-use building. The ground floor would contain a one-story-with-mezzanine commercial space to be reoccupied by Grubstake, and the second through eighth floors would contain 21 dwelling units. A substantial amount of interior and exterior features of the existing building would be removed and reincorporated replicated in the new commercial space:[18]

- Match the original footprint/orientation of the lunch wagon
- Match the existing scale and proportion of the lunch wagon
- Replicate the metal barrel vault ceiling
- Replicate the train car façade
- Reuse/replicate decorative lights and side globe lights
- Reuse existing windows where possible and where not possible, replicate to match existing
- Remove, restore and reinstall murals
- Reuse the existing Grubstake signage, including light box signage and neon lights
- Replicate the wooden bar
- Reuse/replicate the tile floor, chrome accents, linear counter and backless stools

[18] San Francisco Planning Department, *Historic Resource Evaluation Response, Part II, 1525 Pine Street* (hereinafter *"HRER, Part II"*), October 22, 2020, pp. 1-2.

- Retain the menu style and most-liked traditional dishes

The Polk Gulch LGBTQ Historic District is significant for its association with the LGBTQ community that developed as an enclave in the Polk Gulch neighborhood beginning in the 1960s and generally is exhibited by the character-defining features discussed on the preceding page. The historic district currently contains 15 identified known contributing properties, including the existing building, and has the potential for more contributors to be identified through additional research.

Although the proposed project includes the demolition of a contributor to the historic district, the proposed project would not cause a significant impact to the historic district; additionally, the existing building is not an individually eligible historic resource.[19] There would be 14 known contributing properties remaining after the proposed project has been completed, and there is the potential for more contributing properties to be identified through additional research. As discussed above, many of the character-defining features of the existing building would be reincorporated, or otherwise replicated in the new commercial space (interior and exterior) to be reoccupied by Grubstake as part of the design of the proposed project. Retention of character-defining features through reincorporation and/or replication improves the proposed project's compatibility with the character of the historic district.

The proposed eight-story building would generally be compatible with the character-defining features of the Polk Gulch LGBTQ Historic District:[20]

- The existing commercial use's relationship to the Polk Street commercial corridor "spine" would not change.
- The proposed project would maintain the existing sidewalk widths and features and would add street trees on Pine and Austin streets.
- While the existing building would be demolished, the new building would include a ground-floor-with-mezzanine commercial space to be reoccupied by Grubstake. Interior and exterior character-defining features from the existing Grubstake space would be removed and reincorporated, or otherwise replicated in the new commercial space. The features to be reincorporated are those that have been identified as illustrating the significance of the contributing space to the Polk Gulch LGBTQ Historic District.
- The proposed project would include a ground-floor storefront to be reoccupied by Grubstake, angled bay windows at the residential upper floors above, and a flat roof.

While the proposed project includes the demolition of a contributing property in an identified-eligible historic district, the new building would retain and reuse and/or replicate many of the historic aspects and features of the property that make it a contributor such that it would generally be compatible with the character-defining features of the district. The character-defining features to be retained and incorporated into the design of the proposed project are features that illustrate and will continue to illustrate the existing building's significance as a contributor to the Polk Gulch LGBTQ Historic District. Overall, the proposed project would not result in the material impairment of the district, as the district would still convey its significant association with the

19 *HRER, Part II*, p. 2.

20 *HRER, Part II*, pp. 2-3.

development of LGBTQ enclaves in the Polk Gulch neighborhood from the 1960s to the 1990s.[21] This impact would be less than significant, and no mitigation measures are necessary.

The project sponsor has agreed to implement Improvement Measures I-CR-1a: Documentation, I-CR-1b: Interpretation, and I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse.[22]

Improvement Measure I-CR-1a: Documentation

A. Historic American Building/Historic American Landscape Survey

Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property, structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.

Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.

Historic American Buildings/Historic American Landscape Survey Level Photographs: Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set.

21 *HRER, Part II*, p. 3.

22 *Agreement to Implement Mitigation Monitoring and Reporting Program, 2019-009955ENV, 1525 Pine Street*, January 25, 2021.

The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories.

The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource.

The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.

B. Video Recordation

Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources.

The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project.

Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

<u>Improvement Measure I-CR-1b: Interpretation</u>

The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed

and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project.

This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit.

The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available.

The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy.

Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan.

The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required.

The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.

Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse

As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit.

Implementation of these improvement measures would further reduce the proposed project's less-than-significant impacts.

Impact CR-2: The proposed project would cause a substantial adverse change in the significance of an archeological resource. *(Less than Significant with Mitigation)*

Determining the potential for encountering archeological resources is based on relevant factors such as the location, depth, and amount of excavation proposed as well as any recorded information on known resources in the area. Construction of the proposed project would require excavation to a depth of up to 14 feet below ground surface and the removal of about 1,500 cubic yards of soil. Due to the depth of the proposed excavation, the Planning Department conducted a Preliminary Archeological Review and determined that the project site is sensitive for prehistoric archeological resources and human remains as well as historic-period archeological resources.[23]

Excavation as part of the proposed project could damage or destroy these subsurface archeological resources, which would impair their ability to convey important scientific and historical information. The proposed project could result in a significant impact on archeological resources if such resources are present within the project site. Implementation of Mitigation Measure M-CR-2, Archeological Testing, would be required to reduce the potential impact on archeological resources to a less-than-significant level. Archeological testing, monitoring, and data recovery would preserve and realize the information potential of archeological resources. The recovery and documentation of information about archeological resources that may be encountered within the project site would enhance knowledge of prehistory and history. This information would be available to future archeological studies, contributing to the collective body of scientific and historic knowledge. With implementation of Mitigation Measure M-CR-2, the proposed project would not cause a substantial adverse change in the significance of an archeological resource should one be discovered during excavation of the project site.

Mitigation Measure M-CR-2: Archeological Testing

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the

[23] San Francisco Planning Department, *Environmental Planning Preliminary Archeological Review, 1525 Pine Street*, October 27, 2017.

Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.

The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).

Archeological Testing Program. The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist.

If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Consultation with Descendant Communities. On discovery of an archeological site[24] associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative[25] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils- disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains.

The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98).

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.

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24 The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

25 An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:

- The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to

the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis*. Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program*. Consideration of an on-site/off-site public interpretive program for significant finds.
- *Security Measures*. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report*. Description of proposed report format and distribution of results.
- *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Public Interpretation. If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site

and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.

With implementation of Mitigation Measure M-CR-2, this impact would be less than significant.

Impact CR-3: The proposed project would disturb human remains. *(Less than Significant with Mitigation)*

In the unlikely event that human remains are encountered during construction, any inadvertent damage to human remains would be considered a significant impact. In order to reduce this potential impact to a less-than-significant level, the project sponsor must implement Mitigation Measure M-CR-2, Archeological Testing, which includes the required procedures for the treatment of human remains. With implementation of Mitigation Measure M-CR-2, as described above, the proposed project would have a less-than-significant impact on previously unknown human remains.

Impact C-CR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in cumulative impacts on cultural resources. *(Less than Significant)*

The Polk Gulch LGBTQ Historic District currently consists of 15 identified known contributing properties. Besides the proposed project, there is one other cumulate development project proposed within the district boundaries that would result in impacts to a contributor. This other cumulative development project includes the demolition of a two-story commercial building at 1567 California Street and the construction of an eight-story, mixed-use building. The existing building at 1567 California Street, formerly occupied by a popular gay dance club called Buzzby's, is a contributor to the district. Combined, the proposed projects at 1525 Pine Street and 1567 California Street would result in the demolition of two contributors to the district. However, the proposed project at 1525 Pine Street would incorporate a number of the character-defining features of the contributor such that it would be compatible with the historic district and its significance as a contributor would continue to be illustrated. The cumulative impact of the two proposed projects would be minimal such that the district would retain sufficient integrity and continue to convey its significance through the retention of 13 known contributors.[26] This impact would be less than significant, and no mitigation measures are necessary.

Environmental impacts on archeological resources are generally site-specific and limited to the construction area of an individual development project. The nearest cumulative project is at 1567 California Street, approximately 0.1 mile northeast of the project site. The proposed project would not combine with any cumulative projects to create a significant cumulative impact on archeological resources. This impact would be less than significant, and no mitigation measures are necessary.

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[26] *HRER, Part II*, p. 3.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
4.	TRIBAL CULTURAL RESOURCES. Would the project:					
a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐	☐
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐	☐

Impact TC-1: The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource. *(Less than Significant with Mitigation)*

Public Resources Code Section 21074(a)(2) requires the lead agency to consider the effects of a project on tribal cultural resources. As defined in Section 21074(a)(1), tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are listed, or determined to be eligible for listing, in a national, state, or local register of historical resources.

Pursuant to Assembly Bill 52, effective July 1, 2015, within 14 days of a determination that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency is required to contact the Native American tribes that are culturally or traditionally affiliated with the geographic area in which the project is located. Notified tribes have 30 days to request consultation with the lead agency to discuss potential impacts on tribal cultural resources and measures for addressing those impacts.

On December 4, 2017, the Planning Department mailed a "Tribal Notification Regarding Tribal Cultural Resources and CEQA" to the appropriate Native American tribal representatives who have requested notification. During the 30-day comment period, no Native American tribal representatives contacted the Planning Department to request consultation.

However, there is always some potential for unknown tribal cultural resources to be encountered during excavation activities. As discussed under Impact CR-2, the project site is in an archeologically sensitive area with the potential for prehistoric archeological resources, which may be considered TCRs. In the event that construction activities disturb unknown archeological sites that are considered TCRs, any inadvertent damage

would be considered a significant impact. Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program, would address impacts related to the discovery of previously unknown TCRs.

> Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program
>
> In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource.
>
> If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.

With implementation of Mitigation Measure M-TC-1, impacts on TCRs would be less than significant.

Impact C-TC-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in cumulative impacts on tribal cultural resources. *(Less than Significant)*

Environmental impacts on TCRs are generally site-specific and limited to the construction area of an individual development project. The nearest cumulative project is at 1567 California Street, approximately 0.1 mile northeast of the project site. The proposed project would not combine with any cumulative projects to create a significant cumulative impact on TCRs. This impact would be less than significant, and no mitigation measures are necessary.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
5. TRANSPORTATION AND CIRCULATION— Would the project:					
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐	☐

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☒	☐	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐	☐

Appendix G Questions and Significance Criteria

San Francisco Administrative Code Chapter 31 directs the Planning Department to identify environmental effects of a project using as its base the environmental checklist form set forth in Appendix G of the CEQA Guidelines. As it relates to transportation and circulation, Appendix G asks whether the project would:

- conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);
- substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses; and
- result in inadequate emergency access

The Planning Department uses significance criteria to facilitate the transportation analysis and address the Appendix G checklist. The Planning Department separates the significance criteria into construction and operation.

Construction

Construction of the project would have a significant effect on the environment if it would require a substantially extended duration or intense activity; and the effects would create potentially hazardous conditions for people walking, bicycling, or driving, or public transit operations; or interfere with accessibility for people walking or bicycling or substantially delay public transit.

Operation

The operational impact analysis addresses the following five significance criteria. A project would have a significant effect if it would:

- create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations;
- interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access;
- substantially delay public transit;

- cause substantial additional VMT or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network; or
- result in a loading deficit and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving or substantially delay public transit.

Project-Level Impacts

Impact TR-1: Construction of the proposed project would not require a substantially extended duration or intense activity and the secondary effects would not create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling; or substantially delay public transit. *(Less than Significant)*

Construction of the proposed project is expected to last 18 months. During this period, construction activities are expected to occur on weekdays from 7:00 a.m. until 5:00 p.m., with occasional work on Saturdays from 8:00 a.m. until 4:00 p.m. when needed.

Construction staging would largely occur on the project site, with transport of materials either via Pine Street or Austin Street. During the construction period, it may be necessary to temporarily close the sidewalk along Pine Street and/or Austin Street. The project sponsor would be required to follow the *Regulations for Working in San Francisco Streets*.[27] During sidewalk closures, signage and protection for people walking would be erected, as appropriate, and the contractor would be required to maintain adequate bicycle and walking circulation at all times. Travel lane closures along Pine Street would be coordinated with the City in order to minimize the impacts on local traffic. No closure or relocation of existing bus stops or other changes to transit service would be necessary, and no temporary changes to existing bicycle facilities would be necessary

The impact of construction traffic would be a temporary lessening of the capacities on surrounding roadways and truck routes, as well as connecting local streets, due to the slower movement and larger turning radii of trucks. Given the project site's proximity to high-quality local and regional transit service, a substantial portion of construction workers would be expected to take public transit to and from the project site, with only a minor number of workers traveling to and from the project site in private vehicles. Nonetheless, construction truck and worker vehicle traffic could result in minor congestion and conflicts with vehicles, transit, people walking and bicyclists.

Construction activities would be temporary and of limited duration, and the majority of construction activity would occur during off-peak hours when traffic volumes are minimal and potential for conflicts is low (i.e., most construction workers would arrive at the project between 5:30 a.m and 7:00 a.m. and depart from the project site between 2:00 p.m. and 3:30 p.m.).

Considering the temporary duration and the magnitude of project-related construction activities, construction would not result in substantial interference with pedestrian, bicycle, or vehicular circulation or with accessibility

[27] San Francisco Municipal Transportation Agency, *Regulations for Working in San Francisco Streets*, September 2012. Available at https://www.sfmta.com/reports/construction-regulations-blue-book, accessed December 31, 2020.

to the project vicinity. Therefore, the proposed project would have a less-than-significant transportation-related construction impact, and no mitigation measures are necessary.

Implementation of Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan, discussed below, would further reduce any less-than-significant transportation impacts related to project construction.

Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan

The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures:

Restricted Construction Access Hours: Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours.

Alternative Transportation for Construction Workers: Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.

Construction Worker Parking Plan: The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.

Coordination of Temporary Sidewalk Closures: The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures.

Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access: The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project.

Proposed Project Construction Updates for Adjacent Businesses and Residents: Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses

through a website, social media, or other effective methods acceptable to the Environmental Review Officer.

Impact TR-2: Operation of the proposed project would not create potentially hazardous conditions for people driving, walking, or bicycling, or for public transit operations. (*Less than Significant*)

The proposed project is estimated to generate 824 daily person trips in the form of 112 auto trips, 429 walking trips, 213 transit trips, and 70 trips by other modes (e.g., bicycle, motorcycle, taxi). However, the proposed project would not alter the existing street grid, reconfigure the intersections near the project site, or introduce other physical features that would increase hazards for people driving, walking, or bicycling, or for public transit operations.

Driving Impacts

The proposed project does not include any changes to the public right-of-way that would result in hazards for people driving. The proposed project does not include a garage, so there would be no new curb cuts on Pine Street or Austin Street; the existing curb cut on Austin Street would be removed, eliminating one location at which potential conflicts between people driving could occur. Operation of the proposed project would not create potentially hazardous conditions for people driving. This impact would be less than significant, and no mitigation measures are necessary.

Walking Impacts

Implementation of the proposed project would increase the level of pedestrian activity in the area above existing levels, with the proposed project estimated to generate 55 walking trips during the p.m. peak hour. People walking to and from the project site would likely be traveling to and from public transit stops and stations in the project vicinity or to and from nearby businesses along Polk Street and Van Ness Avenue. The nearby sidewalks are wide enough to adequately accommodate an increase in the level of pedestrian activity. The Pine Street sidewalk is 9 feet wide, and the portion of the Austin Street sidewalk in front of the project site is 7.5 feet wide; further west, the width of the Austin Street sidewalk increases to 15 feet. The nearest major intersections to the project site (Pine Street/Polk Street and Pine Street/Van Ness Avenue) are controlled intersections with traffic lights that inform pedestrians of when it is safe to cross the street.

The proposed project does not include a garage, so there would be no new curb cuts on Pine Street or Austin Street; the existing curb cut on Austin Street would be removed. Since the proposed project does not include a garage, there would be no vehicles crossing the Pine Street or Austin Street sidewalks and creating potentially hazardous conditions for people walking. This impact would be less than significant, and no mitigation measures are necessary.

Bicycling Impacts

Implementation of the proposed project would increase the level of bicycling activity in the area above existing levels. Bicyclists intending to travel north or south from the project site would exit the building through the rear door on Austin Street and ride approximately 100 feet east to Polk Street, which has a northbound bicycle lane on the east side of the street and a southbound bicycle lane on the west side of the street. From Polk Street, bicyclists can connect to an eastbound bicycle route along California Street (one block north of the project site) and a westbound bicycle route along Sutter Street (two blocks south of the project site).

The proposed project is estimated to generate 12 p.m. peak hour vehicle trips. The addition of this small number of project-generated vehicle trips along surrounding streets would not be substantial. Operation of the proposed project would not create potentially hazardous conditions for people bicycling. This impact would be less than significant, and no mitigation measures are necessary.

Public Transit Impacts

Muni operates buses along Pine, Polk, and Sutter streets, and both Muni and Golden Gate Transit operate multiple bus lines along Van Ness Avenue. Implementation of the proposed project would not alter the established street grid or result in any other changes that could adversely affect public transit operations adjacent to or near the project site. The proposed project does not include a garage, so there would be no new curb cut on Pine Street and no vehicles exiting the project site onto Pine Street and into the path of an approaching bus. Operation of the proposed project would not create potentially hazardous conditions for public transit operations. This impact would be less than significant, and no mitigation measures are necessary.

Impact TR-3: Operation of the project would not interfere with accessibility of people walking or bicycling to and from the project site and adjoining areas or result in inadequate emergency access. (*Less than Significant*)

Implementation of the proposed project would not alter the established street grid, permanently close any streets or sidewalks, or eliminate or reconfigure any existing bicycle routes. Although portions of the sidewalks adjacent to the project site could be closed for periods of time during project construction, these closures would be temporary in nature. Once construction of the proposed project has been completed, people walking and bicycling would experience unrestricted access to and from the project site as they currently do under existing conditions.

Implementation of the proposed project would not result in the permanent closure of any existing streets in the project vicinity or any alterations to the roadway network that would preclude or restrict emergency vehicle access to the project site. Therefore, emergency vehicle access would remain unchanged from existing conditions. Emergency vehicles would continue to access the project site from Pine Street or Austin Street. This impact would be less than significant, and no mitigation measures are necessary.

Impact TR-4: Operation of the proposed project would not substantially delay public transit. (*Less than Significant*)

The project site is well served by public transit, with local and regional transit providers (Muni and Golden Gate Transit, respectively) operating multiple bus lines on streets adjacent to and within one-quarter mile of the project site.

The proposed project is estimated to generate 27 transit trips during the p.m. peak hour. Transit riders to and from the project site would use the nearby Muni bus lines for local trips, and the regional lines (potentially with transfers to and from Muni) for trips outside San Francisco. Among transit riders inbound to the project site, trip origins would be dispersed from within San Francisco and regional locations. The variety of origins yields an insubstantial number of project trips coming from any one origin or along any one transit line during the p.m. peak hour and could be accommodated by existing transit capacity. Therefore, the proposed project would

not have an impact on ridership and capacity utilization[28] for local and regional transit operators during the p.m. peak hour.

The proposed project would not result in the relocation or removal of any existing bus stops or other changes that would alter transit service. Although the proposed project is estimated to generate 12 p.m. peak hour vehicle trips, the addition of this small number of project-generated vehicle trips along surrounding streets would not substantially delay public transit. The proposed project would result in a less-than-significant impact related to transit delay, and no mitigation measures are necessary.

Impact TR-5: Operation of the proposed project would not cause substantial additional VMT or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. *(Less than Significant)*

Vehicle Miles Traveled (VMT) Analysis

As discussed in Section D, Summary of Environmental Effects, in January 2016, the Governor's Office of Planning and Research (OPR) recommended that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. In March 2016, the San Francisco Planning Commission adopted the OPR's recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects.

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the city have lower VMT ratios than other areas of the city. These areas of the city can be expressed geographically through transportation analysis zones (TAZs). TAZs are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to the entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail

[28] Capacity utilization is the number of passengers on board a transit vehicle relative to the total capacity.

projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would overestimate VMT.[29, 30]

For residential development, the existing regional average daily VMT per capita is 17.2.[31] For retail development, the existing regional average daily VMT per retail employee is 14.9. Average daily VMT for retail uses are projected to decrease under future 2040 cumulative conditions. Please see Table 1: Average Daily Vehicle Miles Traveled, which includes the TAZ (327) in which the project site is located.

Table 1: Average Daily Vehicle Miles Traveled

Land Use	Existing			Cumulative 2040		
	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 327 Average	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 327 Average
Households (Residential)	17.2	14.6	2.9	16.1	13.7	2.6
Employment (Retail)	14.9	12.6	7.2	14.6	12.4	7.3

A project would have a significant effect on the environment if it would cause substantial additional VMT, which is defined as VMT exceeding the regional average minus 15 percent.[32] The OPR's *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA* ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, and Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a TAZ that exhibits low levels of VMT. Small Projects are projects that would generate fewer than 100 vehicle trips per day. The Proximity to Transit Stations criterion includes projects that are within a half-mile of an existing major transit stop, have a floor area ratio that is equal to or greater than 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

29 To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

30 San Francisco Planning Department, *Executive Summary: Resolution Modifying Transportation Impact Analysis*, Appendix F, Attachment A, March 3, 2016.

31 Includes the VMT generated by the households in the development and averaged across the household population to determine VMT per capita.

32 San Francisco Planning Department, *Transportation Impact Analysis Guidelines for Environmental Review*, February 2019 (updated October 2019), p. 15. Available at https://sfplanning.org/project/transportation-impact-analysis-guidelines-environmental-review-update, accessed October 26, 2020.

In TAZ 327, the existing average daily household VMT per capita is 2.9, and the existing average daily VMT per retail employee is 7.2.[33] In TAZ 327, the future 2040 average daily household VMT per capita is estimated to be 2.6, and the future 2040 average daily VMT per retail employee is estimated to be 7.3. Given that the project site is located in an area in which the existing and future 2040 residential and retail employee VMT would be more than 15 percent below the existing and future 2040 regional averages, the proposed project's residential and restaurant uses would not result in substantial additional VMT. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's residential and restaurant uses would not cause substantial additional VMT.[34] This impact would be less than significant, and no mitigation measures are necessary.

Roadway Capacity and Roadway Network

The proposed project would not add travel lanes to the existing streets in the project vicinity or create new streets that could accommodate vehicles. For these reasons, the proposed project would not substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. This impact would be less than significant, and no mitigation measures are necessary.

Impact TR-6: Operation of the proposed project would not result in a loading deficit. *(Less than Significant)*

Freight Loading

The proposed project would generate an average of approximately 13 freight delivery/service vehicle trips per day, which corresponds to a demand of one loading space during the average and peak hour of loading activity.[35] The proposed project would not provide any on-street or off-street loading facilities, and there are no on-street commercial freight loading zones (yellow curb) on Pine, Polk, or Austin streets near the project site. Given that the proposed project is entirely residential except for a 2,855-square-foot restaurant, large trucks (e.g. semi-trucks, tractor-trailers) are not anticipated to need access to the project site. There are three on-street parking spaces on the south side of Pine Street between the project site and the intersection with Polk Street that, when available, could be utilized by freight and service delivery vehicles. Since the project site is a through lot, freight and service delivery vehicles could also park on Austin Street, which has lower volumes of vehicle traffic than Pine Street. Although the proposed project would not provide any on-street or off-street loading facilities, the unmet loading demand is not anticipated to create potentially hazardous conditions (e.g., double-parking) for people driving, walking, or bicycling or that substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

Passenger Loading

The proposed project would generate a passenger loading demand of one vehicle during the p.m. peak hour, resulting in a needed supply equivalent to one passenger vehicle (22 feet).[36] The proposed project would not

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33 *CEQA Section 21099 Checklist*.

34 *Ibid*.

35 The residential use would generate 0.4 freight delivery/service vehicle trips per day, while the restaurant use would generate 12 freight delivery/service vehicle trips per day. The residential use would generate a peak-hour loading demand of 0.02 space, while the restaurant use would generate a peak-hour loading demand of 0.7 space.

36 During the p.m. peak hour, the residential use would generate a passenger loading demand of 0.02 space. During the p.m. peak hour, the restaurant use would generate a passenger loading demand of 0.08 space. In total, the proposed project would generate a passenger loading demand of 0.1 space, which is rounded up to one space, during the p.m. peak hour.

provide an on-street passenger loading zone (white curb), but there is an approximately 60-foot-long passenger loading zone on Pine Street that begins in front of the project site and extends westward. The length of the passenger loading zone would be sufficient to accommodate the anticipated demand of one vehicle during the p.m. peak hour, including the demand of one loading instance during the peak 15 minutes of the p.m. peak hour.[37] The passenger loading zone is not anticipated to be continually occupied. In addition, there is an approximately 20-foot-long passenger loading zone on the south side of Austin Street across from the project site. The existing supply of passenger loading facilities is sufficient to satisfy the demand and would not result in a loading deficit. This impact would be less than significant, and no mitigation measures are necessary.

Residential Move-In/Move-Out Activities

It is anticipated that residents of the building would utilize adjacent on-street parking spaces on the south side of Pine Street for move-in/move-out activities. Should on-street parking be necessary for move-in/move-out activities, spaces would need to be reserved through the SFMTA's temporary signage program.[38] Typically, these activities occur during off-peak times, such as in the evenings and on weekends, when there are lower traffic and walking volumes in the area. Austin Street is another option for move-in/move-out activities if Pine Street is not a convenient location. Given the options available for accommodating residential move-in/move-out activities discussed above, the proposed project would not result in a loading deficit that would create potentially hazardous conditions (e.g., double-parking) for people driving, walking, or bicycling or that substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

2040 Cumulative Conditions

The 2040 cumulative conditions assess the long-term impacts of the proposed project in combination with other reasonably foreseeable projects (cumulative projects) within one-quarter mile of the project site. See Section B, Project Setting, for a list of cumulative projects considered in this analysis.

Impact C-TR-1: The proposed project, in combination with cumulative projects, would not result in significant construction-related transportation impacts. (*Less than Significant*)

It is possible that the proposed project and cumulative development projects could be constructed simultaneously. All project sponsors would be required to follow the *Regulations for Working in San Francisco Streets*. Sidewalk and travel lane closures would be needed at various stages throughout construction. During sidewalk closures, signage and protection for people walking would be erected, as appropriate, and the contractors would be required to maintain adequate bicycle and walking circulation at all times. Travel lane closures along affected streets would be coordinated with the City in order to minimize the impacts on local traffic.

The effect of any simultaneous construction-related traffic would be a temporary lessening of the capacities on surrounding roadways and truck routes, as well as connecting local streets, due to the slower movement and larger turning radii of trucks. Construction truck and worker vehicle traffic could result in minor congestion and

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37 During the peak 15 minutes of the p.m. peak hour, the residential use would generate a passenger loading demand of 0.03 space. During the peak 15 minutes of the p.m. peak hour, the restaurant use would generate a passenger loading demand of 0.17 space. In total, the proposed project would generate a passenger loading demand of 0.2 space, which is rounded up to one space, during the peak 15 minutes of the p.m. peak hour.

38 Information about the San Francisco Municipal Transportation Agency's temporary signage permits is available at https://www.sfmta.com/permits/temporary-signage, accessed October 8, 2020.

conflicts with vehicles, transit, people walking and bicyclists. However, construction activities would be temporary and of limited duration, and the majority of construction activity would occur during off-peak hours when traffic volumes are minimal and potential for conflicts is low.

This impact would be less-than significant, and no mitigation measures are necessary. Implementation of Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan, would further reduce this less-than-significant impact.

Impact C-TR-2: Operation of the proposed project, in combination with cumulative projects, would not create potentially hazardous conditions for people driving, walking, or bicycling, or for public transit operations. (*Less than Significant*)

Implementation of the proposed project and cumulative projects would increase the level of vehicle, pedestrian, and bicycle activity in the project vicinity, which has the potential to result in more conflicts between these different modes of transportation. The proposed project does not include a garage, and five of the seven cumulative projects do not include garages. Collectively, these six projects would not result in vehicles entering and exiting the respective project sites and potentially conflicting with people driving, walking, or bicycling or with public transit operations. The two cumulative projects that include garages, 1101 Sutter Street and 1200 Van Ness Avenue, are each located on a site with three street frontages. Each of these projects could be designed in such a way that the garage fronts on a street that does not include a bicycle lane or public transit service. This design approach could eliminate or minimize potential conflicts between vehicles entering and exiting the respective project sites and people driving, walking, or bicycling, and public transit operations.

The proposed project, in combination with cumulative projects, would not create potentially hazardous conditions for people driving, walking, or bicycling or for public transit operations. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-TR-3: The proposed project, in combination with cumulative projects, would not interfere with accessibility of people walking or bicycling to and from the project site and adjoining areas or result in inadequate emergency access. (*Less than Significant*)

Implementation of the proposed project and cumulative projects would not alter the established street grid, permanently close any streets or sidewalks, or eliminate or reconfigure any existing bicycle routes. Although portions of the sidewalks adjacent to the various project sites could be closed for periods of time during project construction, these closures would be temporary in nature. Once construction of the proposed project and cumulative projects has been completed, people walking and bicycling would experience unrestricted access to and from the various project sites as they currently do under existing conditions.

Implementation of the proposed project and cumulative projects would not result in the permanent closure of any existing streets in the project vicinity or any alterations to the roadway network that would preclude or restrict emergency vehicle access to the project site. Therefore, emergency vehicle access would remain unchanged from existing conditions.

The proposed project, in combination with cumulative projects, would not interfere with accessibility. This impact would be less-than significant, and no mitigation measures are necessary.

Impact C-TR-4: The proposed project, in combination with cumulative projects, would not substantially delay public transit. (*Less than Significant*)

Operation of the proposed project and cumulative projects would result in an increase in the number of vehicles on the local roadway network. The proposed project would add 97 daily vehicle trips, including 12 vehicle trips during the p.m. peak hour. Based on their respective unit counts and square footages of nonresidential uses, three of the cumulative development projects would generate fewer daily and p.m. peak hour vehicle trips than the proposed project, while four of the cumulative projects would generate more daily and p.m. peak hour vehicle trips than the proposed project. The cumulative projects are geographically dispersed throughout the project vicinity, and all of the additional vehicle trips would be distributed along the local street network instead of being concentrated on one or two streets on which public transit operates.

The proposed project, in combination with cumulative projects, would not substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-TR-5: The proposed project, in combination with cumulative projects, would not cause substantial additional VMT or substantially induce automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. (*Less than Significant*)

Table 1: Average Daily Vehicle Miles Traveled, under Impact TR-5 shows the estimated VMT in the year 2040 for the San Francisco Bay Area and in TAZ 327. The future 2040 regional average daily household VMT per capita is estimated to be 16.1, and the future 2040 regional average daily VMT per retail employee is estimated to be 14.6. In TAZ 327, the future 2040 average daily household VMT per capita is estimated to be 2.6, and the future 2040 average daily VMT per retail employee is estimated to be 7.3.

Given that the proposed project and cumulative projects are in an area in which the daily averages for future 2040 residential and retail employee VMT would be more than 15 percent below the future 2040 regional averages, the proposed project would not combine with cumulative projects to cause substantial additional VMT. This impact would be less than significant, and no mitigation measures are necessary.

Neither the proposed project nor the cumulative projects would add travel lanes to the existing streets in the project vicinity or create new streets that could accommodate vehicles. For these reasons, the proposed project would not combine with cumulative projects to substantially induce additional automobile travel by increasing physical roadway capacity in congested areas or by adding new roadways to the network. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-TR-6: The proposed project, in combination with cumulative projects, would not result in significant loading impacts. (*Less than Significant*)

While there would be a general increase in vehicle traffic and loading demand associated with cumulative projects in the project vicinity, loading impacts are localized and site-specific. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to create significant cumulative loading impacts. The nearest cumulative project is at 1567 California Street, approximately 0.1 mile northeast of the project site. The loading demand for this cumulative project would be addressed locally on California Street, not one block to the south (Pine Street) where the project site is located. Similarly, the loading demand for the proposed project would be addressed locally on

Pine and Austin streets, not one block to the north (California Street). The proposed project, in combination with cumulative projects, would not result in a loading deficit that would create potentially hazardous conditions (e.g., double-parking) for people driving, walking, or bicycling or that substantially delay public transit. This impact would be less than significant, and no mitigation measures are necessary.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
6. NOISE. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐	☒

The project site is not within the vicinity of a private airstrip or an airport land use plan area or in an area within two miles of a public airport or public use airport. Therefore, Topic E.6.c is not applicable to the proposed project.

Impact NO-1: Construction and operation of the proposed project would not result in a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of established standards. *(Less than Significant)*

Construction Impacts

The construction period for the proposed project would last approximately 18 months and would not involve construction activities at night. Construction equipment and activities would generate noise that could be considered an annoyance by occupants of nearby properties. Construction noise levels would fluctuate depending on construction phase, equipment type and duration of use, distance between noise source and affected receptor, and the presence (or absence) of barriers. Impacts would generally be limited to periods during which excavation occurs, new foundations are installed, and exterior structural and facade elements are altered. Interior construction noise would be substantially reduced by exterior walls.

Construction of the proposed project would require excavation of the project site to a depth of 14 feet below ground surface. The proposed building would rest on a concrete mat slab foundation supported by drilled piers; pile driving would not be required. Therefore, there would be no noise impacts associated with pile driving during construction of the proposed project.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA[39] at a distance of 100 feet from the source. Table 2: Typical Noise Levels from Proposed Project Construction Equipment, provides typical noise levels produced by various types of construction equipment that would be employed for construction of the proposed project. Impact tools (e.g., jackhammers, hoe rams, impact wrenches) are exempt from the Noise Ordinance (Section 2907) provided they have manufacturer-recommended and City-approved mufflers for both intake and exhaust. In addition, Section 2907 requires that jackhammers and pavement breakers be equipped with manufacturer-recommended and City-approved acoustically attenuating shields or shrouds in order to be exempt from the Noise Ordinance limits. Section 2908 prohibits construction work between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of San Francisco Public Works or the Director of the Department of Building Inspection. The proposed project would be required to comply with the regulations set forth in the Noise Ordinance.

Table 2: Typical Noise Levels from Proposed Project Construction Equipment[40, 41]

Construction Equipment and Quantity	Noise Level (dBA, L_{eq} at 50 feet)	Noise Level (dBA, L_{eq} at 100 feet)
San Francisco Noise Ordinance Limit	86	80
Air Compressor (2)	78	72
Bore/Drill Rig (2)	84	78
Crane (1)	81	75
Dumpers/Tenders (4)	76	70
Excavator (1)	81	75
Forklift (1)	83	77
Pump (1)	81	75
Vibratory Roller (1)	77	71
Notes: The above L_{eq} noise levels are calculated assuming a 100 percent usage factor at full load (i.e., Lmax noise level 100 percent) for the 1-hour measurement period. Noise levels in **bold** exceed the San Francisco Noise Ordinance limit.		

The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site (1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west), residences on the south side of Austin Street about 35 feet south of the project site, residences on the east side of Polk Street about 150 feet east of the project site, Redding Elementary/Early Education School (1421 Pine Street) about 265 feet east of the project site, and Saint Francis Memorial Hospital (900 Hyde Street) about 0.2 mile east of the project site.

39 dBA, or A-weighted decibel, is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear. The dBA scale is the most widely used for environmental noise assessment.

40 Federal Highway Administration, *Roadway Construction Noise Model User's Guide*, 2006, p. 3. Available online at http://www.fhwa.dot.gov/environment/noise/construction_noise/rcnm/rcnm.pdf, accessed January 4, 2021.

41 San Francisco Planning Department, *Noise Impact Analysis Guidelines – DRAFT*, Table 5.1, March 2020.

The adjacent and nearby residences would likely experience temporary and intermittent increases in noise levels associated with construction activities as well as the passage of construction trucks to and from the project site. However, these increases in noise levels are not expected to be substantially greater than ambient noise levels in the vicinity, which already exceed 70 L_{dn}.[42, 43] The school and hospital likely would not experience any construction-related noise disturbances given their further distance from the project site. Project-related construction activities would not expose individuals to temporary increases in noise levels that are substantially greater than ambient noise levels. Construction-related noise impacts would be less than significant, and no mitigation measures are necessary.

Operational Impacts

Implementation of the proposed project would add 21 dwelling units and a 2,855-square-foot restaurant to the project vicinity. Vehicular traffic makes the largest contribution to ambient noise levels throughout most of San Francisco. Generally, traffic would have to double in volume to produce a noticeable 3-dBA increase in ambient noise levels in the project vicinity.[44] The intersection of Pine and Larkin streets, two blocks east of the project site, is the closest intersection for which traffic counts have been collected. Traffic counts recorded 20,444 westbound vehicles passing through this intersection on a daily basis, with 2,038 westbound vehicles passing through this intersection during the p.m. peak hour.[45] The proposed project would generate 97 daily vehicle trips, including 12 during the p.m. peak hour. Project-generated vehicle trips would not cause traffic volumes to double on nearby streets; as a result, project-generated traffic noise would not have a noticeable effect on ambient noise levels in the project vicinity.

Mechanical building equipment, such as heating, ventilation and air conditioning (HVAC) systems, as well as other noise-generating devices (home entertainment systems) associated with the residential uses would create operational noise. However, these noise sources would be subject to the Noise Ordinance. Specifically, Section 2909(a) prohibits any person from producing or allowing to be produced, on a residential property, a noise level in excess of five dBA above ambient noise levels at any point outside the property line. In addition, Section 2909(b) prohibits any person from producing or allowing to be produced, on a commercial or industrial property, a noise level in excess of eight dBA above ambient noise levels at any point outside the property line. Moreover, Section 2909(d) establishes maximum noise levels for fixed noise sources (e.g., mechanical equipment) of 55 dBA (from 7:00 a.m. to 10:00 p.m.) and 45 dBA (from 10:00 p.m. to 7:00 a.m.) inside any sleeping or living room in any dwelling unit located on residential property to prevent sleep disturbance. The proposed project would include standard HVAC equipment, which would generate operational noise. The HVAC systems as well as any noise-generating devices that may be associated with the residential uses would be required to meet the noise standards described above. The proposed project would not include any additional noise-generating sources such as backup generators.

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42 San Francisco Planning Department and San Francisco Department of Public Health, *Areas Potentially Requiring Noise Insulations*, March 2009. Available at https://sfplanning.org/sites/default/files/resources/2019-09/Noise.pdf, accessed Octobe 28, 2020.

43 L_{dn}, or day-night average sound level, is the energy average of the A-weighted sound levels occurring during a 24-hour period.

44 United States Department of Transportation, Federal Highway Administration, *Highway Traffic Noise: Analysis and Abatement Guidance*, December 2011, p. 9. Available online at http://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf, accessed December 28, 2020.

45 San Francisco Municipal Transportation Agency, *SFMTA Traffic Count Data 1993-2015*. Available at https://www.sfmta.com/reports/sfmta-traffic-count-data, accessed October 6, 2020.

Given that the proposed project's vehicle trips would not cause a doubling of traffic volumes on nearby streets and that proposed mechanical equipment and other noise-generating devices would be required to comply with the Noise Ordinance, operational noise from the proposed project would not result in a noticeable increase in ambient noise levels. The proposed project would not generate a substantial permanent increase in ambient noise levels in the project vicinity in excess of applicable standards. This impact would be less than significant, and no mitigation measures are necessary.

Impact NO-2: Construction and operation of the proposed project would generate excessive groundborne vibration or groundborne noise levels. (*Less than Significant with Mitigation*)

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Construction-related vibration primarily results from the use of impact equipment such as pile drivers (both impact and vibratory), hoe rams, vibratory compactors and jackhammers. The operation of heavy construction equipment, particularly pile drivers and other heavy-duty impact devices (such as pavement breakers), creates seismic waves that radiate along the surface of the ground and downward. These surface waves can be felt as ground vibration and can result in effects that range from annoyance for people to damage to structures. Groundborne vibration generally attenuates rapidly with distance from the source of the vibration.

Receptors sensitive to vibration include structures (especially older masonry structures), people (especially residents, the elderly, and the sick), and equipment (e.g., magnetic resonance imaging equipment, high-resolution lithographic, optical, and electron microscopes). In addition, vibration may disturb nesting and breeding activities for biological resources. Except for long-term occupational exposure, groundborne vibration and noise rarely affect human health.

The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site (1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west). The buildings housing these uses are of wood or steel construction (not masonry) and have not been identified as historic resources. However, the two buildings to the east are older residential structures that were constructed prior to 1925.[46] There are no sensitive equipment uses (e.g., facilities using magnetic resonance imaging equipment, high resolution lithographic, optical and electron microscopes) or biological resources on or near the project site.

Construction Impacts

Construction of the proposed project would not require the types of construction activities, such as blasting or pile driving, that could produce substantial groundborne vibration. However, construction equipment such as excavators bore/drill rigs, loaded trucks, and vibratory rollers could generate varying degrees of temporary groundborne vibration. Therefore, the potential for construction-related vibration impacts on adjacent/nearby sensitive receptors was evaluated.

[46] San Francisco Planning Department, Property Information Map, https://sfplanninggis.org/pim/. The building at 1515-1517 Pine Street was constructed in 1924, and the building at 106 Austin Street/1331-1339 Polk Street was constructed in 1908.

The latest California Department of Transportation (Caltrans) guidance manual, *Transportation and Construction Vibration Guidance Manual*,[47] includes guidelines to use in construction projects to address the potential for building damage, as summarized in Table 3: Caltrans Vibration Damage Potential Threshold Criteria. Vibration levels are measured in inches per second and expressed as a peak particle velocity (PPV). This analysis uses the "Continuous/Frequent" threshold of 0.3 PPV for older residential structures for the adjacent buildings to the east of the project site and the "Continuous/Frequent" threshold of 0.5 PPV for new residential structures for the adjacent building to the west of the project site.

Table 3: Caltrans Vibration Damage Potential Threshold Criteria

Structure Type and Condition	Maximum Peak Particle Velocity (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5
Note: Transient sources create a single, isolated vibration event (e.g., blasting or drop balls). Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.		
Source: California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, Table 19, April 2020.		

Construction-related vibration levels were estimated using industry standard methodology as documented by Caltrans in the *Transportation and Construction Vibration Guidance Manual* and other relevant authorities. This analysis predicts construction-related vibration levels at the nearest sensitive receptors, conservatively assuming construction equipment is operating at (within 5 feet of) the nearest property line as summarized in Table 4: Predicted Construction Vibration Levels at Receptor. Anticipated construction activities are limited to general earthmoving, light demolition, and other activities that produce relatively low levels of vibration. Activities that produce high levels of vibration, such as blasting or pile driving, are not required or proposed.

[47] California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, April 2020. Available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf, accessed January 8, 2021.

Table 4: Predicted Construction Vibration Levels at Receptor

Construction Equipment	Peak Particle Velocity (in/sec)			Minimum Safe Setback (from older residential structures)
	1515-1517 Pine Street (setback of 5 feet)	106 Austin Street / 1331-1339 Polk Street (setback of 5 feet)	1527-1545 Pine Street (setback of 5 feet)	
Bore/Drill Rig	**0.52**	**0.52**	*0.52*	10 feet
Excavator	**0.52**	**0.52**	*0.52*	10 feet
Loaded Trucks	**0.45**	**0.45**	0.45	9 feet
Vibratory Roller	**1.23**	**1.23**	*1.23*	19 feet

Notes:

1. **Bold** values exceed the Caltrans criterion for building damage of 0.3 PPV for older residential structures.
2. *Italicized* values exceed the Caltrans criterion for building damage of 0.5 PPV for new residential structures.
3. Other construction equipment listed in Table 2: Typical Noise Levels from Proposed Construction Equipment (air compressor, crane, forklift, pump) do not produce vibration levels in the range where building damage is a concern.

Source: California Department of Transportation, *Transportation and Construction Vibration Guidance Manual*, Table 18 and Equation 12, April 2020.

As shown in Table 4, construction-related vibration levels would exceed the screening threshold of 0.3 PPV at the eastern property line and 0.5 PPV at the western property line. Given that the vibration thresholds would be exceeded at the adjacent properties to the east and west, project construction could result in a potentially significant impact. To reduce construction-related vibration impacts to less-than-significant levels, the project sponsor would be required to implement Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction, which would require the project sponsor to incorporate all feasible means to avoid damage to potentially affected buildings. Implementation of this mitigation measure may include maintaining buffer distances, using alternative construction equipment, and undertaking a monitoring plan, among other requirements.

Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction

Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.

Pre-construction Survey. Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

Vibration Management and Monitoring Plan. The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- *Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).
- *Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- *Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases).
- *Pile Driving Requirements.* For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction

contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following:

  - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or
  - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures

- *Buffer Distances.* The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible.
- *Vibration Monitoring.* The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard.
  - Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.
  - The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.
    - If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
    - If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
    - If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration.
  - Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.
- *Periodic Inspections.* The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on

historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur.

- *Repairing Damage.* The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency.

Vibration Monitoring Results Report. After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.

With implementation of Mitigation Measure M-NO-2, impacts from construction-related vibration would be less than significant.

Operational Impacts

Operational vibration primarily results from the passing of buses and heavy trucks. The proposed project is a mixed-use building containing residential and restaurant uses that would not include operational sources of vibration. For these reasons, operation of the proposed project would not generate excessive groundborne vibration or groundborne noise levels. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-NO-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would result in less-than-significant cumulative impacts related to noise and vibration. *(Less than Significant)*

There are seven cumulative development projects in the project vicinity that could contribute to increases in noise and vibration.

Cumulative Construction Noise Impacts

Construction noise associated with the proposed project and cumulative projects would be subject to the Noise Ordinance and would be temporary in duration. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to substantially increase ambient noise levels. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative construction noise impact.

Cumulative Operational Noise Impacts

Mechanical equipment and other noise-generating devices associated with the proposed project and the cumulative projects would be required to comply with the Noise Ordinance. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to substantially increase ambient noise levels. In addition, the proposed project would not combine with the cumulative projects to double existing traffic volumes in the project vicinity. The proposed project would add 97 daily vehicle trips, including 12 vehicle trips during the p.m. peak hour. Based on their respective unit counts and square footages of nonresidential uses, three of the cumulative development projects would generate fewer daily and p.m. peak hour vehicle trips than the proposed project, while four of the cumulative projects would generate substantially more daily and p.m. peak hour vehicle trips than the proposed project. All of these additional vehicle trips would be distributed along the local street network and would not combine with the 97 daily vehicle trips generated by the proposed project to double existing traffic volumes in the project vicinity. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative operational noise impact.

Cumulative Vibration Impacts

Environmental impacts related to groundborne vibration are generally site-specific, and groundborne vibration generally attenuates rapidly with distance from the source of the vibration. The cumulative projects are geographically dispersed throughout the project vicinity and would not be close enough to combine with the proposed project or each other to generate excessive groundborne vibration or groundborne noise levels. For these reasons, the proposed project would not combine with cumulative projects to create a significant cumulative impact related to groundborne vibration or groundborne noise levels.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
7.	AIR QUALITY. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?	☐	☐	☒	☐	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐	☐

The Bay Area Air Quality Management District (air district) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (air basin), which includes San Francisco, Alameda, Contra Costa, Marin, San Mateo, Santa Clara, and Napa counties and portions of Sonoma and Solano counties. The air district is responsible for attaining and maintaining air quality in the air basin within federal and state air quality standards,

as established by the federal Clean Air Act and the California Clean Air Act, respectively. Specifically, the air district has the responsibility to monitor ambient air pollutant levels throughout the air basin and to develop and implement strategies to attain the applicable federal and state standards. The federal and state Clean Air Acts require plans to be developed for areas that do not meet air quality standards, generally. The most recent air quality plan, the *2017 Clean Air Plan*, was adopted by the air district on April 19, 2017. The *2017 Clean Air Plan* updates the most recent Bay Area ozone plan, the *2010 Clean Air Plan,* in accordance with the requirements of the state Clean Air Act to implement all feasible measures to reduce ozone; provide a control strategy to reduce ozone, particulate matter, air toxics, and greenhouse gases in a single, integrated plan; and establish emission control measures to be adopted or implemented. The *2017 Clean Air Plan* contains the following primary goals:

- Protect air quality and health at the regional and local scale: Attain all state and national air quality standards, and eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and
- Protect the climate: Reduce Bay Area greenhouse gas emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050.

The *2017 Clean Air Plan* represents the most current applicable air quality plan for the air basin. Consistency with this plan is the basis for determining whether the proposed project would conflict with or obstruct implementation of air quality plans.

Criteria Air Pollutants

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. In general, the air basin experiences low concentrations of most pollutants when compared to federal or state standards. The air basin is designated as either in attainment[48] or unclassified for most criteria pollutants with the exception of ozone, $PM_{2.5}$, and PM_{10}, for which these pollutants are designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.[49]

Land use projects may contribute to regional criteria air pollutants during the construction and operational phases of a project. Table 5: Criteria Air Pollutant Significance Thresholds, identifies air quality significance thresholds followed by a discussion of each threshold. Projects that would result in criteria air pollutant emissions below these significance thresholds would not violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the air basin.

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48 "Attainment" status refers to those regions that are meeting federal and/or state standards for a specified criteria pollutant. "Non-attainment" refers to regions that do not meet federal and/or state standards for a specified criteria pollutant. "Unclassified" refers to regions where there is not enough data to determine the region's attainment status for a specified criteria air pollutant.

49 Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines,* May 2017, page 2-1.

Table 5: Criteria Air Pollutant Significance Thresholds[50]

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82 (exhaust)	82	15
$PM_{2.5}$	54 (exhaust)	54	10
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	

Ozone Precursors. As discussed previously, the air basin is currently designated as non-attainment for ozone and particulate matter. Ozone is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving reactive organic gases (ROG) and oxides of nitrogen (NO_x). The potential for a project to result in a cumulatively considerable net increase in criteria air pollutants, which may contribute to an existing or projected air quality violation, are based on the state and federal Clean Air Acts emissions limits for stationary sources. To ensure that new stationary sources do not cause or contribute to a violation of an air quality standard, air district Regulation 2, Rule 2 requires that any new source that emits criteria air pollutants above a specified emissions limit must offset those emissions. For ozone precursors ROG and NO_x, the offset emissions level is an annual average of 10 tons per year (or 54 pounds (lbs.) per day).[51] These levels represent emissions below which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants.

Although this regulation applies to new or modified stationary sources, land use development projects result in ROG and NO_x emissions as a result of increases in vehicle trips, architectural coating and construction activities. Therefore, the above thresholds can be applied to the construction and operational phases of land use projects, and those projects that result in emissions below these thresholds would not be considered to contribute to an existing or projected air quality violation or result in a considerable net increase in ROG and NO_x emissions. Due to the temporary nature of construction activities, only the average daily thresholds are applicable to construction phase emissions.

Particulate Matter (PM_{10} and $PM_{2.5}$).[52] The air district has not established an offset limit for $PM_{2.5}$. However, the emissions limit in the federal New Source Review for stationary sources in nonattainment areas is an appropriate significance threshold. For PM_{10} and $PM_{2.5}$, the emissions limit under New Source Review is 15 tons per year (82 lbs. per day) and 10 tons per year (54 lbs. per day), respectively. These emissions limits represent levels below which a source is not expected to have an impact on air quality.[53] Similar to ozone precursor thresholds identified above, land use development projects typically result in particulate matter emissions as a result of

50 *Ibid*, page 2-2.

51 BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance,* October 2009, page 17.

52 PM_{10} is often termed "coarse" particulate matter and is made of particulates that are 10 microns in diameter or smaller. $PM_{2.5}$, termed "fine" particulate matter, is composed of particles that are 2.5 microns or less in diameter.

53 BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance,* October 2009, page 16.

increases in vehicle trips, space heating and natural gas combustion, landscape maintenance, and construction activities. Therefore, the above thresholds can be applied to the construction and operational phases of a land use project. Again, because construction activities are temporary in nature, only the average daily thresholds are applicable to construction-phase emissions.

Fugitive Dust. Fugitive dust emissions are typically generated during construction phases. Studies have shown that the application of best management practices at construction sites significantly controls fugitive dust,[54] and individual measures have been shown to reduce fugitive dust by anywhere from 30 to 90 percent.[55] The air district has identified a number of best management practices to control fugitive dust emissions from construction activities.[56] The City's Construction Dust Control Ordinance (Ordinance No. 176-08, effective July 30, 2008) requires a number of measures to control fugitive dust, and the best management practices employed in compliance with the City's Construction Dust Control Ordinance are an effective strategy for controlling construction-related fugitive dust.

Other Criteria Pollutants. Regional concentrations of CO in the Bay Area have not exceeded the state standards in the past 11 years, and SO_2 concentrations have never exceeded the standards. The primary source of CO emissions from development projects is vehicle traffic. Construction-related SO_2 emissions represent a negligible portion of the total basin-wide emissions, and construction-related CO emissions represent less than five percent of the Bay Area total basin-wide CO emissions. As discussed previously, the Bay Area is in attainment for both CO and SO_2. Furthermore, the air district has demonstrated, based on modeling, that in order to exceed the California ambient air quality standard of 9.0 ppm (8-hour average) or 20.0 ppm (1-hour average) for CO, project traffic in addition to existing traffic would need to exceed 44,000 vehicles per hour at affected intersections (or 24,000 vehicles per hour where vertical and/or horizontal mixing is limited). Therefore, given the Bay Area's attainment status and the limited CO and SO_2 emissions that could result from development projects, development projects would not result in a cumulatively considerable net increase in CO or SO_2 emissions, and quantitative analysis is not required.

Local Health Risks and Hazards

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but short-term) adverse effects on human health, including carcinogenic effects. Human health effects of TACs include birth defects, neurological damage, cancer, and mortality. There are hundreds of different types of TACs with varying degrees of toxicity. Individual TACs vary greatly in the health risk they present; at a given level of exposure, one TAC may pose a hazard that is many times greater than another.

Unlike criteria air pollutants, TACs do not have ambient air quality standards but are regulated by the air district using a risk-based approach to determine which sources and pollutants to control as well as the degree of control. A health risk assessment is an analysis in which human health exposure to toxic substances is estimated

54 Western Regional Air Partnership, *WRAP Fugitive Dust Handbook*, September 7, 2006. Available at http://www.wrapair.org/forums/dejf/fdh/content/FDHandbook_Rev_06.pdf, accessed August 25, 2020.

55 BAAQMD, *CEQA Air Quality Guidelines*, May 2017, page D-47.

56 *Ibid*.

and considered together with information regarding the toxic potency of the substances to provide quantitative estimates of health risks.[57]

Air pollution does not affect every individual in the population in the same way, and some groups are more sensitive to adverse health effects than others. Land uses such as residences, schools, children's day care centers, hospitals, and nursing and convalescent homes are considered to be the most sensitive to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress or, as in the case of residential receptors, their exposure time is greater than that of other land uses. Therefore, these groups are referred to as sensitive receptors. Exposure assessment guidance typically assumes that residences would be exposed to air pollution 24 hours per day, seven days a week, for 30 years.[58] Therefore, assessments of air pollutant exposure to residents typically result in the greatest adverse health outcomes of all population groups.

Exposures to fine particulate matter ($PM_{2.5}$) are strongly associated with mortality, respiratory diseases, lung development in children, and other endpoints such as hospitalization for cardiopulmonary disease.[59] In addition to $PM_{2.5}$, diesel particulate matter (DPM) is also of concern. The California Air Resources Board identified DPM as a TAC in 1998, primarily based on evidence demonstrating cancer effects in humans.[60] The estimated cancer risk from exposure to diesel exhaust is much higher than the risk associated with any other TAC routinely measured in the region.

In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the air district to conduct a citywide health risk assessment based on an inventory and assessment of air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on health-protective criteria that consider estimated cancer risk, exposures to fine particulate matter, proximity to freeways, and locations with particularly vulnerable populations. Each of the Air Pollutant Exposure Zone criteria is discussed below.

Excess Cancer Risk. The Air Pollution Exposure Zone includes areas where modeled cancer risk exceeds 100 incidents per one million persons exposed. This criterion is based on United States Environmental Protection Agency (EPA) guidance for conducting air toxic analyses and making risk management decisions at the facility and community-scale level.[61] As described by the air district, the EPA considers a cancer risk of 100 per one million to be within the "acceptable" range of cancer risk. Furthermore, in the 1989 preamble to the benzene National Emissions Standards for Hazardous Air Pollutants rulemaking,[62] the EPA states that it "…strives to provide

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57 In general, a health risk assessment is required if the air district concludes that projected emissions of a specific air toxic compound from a proposed new or modified source suggest a potential public health risk. The applicant is then subject to a health risk assessment for the source in question. Such an assessment generally evaluates chronic, long-term effects, estimating the increased risk of cancer as a result of exposure to one or more TACs.

58 California Office of Environmental Health Hazard Assessment, *Air Toxics Hot Spot Program Risk Assessment Guidelines*, February 2015, pages 4-44 and 8-6.

59 San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 2008.

60 California Air Resources Board (ARB), Fact Sheet, "The Toxic Air Contaminant Identification Process: Toxic Air Contaminant Emissions from Diesel-fueled Engines," October 1998.

61 BAAQMD, *Revised Draft Options and Justification Report, California Environmental Quality Act Thresholds of Significance,* October 2009, page 67.

62 54 Federal Register 38044, September 14, 1989.

maximum feasible protection against risks to health from hazardous air pollutants by (1) protecting the greatest number of persons possible to an individual lifetime risk level no higher than approximately one in one million and (2) limiting to no higher than approximately one in ten thousand [100 in one million] the estimated risk that a person living near a plant would have if he or she were exposed to the maximum pollutant concentrations for 70 years." The 100 per one million excess cancer cases is also consistent with the ambient cancer risk in the most pristine portions of the Bay Area based on air district regional modeling.[63]

Fine Particulate Matter. In April 2011, the EPA published *Policy Assessment for the Particulate Matter Review of the National Ambient Air Quality Standards*, "Particulate Matter Policy Assessment." In this document, the EPA concludes that the then-current federal annual $PM_{2.5}$ standard of 15 µg/m^3 should be revised to a level within the range of 13 to 11 µg/m^3, with evidence strongly supporting a standard within the range of 12 to 11 µg/m^3. The Air Pollutant Exposure Zone for San Francisco is based on the health protective $PM_{2.5}$ standard of 11 µg/m^3, as supported by the EPA's "Particulate Matter Policy Assessment," although lowered to 10 µg/m^3 to account for uncertainty in accurately predicting air pollutant concentrations using emissions modeling programs.

Proximity to Freeways. According to the California Air Resources Board, studies have shown an association between the proximity of sensitive land uses to freeways and a variety of respiratory symptoms, asthma exacerbations, and decreases in lung function in children. Siting sensitive uses in close proximity to freeways increases both exposure to air pollution and the potential for adverse health effects. As evidence shows that sensitive uses in an area within a 500-foot buffer of any freeway are at an increased health risk from air pollution,[64] parcels that are within 500 feet of freeways are included in the Air Pollutant Exposure Zone.

Health Vulnerable Locations. Based on the air district's evaluation of health vulnerability in the Bay Area, those zip codes (94102, 94103, 94105, 94124, and 94130) in the worst quintile of Bay Area health vulnerability scores as a result of air pollution-related causes were afforded additional protection by lowering the standards for identifying parcels in the Air Pollutant Exposure Zone to: (1) an excess cancer risk greater than 90 per one million persons exposed, and/or (2) $PM_{2.5}$ concentrations in excess of 9 µg/m^3.[65]

The above citywide health risk modeling was also used as the basis in approving amendments to the San Francisco Building and Health Codes, referred to as referred to as Health Code Article 38: Enhanced Ventilation Required for Urban Infill Sensitive Use Developments (Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. In addition, projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would add a substantial amount of emissions to areas already adversely affected by poor air quality.

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63 BAAQMD, *Clean Air Plan,* May 2017, page D-43.

64 ARB, *Air Quality and Land Use Handbook: A Community Health Perspective*, April 2005. Available at http://www.arb.ca.gov/ch/landuse.htm, accessed August 25, 2020.

65 San Francisco Planning Department and San Francisco Department of Public Health, *2014 Air Pollutant Exposure Zone Map (Memo and Map)*, April 9, 2014. These documents are part of San Francisco Board of Supervisors File No. 14806, Ordinance No. 224-14, Amendment to Health Code Article 38.

Construction Air Quality Impacts

Project-related air quality impacts fall into two categories: short-term impacts from construction and long-term impacts from project operation. The following addresses construction-related air quality impacts resulting from the proposed project.

Impact AQ-1: The proposed project's construction activities would generate fugitive dust and criteria air pollutants but would not violate an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. *(Less than Significant)*

Construction activities (short-term) typically result in emissions of ozone precursors and fine particulate matter in the form of dust (fugitive dust) and exhaust (e.g., vehicle tailpipe emissions). Emissions of ozone precursors and fine particular matter are primarily a result of the combustion of fuel from on-road and off-road vehicles. However, ROGs are also emitted from activities that involve painting, other types of architectural coatings, or asphalt paving. The proposed project includes 21 dwelling units and approximately 2,855 square feet of commercial space. During the project's approximately 18-month construction period, construction activities would have the potential to result in emissions of ozone precursors and fine particulate matter, as discussed below.

Fugitive Dust

Project-related demolition, excavation, grading, and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California air board, reducing $PM_{2.5}$ concentrations to state and federal standards of 12 $\mu g/m^3$ in the San Francisco Bay Area would prevent between 200 and 1,300 premature deaths.[66]

In response, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance No. 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the San Francisco Department of Building Inspection (DBI).

The Construction Dust Control Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the

66 ARB, *Methodology for Estimating Premature Deaths Associated with Long-term Exposure to Fine Airborne Particulate Matter in California*, Staff Report, Table 4c, October 24, 2008.

activity requires a permit from the DBI. The Director of the DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

In compliance with the Construction Dust Control Ordinance, the project sponsor and the contractor responsible for construction activities at the project site would be required to use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of the DBI:

- Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour.
- During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday.
- Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated material, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10-mil (0.01-inch) polyethylene plastic (or equivalent) tarp, braced down, or be contained using other equivalent soil stabilization techniques.
- San Francisco Ordinance No. 175-91 restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco unless permission is obtained from the San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction and demolition. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge.

Compliance with the regulations and procedures set forth by the Construction Dust Control Ordinance would ensure that potential dust-related air quality impacts would be reduced to less-than-significant levels.

Criteria Air Pollutants

As discussed above, construction activities would result in emissions of criteria air pollutants from the use of off- and on-road vehicles and equipment. To assist lead agencies in determining whether short-term construction-related air pollutant emissions require further analysis as to whether the project may exceed the criteria air pollutant significance thresholds shown in Table 5, above, the air district, in its *CEQA Air Quality Guidelines* (May 2017), developed screening criteria. If a proposed project meets the screening criteria, then construction of the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The *CEQA Air Quality Guidelines* note that the screening levels are generally representative of new development on greenfield[67] sites without any form of mitigation measures taken into consideration. In addition, the screening criteria do not account for project design features, attributes, or local development requirements that could also result in lower emissions.

[67] A greenfield site refers to agricultural or forest land or an undeveloped site earmarked for commercial, residential, or industrial projects.

The proposed project includes 21 dwelling units and approximately 2,855 square feet of commercial space. The size of proposed construction activities would be below the criteria air pollutant screening criteria for the "apartment, high-rise" land use type (249 dwelling units) and the "quality restaurant" land use type (277,000 sf) identified in the air district's *CEQA Air Quality Guidelines.* Thus, quantification of construction-related criteria air pollutant emissions is not required. The proposed project's construction activities would result in a less-than-significant impact related to criteria air pollutants.

Impact AQ-2: The proposed project's construction activities would generate toxic air contaminants, including diesel particulate matter, which would expose sensitive receptors to substantial pollutant concentrations. *(Less than Significant with Mitigation)*

The project site is located within the Air Pollutant Exposure Zone. The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site 1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west) and residences on the south side of Austin Street about 35 feet south of the project site.

Regarding construction emissions, off-road equipment, which includes construction-related equipment, is a large contributor to DPM emissions in California, although since 2007, the ARB has found the emissions to be substantially lower than previously expected.[68] Newer and more refined emission inventories have substantially lowered the estimates of DPM emissions from off-road equipment such that off-road equipment is now considered the sixth largest source of DPM emissions in California.[69] For example, revised fine particulate matter emission estimates for the year 2010 (DPM is a major component of total fine particulate matter) have decreased by 83 percent from previous 2010 emission estimates for the air basin.[70] Approximately half of the reduction can be attributed to the economic recession, and approximately half can be attributed to updated assumptions independent of the economic recession (e.g., updated methodologies used to better assess construction emissions).[71]

Additionally, a number of federal and state regulations are requiring cleaner off-road equipment. Specifically, both the EPA and the California air board have set emissions standards for new off-road equipment engines, ranging from Tier 1 to Tier 4. Tier 1 emission standards were phased in between 1996 and 2000, and Tier 4 Interim and Final emission standards for all new engines were phased in between 2008 and 2015. To meet the Tier 4 emission standards, engine manufacturers will be required to produce new engines with advanced emission-control technologies. Although the full benefits of these regulations will not be realized for several years, the EPA estimates that by implementing the federal Tier 4 standards, NO_x and PM emissions will be reduced by more than 90 percent.[72]

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68 ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements,* p. 1 and p. 13 (Figure 4), October 2010.

69 ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements,* October 2010.

70 ARB, "In-Use Off-Road Equipment, 2011 Inventory Model," Query accessed online, April 2, 2012, http://www.arb.ca.gov/msei/categories.htm#inuse_or_category.

71 ARB, *Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Proposed Amendments to the Regulation for In-Use Off-Road Diesel-Fueled Fleets and the Off-Road Large Spark-Ignition Fleet Requirements,* October 2010.

72 United States Environmental Protection Agency, "Clean Air Nonroad Diesel Rule: Fact Sheet," May 2004.

In addition, construction activities do not lend themselves to analysis of long-term health risks because of their temporary and variable nature. As explained in the air district's *CEQA Air Quality Guidelines*:

> "Due to the variable nature of construction activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Concentrations of mobile-source diesel PM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (ARB 2005). In addition, current models and methodologies for conducting health risk assessments are associated with longer-term exposure periods of 9, 40, and 70 years, which do not correlate well with the temporary and highly variable nature of construction activities. This results in difficulties with producing accurate estimates of health risk."[73]

Therefore, project-level analyses of construction activities have a tendency to produce overestimated assessments of long-term health risks. However, within the Air Pollutant Exposure Zone, as discussed above, additional construction activity may adversely affect populations that are already at a higher risk for adverse long-term health risks from existing sources of air pollution.

The proposed project would require heavy-duty off-road diesel vehicles and equipment during the 18-month construction period. Project construction activities would result in short-term emissions of DPM and other TACs. The project site is located in an area that already experiences poor air quality and project construction activities would generate additional air pollution, affecting nearby sensitive receptors and resulting in a significant impact. Implementation of Mitigation Measure M-AQ-2: Construction Air Quality, would reduce the magnitude of this impact to a less-than-significant level. While emissions reductions from limiting idling, educating workers and the public, and properly maintaining equipment are difficult to quantify, other measures, specifically the requirement for equipment with Tier 2 engines and Level 3 Verified Diesel Emission Control Strategy (VDECS) can reduce construction emissions by 89 to 94 percent compared to equipment with engines meeting no emission standards and without a VDECS.[74] Emissions reductions from the combination of Tier 2 equipment with Level 3 VDECS is almost equivalent to requiring only equipment with Tier 4 Final engines. Therefore, compliance with Mitigation Measure M-AQ-2 would reduce construction emissions impacts on nearby sensitive receptors to less-than-significant levels.

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73 BAAQMD, *CEQA Air Quality Guidelines,* May 2017, page 8-7.

74 PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 2 with Tier 1 and Tier 0. Tier 0 off-road engines do not have PM emission standards, but the United States Environmental Protection Agency's *Exhaust and Crankcase Emissions Factors for Nonroad Engine Modeling – Compression Ignition* has estimated Tier 0 engines between 50 and 100 hp to have a PM emission factor of 0.72 g/hp-hr and greater than 100 hp to have a PM emission factor of 0.40 g/hp-hr. Therefore, requiring off-road equipment to have at least a Tier 2 engine would result in between a 25 percent and 63 percent reduction in PM emissions, compared to off-road equipment with Tier 1 or Tier 0 engines. The 25 percent reduction comes from comparing the PM emission standards for off-road engines between 25 hp and 50 hp for Tier 2 (0.45 g/bhp-hr) and Tier 1 (0.60 g/bhp-hr). The 63 percent reduction comes from comparing the PM emission standards for off-road engines above 175 hp for Tier 2 (0.15 g/bhp-hr) and Tier 0 (0.40 g/bhp-hr). In addition to the Tier 2 requirement, ARB Level 3 VDECSs are required and would reduce PM by an additional 85 percent. Therefore, the mitigation measure would result in between an 89 percent (0.0675 g/bhp-hr) and 94 percent (0.0225 g/bhp-hr) reduction in PM emissions, as compared to equipment with Tier 1 (0.60 g/bhp-hr) or Tier 0 engines (0.40 g/bhp-hr).

Mitigation Measure M-AQ-2: Construction Air Quality

The project sponsor or the project sponsor's Contractor shall comply with the following:

A. *Engine Requirements.*

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.

2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.

3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.

4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. *Waivers.*

1. The Planning Department's Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.

2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.

3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. *Monitoring.* After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of

occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.

With implementation of Mitigation Measure M-AQ-2, this impact would be less than significant.

Operational Air Quality Impacts

Land use projects typically result in emissions of criteria air pollutants and TACs primarily from an increase in motor vehicle trips. However, land use projects may also result in criteria air pollutants and TACs from combustion of natural gas, landscape maintenance, use of consumer products, and architectural coating. The following addresses air quality impacts resulting from operation of the proposed project.

Impact AQ-3: During project operations, the proposed project would result in emissions of criteria air pollutants, but not at levels that would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. *(Less than Significant)*

As discussed under Impact AQ-1, the air district, in its *CEQA Air Quality Guidelines* (May 2017), has developed screening criteria to determine whether a project requires an analysis of project-generated criteria air pollutants. If all of the screening criteria are met by a proposed project, then the lead agency or applicant does not need to perform a detailed air quality assessment.

The proposed project, which includes 21 dwelling units and approximately 2,855 square feet of commercial space, is expected to generate 97 daily vehicle trips to and from the project site. The proposed project would be below the criteria air pollutant screening criteria for the "apartment, high-rise" land use type (510 dwelling units) and the "quality restaurant" land use type (47,000 sf) identified in the air district's *CEQA Air Quality Guidelines*. Thus, quantification of project-generated criteria air pollutant emissions is not required. The proposed project would not exceed any of the significance thresholds for criteria air pollutants and would result in a less-than-significant impact related to criteria air pollutants.

Impact AQ-4: During project operations, the proposed project would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. *(Less than Significant)*

As discussed above, the project site is within the Air Pollutant Exposure Zone. The nearest sensitive receptors to the project site include the adjacent residences on either side of the project site (1515-1517 Pine Street and 106 Austin Street/1331-1339 Polk Street on the east and 1527-1545 Pine Street on the west) and residences on the south side of Austin Street about 35 feet south of the project site. The proposed project would not include a new source of TACs, such as a backup diesel generator, but it would add new sensitive receptors (residents) to the project site.

Sources of Toxic Air Contaminants

Vehicle Trips. Individual projects result in emissions of TACs primarily as a result of an increase in vehicle trips. The air district considers roads with fewer than 10,000 vehicles per day "minor, low-impact" sources that do not pose a significant health impact even in combination with other nearby sources and recommends that these

sources be excluded from the environmental analysis. The proposed project's 97 daily vehicle trips would be well below this level and would be distributed among the local roadway network. Therefore, an assessment of project-generated TACs resulting from vehicle trips is not required, and the proposed project would not generate a substantial amount of TAC emissions that could affect nearby sensitive receptors. This impact would be less than significant, and no mitigation measures are necessary.

Impact AQ-5: The proposed project would not conflict with, or obstruct implementation of, the *2017 Clean Air Plan*. *(Less than Significant)*

The most recently adopted air quality plan for the air basin is the *2017 Clean Air Plan*. The *2017 Clean Air Plan* is a road map that demonstrates how the San Francisco Bay Area will achieve compliance with the state ozone standards as expeditiously as practicable and how the region will reduce the transport of ozone and ozone precursors to neighboring air basins. In determining consistency with the *2017 Clean Air Plan*, this analysis considers whether the project would: (1) support the primary goals of the *2017 Clean Air Plan*, (2) include applicable control measures from the *2017 Clean Air Plan*, and (3) avoid disrupting or hindering implementation of control measures identified in the *2017 Clean Air Plan*.

The primary goals of the *2017 Clean Air Plan* are to: (1) protect air quality and health at the regional and local scale; (2) eliminate disparities among Bay Area communities in cancer health risk from TACs; and (3) protect the climate by reducing greenhouse gas emissions. To meet the primary goals, the *2017 Clean Air Plan* recommends specific control measures and actions. These control measures are grouped into various categories and include stationary and area source measures, mobile source measures, transportation control measures, land use measures, and energy and climate measures. The *2017 Clean Air Plan* recognizes that to a great extent, community design dictates individual travel mode, and that a key long-term control strategy to reduce emissions of criteria pollutants, air toxics, and greenhouse gases from motor vehicles is to channel future Bay Area growth into vibrant urban communities where goods and services are close at hand and people have a range of viable transportation options. To this end, the *2017 Clean Air Plan* includes 85 control measures aimed at reducing air pollution in the air basin.

The measures most applicable to the proposed project are transportation control measures and energy and climate control measures. The proposed project's impact related to greenhouse gases are discussed in Section E.8, Greenhouse Gas Emissions, which demonstrates that the proposed project would comply with the applicable provisions of San Francisco's Greenhouse Gas Reduction Strategy.

The compact development of the proposed project and high availability of viable transportation options ensure that residents could bicycle, walk, and ride transit to and from the project site instead of taking trips via private automobile. These features ensure that the proposed project would avoid substantial growth in automobile trips and vehicle miles traveled. The proposed project's anticipated 97 daily vehicle trips would result in a negligible increase in air pollutant emissions. Furthermore, the proposed project would be generally consistent with the *San Francisco General Plan*, as discussed in Section C, Compatibility with Existing Zoning and Plans. Transportation control measures that are identified in the *2017 Clean Air Plan* are implemented by the *San Francisco General Plan* and the Planning Code, for example, through the City's Transit First Policy, bicycle parking requirements, and transit impact development fees. Compliance with these requirements would ensure that the proposed project includes relevant transportation control measures specified in the *2017 Clean Air Plan*. Therefore, the proposed project would include applicable control measures identified in the *2017 Clean Air Plan* to meet the *2017 Clean Air Plan's* primary goals.

Examples of a project that could cause the disruption or delay of *2017 Clean Air Plan* control measures are projects that would preclude the extension of a transit line or bike path, or projects that propose excessive parking beyond parking requirements. The proposed project would add 21 dwelling units and approximately 2,855 square feet of commercial space to a dense, walkable urban area near a concentration of regional and local transit service. It would not preclude the extension of a transit line, bike path or other transit improvement, and it would not include any parking. Thus, the proposed project would not disrupt or hinder implementation of control measures identified in the *2017 Clean Air Plan*.

For the reasons described above, the proposed project would not interfere with implementation of the *2017 Clean Air Plan*. Because the proposed project would be consistent with the applicable air quality plan that demonstrates how the region will improve ambient air quality and achieve the state and federal ambient air quality standards, this impact would be less than significant.

Impact AQ-6: The proposed project would not create objectionable odors that would affect a substantial number of people. *(Less than Significant)*

Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. Observation indicates that the project site is not substantially affected by sources of odors.[75] The proposed project does not include any of the land uses listed above; it includes 21 dwelling units and an approximately 2,855-square-foot restaurant. During construction, diesel exhaust from construction equipment would generate some odors. However, construction-related odors would be temporary and would not persist upon project completion. Thus, the proposed project would not create significant sources of new odors. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-AQ-1: The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area, would result in less-than-significant cumulative air quality impacts. *(Less than Significant)*

As discussed above, regional air pollution is by its very nature largely a cumulative impact. Emissions from past, present and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.[76] The project-level thresholds for criteria air pollutants are based on levels by which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants. Therefore, because the proposed project's construction (Impact AQ-1) and operational (Impact AQ-3) emissions would not exceed the project-level thresholds for criteria air pollutants, the proposed project would not be considered to result in a cumulatively considerable contribution to regional air quality impacts.

As discussed above, the project site is located in an area that already experiences poor air quality. The proposed project would add new sources of TACs (e.g., construction vehicle trips) within an area already adversely affected by air quality, resulting in a considerable contribution to cumulative health risk impacts on nearby sensitive

75 Field observation, October 6, 2020.

76 BAAQMD, *CEQA Air Quality Guidelines,* May 2017, page 2-1.

receptors. This would be a significant cumulative impact. The proposed project would be required to implement Mitigation Measure M-AQ-2: Construction Air Quality, which could reduce construction emissions by as much as 94 percent. Implementation of this mitigation measure would reduce the project's contribution to cumulative air quality impacts to a less-than-significant level.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
8.	**GREENHOUSE GAS EMISSIONS. Would the project:**					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	☐
b)	Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

GHG emissions and global climate change represent cumulative impacts. GHG emissions cumulatively contribute to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature; instead, the combination of GHG emissions from past, present, and future projects have contributed and will continue to contribute to global climate change and its associated environmental impacts.

The Bay Area Air Quality Management District (air district) has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5, which address the analysis and determination of significant impacts from a proposed project's GHG emissions. CEQA Guidelines Section 15064.4 allows lead agencies to rely on a qualitative analysis to describe GHG emissions resulting from a project. CEQA Guidelines Section 15183.5 allows for public agencies to analyze and mitigate GHG emissions as part of a larger plan for the reduction of GHGs and describes the required contents of such a plan. San Francisco's *Strategies to Address Greenhouse Gas Emissions*[77] presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's qualified GHG reduction strategy in compliance with the CEQA Guidelines. These GHG reduction actions have resulted in a 35 percent reduction in GHG emissions in 2018 compared to 1990 levels,[78] exceeding the year 2020 reduction goals outlined in the air district's *2017 Clean Air Plan,* Executive Order S-3-05, and Assembly Bill 32 (also known as the Global Warming Solutions Act).[79]

Given that the City has met the state and region's 2020 GHG reduction targets and San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-

77 San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, July 2017. Available at https://sfmea.sfplanning.org/GHG/GHG_Strategy_October2017.pdf, accessed August 11, 2020.

78 San Francisco Department of the Environment, *San Francisco's Carbon Footprint.* Available at https://sfenvironment.org/carbon-footprint, accessed April 9, 2020.

79 Executive Order S-3-05, Assembly Bill 32, and the air district's *2017 Clean Air Plan* (continuing the trajectory set in the *2010 Clean Air Plan*) set a target of reducing GHG emissions to below 1990 levels by year 2020.

05[80] and B-30-15[81, 82] and Senate Bill 32,[83, 84] the City's GHG reduction goals are consistent with Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the *2017 Clean Air Plan*. Therefore, proposed projects that are consistent with the City's GHG reduction strategy would be consistent with the aforementioned GHG reduction goals, would not conflict with these plans or result in significant GHG emissions, and would therefore not exceed San Francisco's applicable GHG threshold of significance.

The following analysis of the proposed project's impact on climate change focuses on the project's contribution to cumulatively significant GHG emissions. Because no individual project could emit GHGs at a level that could result in a significant impact on the global climate, this analysis is in a cumulative context, and this section does not include an individual project-specific impact statement.

Impact C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions. *(Less than Significant)*

Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers; energy required to pump, treat, and convey water; and emissions associated with waste removal, disposal, and landfill operations.

The proposed project would increase the intensity of use of the site by introducing a new building containing 21 dwelling units and approximately 2,855 square feet of commercial space on a project site that is currently occupied by a one-story restaurant. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential and restaurant operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

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80 Office of the Governor, Executive Order S-3-05, June 1, 2005. Available at https://www.library.ca.gov/Content/pdf/GovernmentPublications/executive-order-proclamation/5129-5130.pdf, accessed August 11, 2020. Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million metric tons of carbon dioxide equivalents ($MTCO_2E$)); by 2020, reduce emissions to 1990 levels (approximately 427 million $MTCO_2E$); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million $MTCO_2E$). Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

81 Office of the Governor, Executive Order B-30-15, April 29, 2015. Available at https://www.ca.gov/archive/gov39/2015/04/29/news18938/index.html, accessed August 11, 2020. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

82 San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

83 Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding Section 38566, which directs that statewide greenhouse gas emissions to be reduced by 40 percent below 1990 levels by 2030.

84 Senate Bill 32 was paired with Assembly Bill 197, which would modify the structure of the State Air Resources Board; institute requirements for the disclosure of greenhouse gas emissions criteria pollutants, and toxic air contaminants; and establish requirements for the review and adoption of rules, regulations, and measures for the reduction of greenhouse gas emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would reduce the project's GHG emissions related to transportation, energy use, waste disposal, and use of refrigerants.

Compliance with the City's Transportation Sustainability Fee and bicycle parking requirements would reduce the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project would be required to comply with the energy efficiency requirements of the City's Green Building Code, the Residential Water Conservation Ordinance, and the Commercial Water Conservation Ordinance, all of which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions.[85]

The proposed project's waste-related emissions would be reduced through compliance with the City's Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy[86] and reducing the energy required to produce new materials.

Compliance with the City's street tree planting requirements would serve to increase carbon sequestration. Regulations requiring low-emitting finishes would reduce volatile organic compounds.[87] Thus, the proposed project was determined to be consistent with San Francisco's GHG reduction strategy.[88]

The project sponsor is required to comply with these regulations, which have proven effective as San Francisco's GHG emissions have measurably decreased when compared to 1990 emissions levels, demonstrating that the City has met and exceeded Executive Order S-3-05, Assembly Bill 32, and the *2017 Clean Air Plan* GHG reduction goals for the year 2020. Furthermore, the City has met its 2017 GHG reduction goal of reducing GHG emissions to 25 percent below 1990 levels by 2017. Other existing regulations, such as those implemented through Assembly Bill 32, will continue to reduce a proposed project's contribution to climate change. In addition, San Francisco's local GHG reduction targets are consistent with the long-term GHG reduction goals of Executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the *2017 Clean Air Plan.* Therefore, because the proposed project is consistent with the City's GHG reduction strategy, it is also consistent with the GHG reduction goals of executive Orders S-3-05 and B-30-15, Assembly Bill 32, Senate Bill 32, and the *2017 Clean Air Plan*, would not conflict with these plans, and would therefore not exceed San Francisco's applicable GHG threshold of significance. As such, the proposed project would result in a less-than-significant impact with respect to GHG emissions. No mitigation measures are necessary.

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85 Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

86 Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

87 While not a GHG, volatile organic compounds are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing volatile organic compound emissions would reduce the anticipated local effects of global warming.

88 San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for 1525 Pine Street*, October 19, 2020.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
9.	WIND. Would the project:					
a)	Create wind hazards in publicly accessible areas of substantial pedestrian use?	☐	☐	☒	☐	☐

Impact WI-1: The proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. *(Less than Significant)*

A proposed project's wind impacts are directly related to its height, orientation, design, location, and surrounding development context. Based on wind analyses for other development projects in San Francisco, a building that does not exceed a height of 85 feet generally has little potential to cause substantial changes to ground-level wind conditions. The proposed project would be 83 feet tall (plus an additional 17-foot-tall elevator penthouse). A wind consultant evaluated the proposed project for its potential to affect ground-level wind conditions, and the findings of that evaluation are summarized below.[89]

The 12-story, 130-foot-tall building adjacent to and west of the project site substantially shelters the project site from westerly winds. In addition, the 25-story, 225-foot-tall hotel on the northeast corner of Pine Street and Van Ness Avenue shelters the project site from northwesterly winds. Due to this sheltering effect, the proposed project would have little to no potential to intercept overhead winds and redirect them downward to the Pine Street sidewalk. Given its height and surrounding development context, the proposed project would not cause substantial changes to ground-level wind conditions adjacent to and near the project site. For these reasons, the proposed project would not create wind hazards in publicly accessible areas of substantial pedestrian use. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-WI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative wind impact. *(Less than Significant)*

Of the cumulative development projects identified in Section B, Project Setting, 1567 California Street is the closest to the project site (0.1 mile northeast). At a proposed height of 85 feet, this cumulative project has little potential to cause substantial changes to ground-level wind conditions. In addition, the presence of intervening multi-story buildings between 1567 California Street and the proposed project would prevent the two projects from interacting with each other to affect ground-level wind conditions. The other cumulative projects are either too short or too far away from the project site to combine with the proposed project to create wind hazards in publicly accessible areas of substantial pedestrian use. For this reason, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative wind impact.

89 RWDI, *Screening-Level Wind Analysis, 1525 Pine Street, San Francisco, California*, October 13, 2020.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
10. SHADOW. Would the project:					
a) Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?	☐	☐	☒	☐	☐

Impact SH-1: The proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. *(Less than Significant)*

In 1984, San Francisco voters approved an initiative known as "Proposition K, The Sunlight Ordinance," which was codified as Planning Code Section 295 in 1985. Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Public open spaces that are not under the jurisdiction of the Recreation and Park Commission as well as private open spaces are not subject to Planning Code section 295.

Implementation of the proposed project would result in the construction of a building exceeding 40 feet in height. The Planning Department prepared a preliminary shadow fan analysis to determine whether the proposed project would have the potential to cast shadow on nearby parks, open spaces, or San Francisco Unified School District (SFUSD) properties that participate in the Shared Schoolyard Project.[90] The shadow fan analysis prepared by the Planning Department determined that the proposed project would not cast shadow on any nearby parks or open spaces but that it has the potential to cast shadow on Redding Elementary School, approximately one block east of the project site.[91]

A shadow analysis confirmed that the proposed project would not cast shadow on Redding Elementary School at any time during the year.[92] Existing buildings between the project site and the school would block shadow from the proposed project from reaching the school.

The proposed project would shade portions of streets, sidewalks, and private properties in the project vicinity at various times of the day throughout the year. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

90 The Shared Schoolyard Project is a program that opens certain San Francisco Unified School District properties on weekends to provide recreation opportunities for children and families. More information is available at https://www.sfusd.edu/sharedschoolyard, accessed January 25, 2021.

91 San Francisco Planning Department, *1525 Pine Street Shadow Fan*, August 31, 2019.

92 Prevision Design, *Memorandum of No Shadow Effect: 1525 Pine Street, San Francisco*, December 19, 2019.

For these reasons, the proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-SH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative shadow impact. *(Less than Significant)*

Cumulative shadow impacts occur when two or more projects would shadow the same area. As discussed above, the proposed project would not shade any nearby parks, open spaces, or SFUSD properties that participate in the Share Schoolyard Project. Therefore, the proposed project would not contribute to any cumulative shadow impact on publicly accessible open spaces.

The sidewalks in the project vicinity are already shadowed for much of the day by multi-story buildings. Although implementation of the proposed project and nearby cumulative development projects would add new shadow to the sidewalks in the project vicinity, these shadows would be transitory in nature, would not substantially affect the use of the sidewalks, and would not increase shadows above levels that are common and generally expected in a densely developed urban environment.

For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative shadow impact.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
11. RECREATION. Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☒	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐

Impact RE-1: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. *(Less than Significant)*

The neighborhood parks or other recreational facilities closest to the project site are Lafayette Park (0.3 mile northwest), Helen Wills Park (0.45 mile north), Washington & Hyde Mini Park (0.35 mile northeast), Sergeant John Macaulay Park (0.3 mile southeast), and the Tenderloin Children's Playground (0.45 mile southeast).

The proposed project would increase the population of the project site by about 50 residents. This residential population growth would increase the demand for recreational facilities. The proposed project would partially

offset the demand for recreational facilities by providing on-site open space for the project residents in the form of a common roof deck. Although the project residents may use parks, open spaces, and other recreational facilities in the project vicinity, the additional use of these recreational facilities is expected to be modest in light of the small population increase that would result from the proposed project.

On a citywide/regional basis, the increased demand on recreational facilities from 50 new residents would be negligible considering the number of people living and working in San Francisco and the region as well as the number of existing and planned recreational facilities. For these reasons, implementation of the proposed project would not increase the use of existing recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. This impact would be less than significant, and no mitigation measures are necessary.

Impact RE-2: The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. *(Less than Significant)*

The proposed project would provide some on-site open space for the project residents in the form of a common roof deck, which would partially offset the demand for recreational facilities. In addition, the project site is within 0.5 mile of five parks, as discussed above. It is anticipated that these existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by the project residents. For these reasons, the construction of new or the expansion of existing recreational facilities, both of which might have an adverse physical effect on the environment, would not be required. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-RE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on recreational facilities or resources. *(Less than Significant)*

Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of 522 dwelling units and an incremental increase in population and demand for recreational facilities and resources. The City has accounted for such growth as part of the Recreation and Open Space Element of the *General Plan*.[93] In addition, San Francisco voters passed two bond measures, in 2008 and 2012, to fund the acquisition, planning, and renovation of the City's network of recreational resources. As discussed above, there are five parks within 0.5 mile of the project site. It is expected that these existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by nearby cumulative development projects. Moreover, the cumulative development projects would be required to provide usable open space to partially meet the demand for recreational resources from the future residents of those projects. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on recreational facilities or resources.

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[93] San Francisco Planning Department, *San Francisco General Plan*, Recreation and Open Space Element, April 2014, pp. 20-36. Available online at http://generalplan.sfplanning.org/Recreation_OpenSpace_Element_ADOPTED.pdf, accessed August 23, 2020.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Require or result in the relocation or construction of new or expanded, water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

Impact UT-1: Implementation of the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. *(Less than Significant)*

The project site is entirely paved and is currently developed with an existing building, and the restaurant on the project site is already served by existing utilities. Although the proposed project would need to be connected to these existing utilities, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact UT-2: Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay-Delta Plan Amendment is implemented; in that event the SFPUC may develop new or expanded water supply facilities to address shortfalls in single and multiple dry years, but this would occur with or without the proposed project. Impacts related to new or expanded water supply facilities cannot be identified at this time or implemented in the near term; instead, the SFPUC would address supply shortfalls through increased rationing, which could result in significant cumulative effects, but the project would not make a considerable contribution to impacts from increased rationing. *(Less than Significant)*

Construction Impacts

The proposed project's construction activities are required to comply with Article 21 of the San Francisco Public Works Code (Ordinance No. 175-91), which restricts the use of potable water for soil compaction and dust control activities undertaken in conjunction with any construction or demolition project occurring within the boundaries of San Francisco, unless permission is obtained from the San Francisco Public Utilities Commission (SFPUC). Non-potable water must be used for soil compaction and dust control activities during project construction or demolition. Recycled water is available from the SFPUC for dust control on roads and streets. However, per State regulations, recycled water cannot be used for demolition, pressure washing, or dust control through aerial spraying. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant that provides recycled water for these activities at no charge. Required compliance with Ordinance No. 175-91 would ensure that the proposed project's construction activities would result in less-than-significant impacts related to water supply.

Operational Impacts

In 2016, the SFPUC adopted its *2015 Urban Water Management Plan* (UWMP), which estimates that current and projected water supplies will meet future retail demand through 2035 under normal-year, single-dry-year and multiple-dry-year conditions.[94, 95] However, if a multiple-dry-year event occurs, the SFPUC will implement water use and supply reductions through its retail water shortage allocation plan.

In December 2018, the State Water Resources Control Board adopted amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary, which establishes water quality objectives to maintain the health of rivers and the Bay-Delta ecosystem (the Bay-Delta Plan Amendment).[96] The state water board has stated that it intends to implement the Bay-Delta Plan Amendment by the year 2022, assuming all required approvals are obtained by that time. Implementation of the Bay-Delta Plan Amendment would result in a substantial reduction in the SFPUC's water supplies from the Tuolumne River watershed during dry years, requiring rationing to a greater degree in San Francisco than previously anticipated to address supply shortages not accounted for in the UWMP.

The SFPUC has prepared a memorandum discussing future water supply scenarios given the adoption of the Bay-Delta Plan Amendment.[97] As discussed in the SFPUC memorandum, implementation of the plan amendment is uncertain for several reasons, and whether, when, and the form in which the Bay-Delta Plan Amendment would be implemented and how those amendments could affect SFPUC's water supply is currently unknown. The SFPUC memorandum estimates total shortfalls in water supply (that is, total retail demand minus total retail supply) to retail customers through under three increasingly supply-limited scenarios:

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94 San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016, https://sfwater.org/index.aspx?page=75, accessed July 3, 2020.

95 "Retail" demand represents water the SFPUC provides to individual customers within San Francisco and several individual customers outside of San Francisco. "Wholesale" demand represents water the SFPUC provides to other water agencies supplying other jurisdictions.

96 State Water Resources Control Board Resolution No. 2018-0059, *Adoption of Amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary and Final Substitute Environmental Document,* December 12, 2018. Available at https://www.waterboards.ca.gov/plans_policies/docs/2018wqcp.pdf, accessed August 23, 2020.

97 Memorandum from Steven R. Ritchie, SFPUC, to Lisa Gibson, Environmental Review Officer, San Francisco Planning Department, Environmental Planning Division, May 31, 2019.

1. Without implementation of the Bay-Delta Plan Amendment wherein the water supply and demand assumptions contained in the UWMP and the 2009 Water Supply Agreement as amended would remain applicable;
2. With implementation of a voluntary agreement between the SFPUC and the State Water Resources Control Board that would include a combination of flow and non-flow measures that are designed to benefit fisheries at a lower water cost, particularly during multiple dry years, than would occur under the Bay-Delta Plan Amendment); and
3. With implementation of the Bay-Delta Plan Amendment as adopted.

As estimated in the SFPUC memorandum, water supply shortfalls during dry years would be lowest without implementation and highest with implementation of the Bay-Delta Plan Amendment. Shortfalls under the proposed voluntary agreement would be between those with and without implementation of the Bay-Delta Plan Amendment.[98]

Under these three scenarios, the SFPUC would have adequate water to meet total retail demands through 2040 in normal years.[99] For single dry and multiple (years 1, 2 and 3) dry years of an extended drought, the SFPUC memorandum estimates that shortfalls of water supply relative to demand would occur both with and without implementation of the Bay-Delta Plan Amendment. Without implementation of the plan amendment, shortfalls would range from approximately 3.6 to 6.1 million gallons per day (mgd) or a 5 to 6.8 percent shortfall during dry years through the year 2040.

With implementation of the Bay-Delta Plan Amendment, shortfalls would range from 12.3 mgd (15.6 percent) in a single dry year to 36.1 mgd (45.7 percent) in years seven and eight of the 8.5-year design drought based on 2025 demand levels and from 21 mgd (23.4 percent) in a single dry year to 44.8 mgd (49.8 percent) in years seven and eight of the 8.5-year design drought based on 2040 demand.

The proposed project does not require a water supply assessment under the California Water Code. Under Sections 10910 through 10915 of the California Water Code, urban water suppliers like the SFPUC must prepare water supply assessments for certain large "water demand" projects, as defined in CEQA Guidelines Section 15155.[100] The proposed mixed-use project would result in 21 dwelling units and approximately

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98 On March 26, 2019, the SFPUC adopted Resolution No. 19-0057 to support its participation in the voluntary agreement negotiation process. To date, those negotiations are ongoing under the California Natural Resources Agency. The SFPUC submitted a proposed project description that could be the basis for a voluntary agreement to the state water board on March 1, 2019. As the proposed voluntary agreement has yet to be accepted by the state water board as an alternative to the Bay-Delta Plan Amendment, the shortages that would occur with its implementation are not known with certainty; however, if accepted, the voluntary agreement would result in dry year shortfalls of a lesser magnitude than under the Bay-Delta Plan Amendment.

99 Based on historic records of hydrology and reservoir inflow from 1920 to 2017, current delivery and flow obligations, and fully implemented infrastructure under the 2018 Phased Water System Improvement Program Variant, normal or wet years occurred 85 out of 97 years. This translates into roughly nine normal or wet years out of every 10 years. Conversely, system-wide rationing is required roughly one out of every 10 years. This frequency is expected to increase as climate change intensifies.

100 Pursuant to CEQA Guidelines Section 15155(a)(1), "a water-demand project" means:
(A) A residential development of more than 500 dwelling units.
(B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
(C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area.
(D) A hotel or motel, or both, having more than 500 rooms.

2,855 square feet of commercial space; as such it does not qualify as a "water-demand" project as defined by CEQA Guidelines Section 15155(a)(1), and a water supply assessment is not required and has not been prepared for the project.

While a water supply assessment is not required, the following discussion provides an estimate of the project's maximum water demand in relation to the three supply scenarios. No single development project alone in San Francisco would require the development of new or expanded water supply facilities or require the SFPUC to take other actions, such as imposing a higher level of rationing across the city in the event of a supply shortage in dry years. Therefore, a separate project-only analysis is not provided for this topic. The following analysis instead considers whether the proposed project, in combination with both existing development and projected growth through 2040 would require new or expanded water supply facilities, the construction or relocation of which could have significant cumulative impacts on the environment. It also considers whether a high level of rationing would be required that could have significant cumulative impacts. It is only under this cumulative context that development in San Francisco could have the potential to require new or expanded water supply facilities or require the SFPUC to take other actions, which in turn could result in significant physical environmental impacts related to water supply. If significant cumulative impacts could result, then the analysis considers whether the project would make a considerable contribution to the cumulative impact.

Based on guidance from the California Department of Water Resources and a citywide demand analysis, the SFPUC has established 50,000 gallons per day as an equivalent project demand for projects that do not meet the definitions provided in CEQA Guidelines Section 15155(a)(1).[101] The development proposed by the project would represent 4.2 percent of the 500-unit limit and 0.7 percent of the 500,000 square feet of commercial space provided in Section 15155(a)(1)(A) and (B), respectively. In addition, the proposed project would incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. It is therefore reasonable to assume that the proposed project would result in an average daily demand of less than 50,000 gallons per day of water.

The SFPUC has prepared estimates of total retail demand in five-year intervals from 2020 through 2040.[102] Assuming the project would demand no more than 50,000 gallons of water per day (or 0.05 mgd), Table 6: Proposed Project Demand Relative to Total Retail Demand (mgd), compares this maximum with the total retail demand from 2020 through 2040. At most, the proposed project's water demand would represent a small fraction of the total projected retail water demand, ranging from 0.07 to 0.06 percent between 2020 and 2040. As such, the project's water demand is not substantial enough to require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.

(E) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.

(F) A mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.

(G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project.

101 Memorandum from Steven R. Ritchie, SFPUC, to Lisa Gibson, Environmental Review Officer, San Francisco Planning Department, Environmental Planning Division, May 31, 2019.

102 San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016, https://sfwater.org/index.aspx?page=75, accessed July 3, 2020.

Table 6: Proposed Project Demand Relative to Total Retail Demand (mgd)

	2020	2025	2030	2035	2040
Total Retail Demand	72.1	79	82.3	85.9	89.9
Total Demand of Proposed Project	0.05	0.05	0.05	0.05	0.05
Total Demand of Proposed Project as Percentage of Total Retail Demand	0.07%	0.06%	0.06%	0.06%	0.06%

Source: San Francisco Public Utilities Commission, *2015 Urban Water Management Plan for the City and County of San Francisco*, June 2016

Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay-Delta Plan Amendment is implemented. As indicated above, the proposed project's maximum demand would represent 0.06 percent of the total retail demand in 2040 when implementation of the Bay-Delta Plan Amendment would result in a retail supply shortfall of up to 49.8 percent in a multi-year drought. The SFPUC has indicated that it is accelerating its efforts to develop additional water supplies and explore other projects that would increase overall water supply resilience in the case that the Bay-Delta Plan Amendment is implemented. The SFPUC has identified possible projects that it will study, but it has not determined the feasibility of the possible projects, has not made any decision to pursue any particular supply projects, and has determined that the identified potential projects would take anywhere from 10 to 30 years or more to implement. The potential impacts that could result from the construction and/or operation of any such water supply facility projects cannot be identified at this time. In any event, under such a worst-case scenario, the demand for the SFPUC to develop new or expanded dry-year water supplies would exist regardless of whether the proposed project is constructed.

Given the long lead times associated with developing additional water supplies, in the event the Bay-Delta Plan Amendment were to take effect sometime after 2022 and result in a dry-year shortfall, the expected action of the SFPUC for the next 10 to 30 years (or more) would be limited to requiring increased rationing. As discussed in the SFPUC memorandum, the SFPUC has established a process through its Retail Water Shortage Allocation Plan for actions it would take under circumstances requiring rationing. The level of rationing that would be required of the proposed project is unknown at this time. Both direct and indirect environmental impacts could result from high levels of rationing. However, the small increase in potable water demand attributable to the project compared to citywide demand would not substantially affect the levels of dry-year rationing that would otherwise be required throughout the city. Therefore, the proposed project would not make a considerable contribution to a cumulative environmental impact caused by implementation of the Bay-Delta Plan Amendment.

Impact UT-3: The proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. *(Less than Significant)*

Implementation of the proposed project would increase the residential population at the project site by about 50 residents, resulting in an incremental increase of wastewater flows from the project site. The proposed project would incorporate water-efficient fixtures, as required by Title 24 of the California Code of Regulations and the San Francisco Green Building Ordinance. Compliance with these regulations would reduce wastewater flows to the Southeast Water Pollution Control Plant. The SFPUC's infrastructure capacity plans account for projected population and employment growth. For these reasons, implementation of the proposed project would not

exceed the capacity of the Southeast Water Pollution Control Plant to treat wastewater flows from the project site. This impact would be less than significant, and no mitigation measures are necessary.

Impact UT-4: The proposed project would not generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. *(Less than Significant)*

In September 2015, the City approved an agreement with Recology, Inc., for the transport and disposal of the City's municipal solid waste at the Recology Hay Road Landfill in Solano County. The City began disposing its municipal solid waste at Recology Hay Road Landfill in January 2016, and that practice is anticipated to continue for approximately nine years, with an option to renew the agreement thereafter for an additional six years. San Francisco had a goal of 75 percent solid waste diversion by 2010, which it exceeded at 80 percent diversion, and has a goal of 100 percent solid waste diversion or "zero waste" to landfill or incineration by 2020. The San Francisco Construction and Demolition Debris Recovery Ordinance requires mixed construction and demolition debris to be transported by a registered transporter to a registered facility that must recover for reuse or recycling and divert from landfill at least 65 percent of all received construction and demolition debris. The San Francisco Green Building Code also requires certain projects to submit a recovery plan to the San Francisco Department of the Environment demonstrating recovery or diversion of at least 75 percent of all demolition debris. The San Francisco Mandatory Recycling and Composting Ordinance requires all properties and everyone in San Francisco to separate solid waste into recyclables, compostables, and landfill trash. The proposed project would be subject to these ordinances and all other applicable statutes and regulations related to solid waste. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-UT-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on utilities and service systems. *(Less than Significant)*

Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, and 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity. This cumulative development would result in an incremental increase in population, water consumption, and wastewater and solid waste generation. The SFPUC has accounted for such growth in its water demand and wastewater service projections, and the City has implemented various programs to divert 80 percent of its solid waste from landfills. Like all projects proposed in San Francisco, the nearby cumulative development projects are required to comply with ordinances and policies related to water conservation, wastewater minimization, and solid waste reduction. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on utilities and service systems.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
13. PUBLIC SERVICES. Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as fire protection, police protection, schools, parks, or other public facilities?	☐	☐	☒	☐	☐

The proposed project's impacts on parks are discussed under Section E.9, Recreation. Impacts on other public services are discussed below.

Impact PS-1: The proposed project would increase demand for fire protection and police protection, but not to the extent that would require new or physically altered fire or police facilities, the construction of which could result in significant environmental impacts. *(Less than Significant)*

The project site receives fire protection and emergency medical services from the San Francisco Fire Department's Battalion 8, which includes Fire Station No. 3 at 1067 Post Street (approximately 0.2 mile southeast of the project site).[103] The project site receives police protection services from the San Francisco Police Department's Northern Station at 1125 Fillmore Street, approximately 0.9 mile northeast of the project site.[104] Implementation of the proposed project would add about 50 residents on the project site, which would increase the demand for fire protection, emergency medical, and police protection services. This increase in demand would not be substantial given the overall demand for such services on a citywide basis. Moreover, fire protection, emergency medical, and police protection resources are regularly redeployed based on need in order to maintain acceptable service ratios. The proximity of the project site to Fire Station No. 3 and Northern Station would help minimize Fire Department and Police Department response times should incidents occur at the project site. For these reasons, implementation of the proposed project would not require the construction of new or alteration of existing fire and police facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact PS-2: The proposed project would increase the population of school-aged children and the demand for school services, but not to the extent that would require new or physically altered school facilities, the construction of which could result in significant environmental impacts. *(Less than Significant)*

Implementation of the proposed project would result in the construction of 21 dwelling units and an anticipated population increase of about 50 residents. Some of the new residents of the 21 households could consist of families with school-aged children who might attend schools operated by the San Francisco Unified School District (SFUSD), while other children might attend private schools. It is anticipated that existing SFUSD schools in

[103] https://sf-fire.org/fire-station-locations#divisions, accessed August 11, 2020.

[104] https://www.sanfranciscopolice.org/station-finder, accessed August 23, 2020.

the project vicinity would be able to accommodate this minor increase in demand. Furthermore, the proposed project would be required to pay a school impact fee based on the construction of net new residential square footage to fund SFUSD facilities and operations. For these reasons, implementation of the proposed project would not result in a substantial unmet demand for school facilities and would not require the construction of new or alteration of existing school facilities. This impact would be less than significant, and no mitigation measures are necessary.

For these reasons, implementation of the proposed project would not result in a substantial unmet demand for school facilities and would not require the construction of new or alteration of existing school facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact PS-3: The proposed project would increase demand for other public services, but not to the extent that would require new or physically altered governmental facilities, the construction of which could result in significant environmental impacts. *(Less than Significant)*

Implementation of the proposed project would add about 50 residents on the project site, which would increase the demand for other public services such as libraries. This increase in demand would not be substantial given the overall demand for public services on a citywide basis. Regarding library services, the San Francisco Public Library operates the Main Library and 27 branches throughout San Francisco.[105] It is anticipated that the Main Library (0.75 mile southeast of the project site) and the Chinatown (0.7 mile northeast) and Golden Gate Valley (0.7 mile northwest) branches would be able to accommodate the minor increase in demand for library services generated by the proposed project. For these reasons, implementation of the proposed project would not require the construction of new or alteration of existing governmental facilities. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-PS-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on public services. *(Less than Significant)*

The geographic context for cumulative fire, police, and library impacts are the police, fire, and library service areas, while the geographic context for cumulative school impacts is the school district service area. Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity, resulting in an incremental increase in population and demand for fire protection, police protection, school services, and other public services. The Fire Department, the Police Department, the school district, and other City agencies have accounted for such growth in providing public services to the residents of San Francisco. In addition, fire protection, emergency medical, and police protection resources are regularly redeployed based on need in order to maintain acceptable service ratios. Nearby cumulative development projects would be subject to many of the same development impact fees applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on public services.

[105] San Francisco Public Library website, https://sfpl.org, accessed January 26, 2021.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
14.	BIOLOGICAL RESOURCES: Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	☐
f)	Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒

The project site is completely paved and is currently developed with an existing building, so it does not contain any riparian habitat, other sensitive natural community, or federally protected wetlands. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, state, or regional habitat conservation plans that apply to the project site. Therefore, Topics E.14.b, E.14.c, and E.14.f are not applicable to the proposed project.

Impact BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. *(No Impact)*

The project site and project vicinity are in an urban environment with high levels of human activity. The project site is completely paved and is currently developed with an existing building. Any candidate, sensitive, or special-status species have been previously extirpated (lost) from the area. For these reasons, implementation of the proposed project would have no impact on candidate, sensitive, or special-status species.

Impact BI-2: The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. *(Less than Significant)*

San Francisco is within the Pacific Flyway, a major north-south route of travel for migratory birds along the western portion of the Americas. The project site is fully developed and is not considered an urban bird refuge.[106, 107]

Multi-story buildings are potential obstacles that can injure or kill birds in the event of a collision, and bird strikes are a leading cause of worldwide declines in bird populations. Planning Code Section 139, Standards for Bird-Safe Buildings, establishes building design standards to reduce avian mortality rates associated with bird strikes. This ordinance focuses on location-specific hazards and building feature-related hazards. Location-specific hazards apply to buildings in, or within 300 feet of and having a direct line of sight to, an urban bird refuge. The project site is not in or within 300 feet of an urban bird refuge, so the standards related to location-specific hazards are not applicable to the proposed project. Feature-related hazards, which can occur on buildings anywhere in San Francisco, are defined as freestanding glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments of 24 square feet or larger. The proposed project would be required to comply with the feature-related standards of Planning Code Section 139 by using bird-safe glazing treatment on 100 percent of any feature-related hazards.

The project site is completely paved and is currently developed with an existing building. As discussed above, there are no resident or migratory fish or wildlife species, no established native resident or migratory wildlife corridors, and no native wildlife nursery sites on the project site.

For these reasons, implementation of the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. This impact would be less than significant, and no mitigation measures are necessary.

Impact BI-3: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. *(Less than Significant)*

The project site does not contain existing trees or other vegetation that would need to be removed as part of the proposed project. The removal of street trees or significant trees, as well as the planting of new street trees, is subject to the provisions of the San Francisco Urban Forestry Ordinance, which is codified as Article 16 of the San Francisco Public Works Code.[108] Implementation of the proposed project would include the planting of street trees along Pine Street and Austin Street, subject to review and approval by San Francisco Public Works. The proposed project would not conflict with any local policies or ordinances that protect biological resources. This impact would be less than significant, and no mitigation measures are necessary.

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106 An urban bird refuge is defined by San Francisco Planning Code Section 139(c)(1) as an open spaces two acres and larger dominated by vegetation, including vegetated landscaping, forest, meadows, grassland, or wetlands, or open water.

107 San Francisco Planning Department, *Urban Bird Refuge Map*. Available at https://sfplanning.org/resource/urban-bird-refuge, accessed August 23, 2020.

108 Street trees and significant trees are defined in Article 16, Sections 802 and 810A, respectively, of the San Francisco Public Works Code.

Impact C-BI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to biological resources. *(Less than Significant)*

Cumulative development in the project vicinity would result in the construction of multi-story buildings that can injure or kill birds in the event of a collision and would result in the removal of existing street trees or other vegetation. Nearby cumulative development projects would be subject to the same bird-safe building and urban forestry ordinances applicable to the proposed project. Moreover, there are no candidate, sensitive, or special-status species or any riparian habitat or other sensitive natural community in the project vicinity. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on biological resources.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
15. GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐	☐

A geotechnical investigation was conducted to assess the geologic conditions underlying the project site and provide recommendations related to the proposed project's design and construction. The findings and recommendations are presented in a geotechnical report and are summarized below.[109]

The geotechnical investigation included the drilling of two test borings on the project site to depths of approximately 41 and 80 feet below ground surface (bgs). The project site is underlain by about three feet of fill consisting of sand, and this layer of fill is underlain by about 20 feet of loose to medium dense silty sand. From a depth of 23 feet bgs to the maximum depths of the test borings, the soil consists of loose to very dense silty sand.

Groundwater was encountered in the test borings at a depth of about 50 feet bgs. Depending on the amount of rainfall, groundwater levels at the project site are expected to fluctuate seasonally and annually.

Impact GE-1: The proposed project would not directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides. *(Less Than Significant)*

The project site is not within an Alquist-Priolo Earthquake Fault Zone, and there are no known active faults that run underneath the project site or in the project vicinity. The closest active fault to the project site is the San Andreas Fault, which is about 7.1 miles to the west. The project site is not in a liquefaction hazard zone or a landslide hazard zone.[110]

The proposed project is required to comply with the seismic safety standards set forth in the California Building Code and the San Francisco Building Code. The Department of Building Inspection (DBI) is the City agency responsible for reviewing the proposed project's building permit application, structural drawings and calculations, and geotechnical report and ensuring that the proposed project complies with the seismic safety standards and other applicable requirements. Project compliance with the Building Code would ensure that the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure would be low.

For these reasons, the proposed project would not cause potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides. This impact would be less than significant, and no mitigation measures are necessary.

Impact GE-2: The proposed project would not result in substantial soil erosion or the loss of topsoil. *(Less than Significant)*

The project site is entirely paved and is currently developed with an existing building. For these reasons, construction of the proposed project would not result in the loss of topsoil. Site preparation and excavation activities would disturb soil to a depth of up to 14 feet bgs, creating the potential for windborne and waterborne soil erosion. Construction activities would be required to comply with the Construction Site Runoff Ordinance (Ordinance No. 260-13), which requires all construction sites, regardless of size, to implement best management

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109 Krazan & Associates, Inc., Updated *Geotechnical Engineering Investigation, Proposed Mixed-Use Facility, 1525 Pine Street, San Francisco, California* (hereinafter "*Geotechnical Report*"), June 28, 2016, updated August 18, 2017.

110 San Francisco Planning Department, GIS database geology layer, accessed August 31, 2020.

practices to prevent construction site runoff discharges into the City's combined stormwater/sewer system. Compliance with the Construction Site Runoff Ordinance would ensure that the project would not result in erosion. This impact would be less than significant, and no mitigation measures are necessary.

Impact GE-3: The proposed project would not be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. *(Less than Significant)*

As discussed under Impact GE-1, the potential for landslide or liquefaction at the project site is low. In addition, the proposed project is required to comply with the provisions of the California Building Code and the San Francisco Building Code that address issues related to seismic safety and unstable soil. The geotechnical report includes recommendations related to the following aspects of construction: site preparation; engineered fill; drainage and landscaping; utility trench backfill; foundations; floor slabs and exterior flatwork; lateral earth pressures and retaining walls; pavement design; and seismic parameters. Implementation of these recommendations would ensure that the proposed project would not cause the soil underlying the project site to become unstable and result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. This impact would be less than significant, and no mitigation measures are necessary.

Impact GE-4: The proposed project would not create substantial risks to life or property as a result of being located on expansive soil. (*Less than Significant*)

Expansive soils are characterized by their ability to undergo significant volume change (i.e., to shrink and swell) due to variations in moisture content. Expansive soils are typically very fine-grained and have a high to very high percentage of clay. They can damage structures and buried utilities and increase maintenance requirements. The presence of expansive soils is typically associated with high clay content and determined based on site-specific data. Section 1803 of the California Building Code states that in areas likely to have expansive soil, the building official shall require soil tests to determine where such soils do exist, and if so, the geotechnical report must include recommendations and special design and construction provisions for foundations of structures on expansive soils, as necessary. Compliance with building code requirements would ensure that potential impacts related to expansive soils would be less than significant, and no mitigation measures are necessary.

Impact GE-5: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. (*Not Applicable*)

The proposed project would not include the use septic tanks or alternative wastewater disposal systems; it would be connected to the existing wastewater disposal system. For these reasons, Topic E.15.e is not applicable to the proposed project.

Impact GE-6: The project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (*Less than Significant with Mitigation*)

Paleontological resources are fossilized remains, traces, or imprints of organisms preserved in or on the earth's crust that are of paleontological interest and provide information about the history of life on earth. Paleontological resources represent a limited, non-renewable scientific and educational resource. The potential

for a project to affect paleontological resources varies with the depth of disturbance, construction activities, and previous disturbance.

The project site and immediate vicinity have been mapped as having low or unknown potential for paleontological resources. Construction of the proposed project would require excavation to a depth of up to 14 feet bgs and the removal of about 1,500 cubic yards of soil from the project site. Based on the proposed ground-disturbing activities, there is the possibility that unanticipated paleontological resources could be discovered during excavation of the project site. Implementation of Mitigation Measures M-GE-6a: Worker Environmental Awareness Training, and M-GE-6b: Discovery of Unanticipated Paleontological Resources, would address impacts related to paleontological resources.

Mitigation Measure M-GE-6a: Worker Environmental Awareness Training

Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources.

In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor.

The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.

Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources

In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.

The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery.

If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed.

The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30 business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.

Implementation of Mitigation Measures M-GE-6a and M-GE-6b would reduce impacts on paleontological resources to less-than-significant levels.

A unique geologic or physical feature embodies distinctive characteristics of any regional or local geologic principles, provides a key piece of information important to geologic history, contains minerals not known to occur elsewhere in the county, and/or is used as a teaching tool. The project site is entirely paved and is currently developed with an existing building. No unique geologic features exist at the project site. Therefore, the proposed project would have no impact on unique geologic features.

Impact C-GE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to geology and soils. *(Less than Significant)*

Environmental impacts related to geology and soils are generally site-specific. Nearby cumulative development projects would be subject to the same seismic safety standards and design review procedures applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to geology and soils.

Topics:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
16.	HYDROLOGY AND WATER QUALITY. Would the project:					
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐	☐
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	☐	☐	☒	☐	☐
	i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐	☐
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐	☐
	iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐	☐
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐	☐

Impact HY-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. *(Less than Significant)*

Project-related wastewater and stormwater would flow into the City's combined stormwater/sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. The NPDES standards are set and regulated by the San Francisco Bay Area Regional Water Quality Control Board.

The proposed project's discharges from residential operations and stormwater would not exceed water quality standards. The project would be required to comply with Article 4.2 of the San Francisco Public Works Code, Section 147 (Stormwater Management). The intent of the City's stormwater management program is to reduce the volume of stormwater entering the City's combined and separate sewer systems and to protect and enhance the water quality of receiving waters, pursuant to and consistent with federal and state laws, lawful standards, and orders applicable to stormwater and urban runoff control and the City's authority to manage and operate its drainage systems. Required compliance with all applicable federal and state laws, lawful standards, and orders would ensure that operation of the proposed project would not violate water quality standards or waste discharge requirements.

Construction activities such as excavation, earthmoving, and grading would expose soil and could result in erosion and excess sediments being carried in stormwater runoff to the combined stormwater/sewer system. In addition, stormwater runoff from temporary on-site use and storage of vehicles, fuels, waste, and other hazardous materials could carry pollutants to the combined stormwater/sewer system if proper handling methods are not employed. Runoff from the project site would drain into the City's combined stormwater/sewer system, ensuring that such runoff is properly treated at the Southeast Water Pollution Control Plant before being discharged into San Francisco Bay.

As discussed in Section E.15, Geology and Soils, the project site is generally underlain by fill consisting of sand. This layer of fill is underlain by loose, medium dense, and very dense silty sand. Groundwater is present at approximately 50 feet bgs. The proposed project's excavation and permanent structures do not have the potential to encounter groundwater and impact water quality.

For these reasons, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. *(Less than Significant)*

As discussed under Impact HY-1, groundwater is located approximately 50 feet bgs. The proposed project's excavation does not have the potential to encounter groundwater, decrease groundwater supplies, or interfere substantially with groundwater recharge. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. *(Less than Significant)*

The project site is entirely paved and is currently developed with an existing building. For these reasons, construction of the proposed project would not increase the area of impervious surfaces on the project site or substantially increase the rate or amount of surface runoff in a manner that would result in substantial erosion, siltation, or flooding on-or off-site. With no increase in the area of impervious surfaces on the project site, the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. This impact would be less than significant, and no mitigation measures are necessary.

Impact HY-4: The proposed project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. *(No Impact)*

There are no dams or levees near the project site. As shown on Map 6, Potential Inundation Areas Due to Reservoir Failure, in the Community Safety Element of the *General Plan*, the project site is not in an area that would be flooded in the event that an existing dam or levee fails.[111]

As shown on Map 5, Tsunami Hazard Zones, San Francisco, 2012, in the Community Safety Element of the *General Plan*, the project site is not in a tsunami hazard zone, so the proposed project would not be at risk of inundation by tsunami.[112] A seiche is a periodic oscillation (rise and fall) of the surface of an enclosed or semi-enclosed body of water that can be caused by atmospheric or seismic disturbances. Tidal records for San Francisco Bay show that the 1906 earthquake caused a seiche of approximately four inches. A temporary four-inch rise in the water level of San Francisco Bay would not reach the project site, which is at least one mile from San Francisco's northern and eastern shorelines. Therefore, the proposed project would not be at risk of inundation by seiche.

The proposed project would have no impact related to the release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

Impact HY-5: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. *(Less than Significant)*

As discussed under Impact HY-1, project-related wastewater and stormwater would flow into the City's combined stormwater/sewer system and would be treated to standards contained in the City's NPDES Permit for the Southeast Water Pollution Control Plant prior to discharge into San Francisco Bay. Groundwater encountered during construction or operation of the proposed project would be required to meet certain water quality standards before being discharged into the combined stormwater/sewer system. As discussed under Impact HY-2, the proposed project would not permanently or substantially deplete groundwater resources. For these reasons, the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-HY-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to hydrology and water quality. *(Less than Significant)*

Implementation of the proposed project, in combination with cumulative development in the project vicinity, would result in the construction of a total of 522 dwelling units, approximately 44,510 square feet of commercial space, 2,000 square feet of office space, 3,650 square feet of childcare space, 109,260 square feet of medical offices, and 334 parking spaces in the project vicinity. This cumulative development would result in an incremental increase in water consumption and wastewater generation. The SFPUC has accounted for such growth in its service projections. Nearby cumulative development projects would be subject to the same water conservation, stormwater management, and wastewater discharge ordinances applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably

111 San Francisco Planning Department, *San Francisco General Plan*, Community Safety Element, p. 17. Available at http://generalplan.sfplanning.org/Community_Safety_Element_2012.pdf, accessed August 23, 2020.

112 San Francisco Planning Department, *San Francisco General Plan*, Community Safety Element, p. 15. Available online at http://generalplan.sfplanning.org/Community_Safety_Element_2012.pdf, accessed August 23, 2020.

foreseeable future projects in the project vicinity to create a significant cumulative impact related to hydrology and water quality.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
17.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	☐

The project site is not located within an area covered by an airport land use plan or within two miles of a public airport or a public use airport. Therefore, Topic E.17.e is not applicable to the proposed project.

Impact HZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. *(Less than Significant)*

The proposed project's residential and commercial uses would involve the use of relatively small quantities of hazardous materials such as cleaners and disinfectants for routine purposes. These products are labeled to inform users of potential risks and to instruct them in appropriate handling procedures. Most of these materials are consumed through use, resulting in relatively little waste. For these reasons, the proposed project would not

create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This impact would be less than significant, and no mitigation measures are necessary.

Impact HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. *(Less than Significant)*

The existing one-story restaurant was moved from another location to the project site circa 1916; it was subsequently altered and expanded in 1975. Due to the age of the building, it is possible that asbestos-containing material (ACM) and lead-based paint are present on the project site. Demolition of the existing building could release ACM, lead, or other hazardous materials into the environment. The demolition work must be performed in compliance with federal, state, and local regulations related to the abatement of hazardous materials. These regulations include: the Bay Area Air Quality Management District's Regulation 11, Rule 2: Hazardous Pollutants – Asbestos Demolition, Renovation, and Manufacturing; California Code of Regulations, Title 8, Section 1529 (Asbestos); and California Code of Regulations, Title 8, Section 1532.1 (Lead). Required compliance with these regulations would ensure that demolition of the existing building would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Therefore, through compliance with existing laws and regulations, impacts related to exposure to hazardous building materials during demolition would be less than significant, and no mitigation measures are necessary.

Impact HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. *(Less than Significant)*

There is one school within one-quarter mile of the project site: Redding Elementary/Early Education School at 1421 Pine Street (0.05 mile east). As discussed under Impact HZ-1, the proposed project would include the use of common household items in quantities too small to create a significant hazard to the public or the environment. The proposed residential and commercial uses would not produce hazardous emissions and would not involve the handling of hazardous or acutely hazardous materials, substances, or waste. This impact would be less than significant, and no mitigation measures are necessary.

Impact HZ-4: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (*Less than Significant*)

The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[113] In addition, the project site is not in an area that is subject to San Francisco Health Code Article 22A, also known as the Maher Ordinance, meaning that the project site is not known or suspected to contain contaminated soil and/or groundwater.[114] Nonetheless, a Phase I Environmental Site Assessment (ESA) has been prepared to evaluate the potential for site contamination, and the findings are summarized below.

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113 PIERS Environmental Services, Inc., *Phase I Environmental Site Assessment Report for 1525 Pine Street, San Francisco, California* (hereinafter "*Phase I ESA*"), June 2015, p. 16.

114 San Francisco Planning Department, GIS database hazardous materials layer, accessed August 31, 2020.

The Phase I ESA noted that no hazardous materials or chemicals were observed at the project site other than cleaning supplies. These materials were stored properly, and there was no evidence of improper use, storage, or disposal of hazardous materials or other chemicals. No storage tanks, significant staining on exterior paved surfaces, or stained soil was observed, and no unusual stains or odors were observed around floor drains inside the existing building. The Phase I ESA recommended that no additional investigation be conducted.

The proposed project would not create a significant hazard to the public or the environment. This impact would be less than significant, and no mitigation measures are necessary.

Impact HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. (*Less than Significant*)

The project site is in a densely developed urban environment; it is not adjacent to wildlands or in an area where residences are intermixed with wildlands. In San Francisco, fire safety is ensured through the provisions of the Building Code and the Fire Code. During the review of the building permit application, the DBI and the Fire Department will review the project plans for compliance with all regulations related to fire safety, which may include the development of an emergency procedure manual or an exit drill plan for the residents of the proposed project. Compliance with fire safety regulations would ensure that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving wildland fires. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to hazards and hazardous materials. *(Less than Significant)*

Environmental impacts related to hazards and hazardous materials are generally site-specific. The proposed project could result in potential impacts related to hazardous materials due to construction activities within potentially contaminated soil and demolition of structures that contain hazardous building materials. However, compliance with applicable regulatory requirements would reduce those impacts to less-than-significant levels. Nearby cumulative development projects would be subject to the same regulations related to hazardous materials applicable to the proposed project. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to hazards and hazardous materials.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
18. MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒	☐

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒	☐

Impact MR-1: The proposed project would not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. *(No Impact)*

All land in San Francisco, including the project site, is designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology under the Surface Mining and Reclamation Act of 1975.[115] This designation indicates that there is inadequate information available for assignment to any other mineral resource zone. Based on the MRZ-4 designation, the project site is not a designated area of known mineral deposits or a locally important mineral resource recovery site. For this reason, the proposed project would have no impact on mineral resources.

Impact C-MR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on mineral resources. *(No Impact)*

As discussed above, San Francisco is not a designated area of significant mineral deposits and does not have locally important mineral resource recovery sites. Implementation of nearby cumulative development projects would have no impact on mineral resources. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact on mineral resources.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
19. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	☐

Impact EN-1: The proposed project would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. *(Less than Significant)*

[115] California Division of Mines and Geology, *Open File Report 96-03, 1996, and Special Report 146 Parts I and II*, 1986.

In California, energy consumption in buildings is regulated by Title 24 of the California Code of Regulations. Title 24 includes standards that regulate energy consumption for the heating, cooling, ventilation, and lighting of residential and nonresidential buildings. In San Francisco, documentation demonstrating compliance with Title 24 standards is required to be submitted with a building permit application. Compliance with Title 24 standards is enforced by the Department of Building Inspection. The proposed project would comply with the standards of Title 24 and the requirements of the San Francisco Green Building Ordinance and would be built to GreenPoint Rated standards, thus minimizing the amount of fuel, water, or energy used during its construction and operational phases. The proposed project would not encourage activities that result in the use of large amounts of fuel, water, or energy, or use them in a wasteful manner. This impact would be less than significant, and no mitigation measures are necessary.

Impact C-EN-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to energy. *(Less than Significant)*

Nearby cumulative development projects would be subject to the same energy conservation, water conservation, recycling and composting, and construction and demolition debris ordinances applicable to the proposed project. For this reason, the proposed project would not combine with past, present, and reasonably foreseeable future projects in the project vicinity to create a significant cumulative impact related to energy.

Topics:	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
20. AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐	☒

The project site does not contain agricultural uses, is not zoned for agricultural use, and is not subject to a Williamson Act contract.[116] The project site does not contain forest land or timberland as defined in Public Resources Code Sections 12220(g) and 4526, respectively. Therefore, Topics E.20.a through E.20.e are not applicable to the proposed project or cumulative development projects.

Topics:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Not Applicable
21. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plans?	☐	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☐	☒
d) Expose people or structure to significant risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☐	☒

The project site is not in or near any state responsibility areas for fire prevention or lands classified as very high fire hazard severity zones.[117] Therefore, Topics E.21.a through E.21.d are not applicable to the proposed project or cumulative development projects.

116 California Department of Conservation, *Important Farmland in California, 2016*. Available online at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2016/fmmp2016_20_23.pdf, accessed May 19, 2020.

117 California Department of Fire and Forest Protection, Fire Resource Assessment Program, Fire Hazard Severity Zones viewer. Available at https://egis.fire.ca.gov/FHSZ, accessed August 23, 2020.

Please see Section E.17, Hazards and Hazardous Materials, for additional discussion of impacts related to wildland fires.

Topics:		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*	*Not Applicable*
22.	MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:					
a)	Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☐
b)	Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐	☐
c)	Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐	☐

Note: Authority cited: Sections 21083 and 21083.05, 21083.09 Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21073, 21074 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21080.3.1, 21080.3.2,21082.3, 21084.2, 21084.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

The proposed project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project would not result in the elimination of important examples of major periods of California history or prehistory. As discussed in Section E.3, Cultural Resources, construction of the proposed project could cause a substantial adverse change in the significance of an archeological resource. Implementation of Mitigation Measure M-CR-2: Archeological Testing, would reduce this impact to a less-than-significant level. As discussed in Section E.4, Tribal Cultural Resources, construction of the proposed project could cause a substantial adverse change in the significance of a tribal cultural resource. Implementation of Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program, would reduce this impact to a less-than-significant level. As discussed in Section E.5, Noise, construction of the proposed project would generate excessive groundborne

vibration that could damage older buildings adjacent to the project site. Implementation of Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction, would reduce this impact to a less-than-significant level. As discussed in Section E.15, Geology and Soils, construction of the proposed project could directly or indirectly destroy a unique paleontological resource or site. Implementation of Mitigation Measures M-GE-6a: Worker Environmental Awareness Training, and M-GE-6b: Discovery of Unanticipated Paleontological Resources, would reduce this impact to a less-than-significant level.

The proposed project would not combine with past, present, or reasonably foreseeable future projects to create significant cumulative impacts related to any of the topics discussed in Section E, Evaluation of Environmental Effects. There would be no significant cumulative impacts to which the proposed project would make cumulatively considerable contributions.

The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings. As discussed in Section E.7, Air Quality, construction of the proposed project would generate air pollutant emissions in an area that already experiences poor air quality. Implementation of Mitigation Measure M-AQ-2: Construction Air Quality, would reduce this impact to a less-than-significant level.

As discussed in Section E, Evaluation of Environmental Effects, the proposed project is anticipated to only result in less-than-significant impacts for the topics included in the Initial Study checklist. The foregoing analysis identifies potentially significant impacts related to cultural resources, tribal cultural resources, noise, air quality, and geology and soils, which would be mitigated through implementation of mitigation measures as described in more detail in Section F, Mitigation Measures and Improvement Measures.

F. Mitigation Measures and Improvement Measures

The following mitigation measures have been identified to reduce potentially significant environmental impacts resulting from the proposed project to less-than-significant levels.

Mitigation Measures

Mitigation Measure M-CR-2: Archeological Testing

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL.

The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in

accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).

Archeological Testing Program. The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist.

If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Consultation with Descendant Communities. On discovery of an archeological site[118] associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative[119] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data

[118] The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

[119] An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils- disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains.

The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98).

Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.

Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions:

- The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological

consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis*. Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program*. Consideration of an on-site/off-site public interpretive program for significant finds.
- *Security Measures*. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report*. Description of proposed report format and distribution of results.

- *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Public Interpretation. If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.

<u>Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program</u>

In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource.

If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational

panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.

Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction

Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.

Pre-construction Survey. Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.

Vibration Management and Monitoring Plan. The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- *Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall

establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).

- *Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- *Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on soil conditions, or smaller, lighter equipment could be used in some cases).
- *Pile Driving Requirements.* For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following:
    - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or
    - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures
- *Buffer Distances.* The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible.
- *Vibration Monitoring.* The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard.
    - Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.
    - The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.
        - If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
        - If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage

report documenting the features of the building and/or structure that has been damaged.

- If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration.

- Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.

- *Periodic Inspections.* The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur.
- *Repairing Damage.* The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency.

Vibration Monitoring Results Report. After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.

<u>Mitigation Measure M-AQ-2: Construction Air Quality</u>

The project sponsor or the project sponsor's Contractor shall comply with the following:

A. *Engine Requirements.*

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement.

2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.

3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit.

4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications.

B. *Waivers.*

1. The Planning Department's Environmental Review Officer (ERO) or designee may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to the table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.

** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.

2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.

3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.

D. *Monitoring.* After start of construction activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.

Mitigation Measure M-GE-6a: Worker Environmental Awareness Training

Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources.

In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor.

The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.

Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources

In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.

The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery.

If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed.

The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30 business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.

Improvement Measures

Improvement Measure I-CR-1a: Documentation

A. Historic American Building/Historic American Landscape Survey

Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property,

structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.

Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.

Historic American Buildings/Historic American Landscape Survey Level Photographs: Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set.

The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories.

The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource.

The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.

B. Video Recordation

Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources.

The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project.

Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.

<u>Improvement Measure I-CR-1b: Interpretation</u>

The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project.

This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit.

The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available.

The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy.

Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan.

The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required.

The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.

Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse

As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit.

Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan

The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures:

Restricted Construction Access Hours: Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours.

Alternative Transportation for Construction Workers: Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.

Construction Worker Parking Plan: The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.

Coordination of Temporary Sidewalk Closures: The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures.

Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access: The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project.

Proposed Project Construction Updates for Adjacent Businesses and Residents: Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses through a website, social media, or other effective methods acceptable to the Environmental Review Officer.

G. Public Notice and Comment

On August 23, 2017, the Planning Department mailed a Notification of Project Receiving Environmental Review to owners of properties within 300 feet of the project site, adjacent occupants, and neighborhood groups. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate.

The Planning Department received comments expressing concerns about:

- noise during construction;
- noise from the existing bakery on the adjacent property at 1515-1517 Pine Street;
- loss of sunlight to the adjacent residence at 1515-1517 Pine Street;
- the project's architectural design and the loss of the unique architectural style of the existing restaurant on the project site;

Impacts related to the demolition of the existing architecturally unique restaurant on the project site are discussed in Section E.3, Cultural Resources. Impacts related to construction noise are discussed in Section E.6, Noise. The project sponsor has no control over the amount of noise generated by the existing bakery on the adjacent property at 1515-1517 Pine Street. Impacts related to shadow are discussed in Section E.10, Shadow.

H. Determination

On the basis of this Initial Study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Lisa Gibson

Lisa Gibson
Environmental Review Officer
for
Rich Hillis
Director of Planning

DATE 1/27/2021

I. Initial Study Preparers

Planning Department, City and County of San Francisco
Environmental Planning Division
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Environmental Review Officer: Lisa Gibson
Principal Environmental Planner: Joy Navarrete
Senior Environmental Planner: Michael Li

ATTACHMENT A
Project Plans
(April 20, 2021)

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1525 PINE

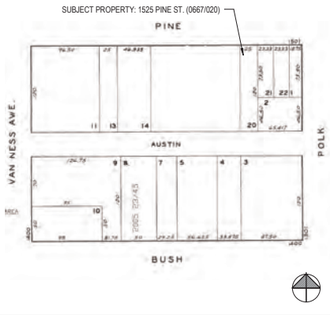
CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS



PREVAILING CODES & REGULATIONS

2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
2016 GREEN BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS

ASSESSOR'S MAP



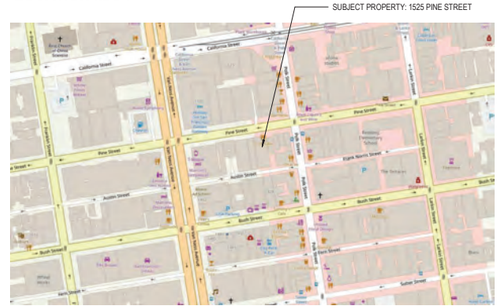
GENERAL LEGEND

- BUILDING / WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER
- CENTER LINE
- PROPERTY LINE
- WALL TYPE PARTITION
- KEYNOTE
- SHEET NOTE
- DOOR TAG

PARTITION TYPES

- (E) PARTITION TO REMAIN
- (E) PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)

LOCATION MAP:



BUILDING DATA:

OWNER: 1525 PINE STREET DEV LLC

PROJECT ADDRESS: 1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK / PARCEL: BLOCK 0667 / LOT 020

LOT AREA: 3,000 SF (25' X 120')

SFDBI BPA #: 2018-0208-0768

SF PLANNING PERMIT #: 2015-009955 PRJ/PPA/SHD/VAR

ZONING DISTRICT: POLK ST NEIGHBORHOOD COMMERCIAL DISTRICT 65-A

OCCUPANCY GROUP: R-2 OVER M

CONSTRUCTION TYPE: 5 STORIES TYPE IV HEAVY TIMBER/CLT OVER 3 STORIES TYPE I-A CONCRETE
OR
5 STORIES TYPE III-A FIRE-TREATED WOOD FRAME OVER 3 STORIES TYPE I-A CONCRETE
OR
8 STORIES TYPE I-A CONCRETE

ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302

STRUCTURAL ENGINEER: DCI ENGINEERING
135 MAIN STREET, STE 1800
SAN FRANCISCO, CA 94105

MECHANICAL ENGINEER: TBD

CIVIL: TRIAD / HOLMES ASSOCIATES
777 WOODSIDE RD, STE 2A
REDWOOD CITY, CA 94061

ADDITIONAL REQUIREMENTS

- **SPRINKLER SYSTEM REQUIREMENTS CBC CH. 9**
  SEC 903.3.1.1 NFPA 14 SPRINKLER SYSTEMS: PROJECT SHALL BE FULLY SPRINKLERED PER THIS SECTION
- **EGRESS REQUIREMENTS PER CBC CH. 10**
- **ACCESSIBILITY REQUIREMENTS PER CBC CH. 11A**
  SEC 1134A.2 BATHING AND TOILET FACILITIES: OPTION 2 TO BE USED FOR ALL RESIDENCES IN BUILDING
- **ACCESSIBILITY REQUIREMENTS PER CBC CH. 11B**
  ALL COMMERCIAL AND COMMON RESIDENTIAL SPACES SHALL COMPLY WITH THIS SECTION
- **BIOLOGICAL RESOURCES**
  THERE ARE 0 TREES ON, OVER, OR ADJACENT TO THE SITE, INCLUDING ANY SIGNIFICANT LAND MARK OR STREET TREES.

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING SINGLE STORY COMMERCIAL STRUCTURE (CURRENTLY HOUSING THE 'GRUBSTAKE DINER') ON THE LOT UNDER SEPARATE PERMIT (BPA #2018-0208-0778) AND THE CONSTRUCTION OF A NEW MIXED-USE EIGHT (8) STORY OVER BASEMENT STRUCTURE (BPA #2018-0208-0768) CONSISTING OF: GROUND FLOOR COMMERCIAL (THE 'GRUBSTAKE DINER' WILL RE-INHABIT THIS NEW SPACE) AND THE RESIDENTIAL ENTRY; SEVEN (7) STORIES OF RESIDENTIAL OCCUPANCY (21 DWELLING UNITS); ROOF TOP COMMON OPEN SPACE; AND BASEMENT LEVEL SPACES AUXILIARY TO THE COMMERCIAL AND RESIDENTIAL USES.

THE PROJECT EXERCISES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM (S. 206.6) TO ACHIEVE GREATER DENSITY, HEIGHT AND AFFORDABILITY THAN ALLOWED UNDER THE BASE ZONING. CONDITIONAL USE APPROVAL, AND REVIEW/APPROVAL OF FINDINGS REGARDING WAIVERS AND INCENTIVES UNDER THE STATE DENSITY BONUS PROGRAM ARE REQUIRED BY THE SF PLANNING COMMISSION.

ALL WORK TO COMILY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE; THE CURRENT EDITION OF THE SAN FRANCISCO BUILDING AND PLANNING CODES; TITLE-24 ENERGY STANDARDS; GYPSUM FIRE RESISTANCE DESIGN MANUAL (20TH EDITION); ETC...

DISCRETIONARY APPROVALS BY SF PLANNING

DISCRETIONARY APPROVALS BY SF PLANNING (2015-009955-SDB): CONDITIONAL USE APPROVAL IS ALSO SOUGHT FOR THE PROJECT

This Individually Requested State Density Bonus Mixed-use Project is proposed in the Polk Street NCD/65-A underlying zoning district.

SDB waivers/concessions being requested are to the following:
- Height and Bulk (s. 260)
- Open Space (T. 135A)
- Rear Yard (s. 134)
- Dwelling Unit Exposure (s. 140)
- Street Frontage (s. 145.1)
- Narrow Street Setbacks (s. 261)
- Projections (s. 136)

PLANNING COMMISSION

04/20/2021
PLANNING PERMIT#: 2015-009955
SFDBI BPA#: 2018-0208-0768
(EXISTING BUILDING TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778)

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID MORRIS
C-24585
RENEWAL 2-31-23
STATE OF CALIFORNIA

1525 PINE
1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fasteninos,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

COVER SHEET

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

ABBREVIATIONS

&	AND
@	AT
°	DEGREES
Ø	DIAMETER OR ROUND
(E)	EXISTING
(N)	NEW
'	FOOT / FEET
"	INCH / INCHES
%	PERCENT
±	PLUS / MINUS
#	POUND OR NUMBER
AB	ANCHOR BOLT
ADD'L	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
B.O.	BOTTOM OF
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ENERGY CODE
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CFC	CALIFORNIA FIRE CODE
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPC	CALIFORNIA PLUMBING CODE
CPT	CARPET
CTR	CENTER
d	PENNY
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DP	DRAIN PIPE
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EERO	EMERGENCY ESCAPE AND RESCUE OPENING(S)
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR / ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FA	FIRE ALARM
FC	FOOT-CANDLE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER W/ CABINET
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR / FLOORING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE / CURB
FOF	FACE OF FINISH
FOS	FACE OF STUD
FT	FOOT OR FEET
FTG	FOOTING
FTS	FABRIC COVERED TACK SURFACE
FURG	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFIC	GROUND FAULT INTERRUPT CIRCUIT
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HD	HEAVY DUTY
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HWH	HOT WATER HEATER
IN	INCH OR INCHES
INS	INSULATE / INSULATION / INSULATING
INT	INTERIOR
J BOX	JUNCTION BOX
JT	JOINT
L	ANGLE / LONG / LENGTH
LAV	LAVATORY
LBS	POUND / POUNDS
LF	LINEAR FEET
LVL	LEVEL
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLY/PLY WD	PLYWOOD
POC	POINT OF CONNECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTDF	PRESSURE TREATED DOUGLAS FIR
PTN	PARTITION
PV	PHOTOVOLTAIC
R	RADIUS (IN DIMENSION) / RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE / SCHEDULING
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SFD	SEE FIRE PROTECTION DRAWINGS
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATIONS
SQ	SQUARE
SS/SST	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMETRICAL
SYST	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T/TRD	TREAD
TB	TOWEL BAR
TEMP	TEMPORARY
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOILET PAPER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTAGE / VOLT
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPFAM	VAPOR PERMEABLE FLUID APPLIED MEMBRANE
W	WEST / WIDTH / WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOF(ING)
WPT	WORKING POINT
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
x	BY

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
   A. STRUCTURAL DRAWINGS
   B. LARGE SCALE DETAILS
   C. SMALL SCALE DETAILS
   D. ENLARGED VIEWS
   E. FLOOR PLANS AND ELEVATIONS
3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR "AFF".
6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.
   SHEET NUMBER EXAMPLE: A201
   "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING
   "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
   "01" INDICATES THE SHEET NUMBER
2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
   EXAMPLE: EL201A
   "EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING
   "A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G	GENERAL INFORMATION	Q	EQUIPMENT
C	CIVIL	F	FIRE PROTECTION
L	LANDSCAPE	P	PLUMBING
S	STRUCTURAL	M	MECHANICAL
A	ARCHITECTURAL	E	ELECTRICAL
I	INTERIORS	T	TELECOMMUNICATIONS

5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

SHEET INDEX

GENERAL	
G0.01	COVER SHEET
G0.02	SHEET LIST, ABBREVIATIONS & GENERAL NOTES
G0.03	PLANNING DEPARTMENT NOTES & SCHEDULES
G0.04	BUILDING DEPARTMENT NOTES & SCHEDULES
G0.50	GREEN BUILDING SUBMITTAL
G0.60	FIRE FLOW & DBI PRE-APP MEETING SUMMARY
G1.00	SITE SURVEY
G1.10	SITE PHOTOS
G1.20	GROSS BUILDING PLANS - EXISTING
G1.21	GROSS BUILDING PLANS - PROPOSED
G1.50	BASE BUILDING DIAGRAMS
G2.00	EGRESS / PATH OF TRAVEL SITE PLAN
G3.00	PROPOSED EXTERIOR PERSPECTIVES & MATERIALS
G3.01	PROPOSED EXTERIOR PERSPECTIVES
G6.00	GRUBSTAKE PRESERVATION MEASURES
G6.01	GRUBSTAKE PROJECT FEATURES
G9.00	GENERAL ACCESSIBILITY REQUIREMENTS
ARCHITECTURE EXISTING	
AE1.01	EXISTING SITE PLAN
AE2.01	EXISTING FLOOR PLAN
AE5.01	EXISTING EXTERIOR ELEVATION - NORTH
AE5.02	EXISTING EXTERIOR ELEVATION - SOUTH
AE5.03	EXISTING EXTERIOR ELEVATION - WEST
AE5.04	EXISTING EXTERIOR ELEVATION - EAST
ARCHITECTURE DEMO	
D1.01	DEMOLITION SITE PLAN
ARCHITECTURE PROPOSED	
A1.01	PROPOSED SITE PLAN
A2.01	FLOOR PLANS, BASEMENT - LEVEL 1
A2.02	FLOOR PLANS, LEVEL 2 - LEVEL 3
A2.03	FLOOR PLANS, LEVEL 4 - LEVEL 5
A2.04	FLOOR PLANS, LEVEL 6 - LEVEL 7
A2.05	FLOOR PLANS, LEVEL 8 - ROOF
A5.01	EXTERIOR ELEVATION - NORTH
A5.02	EXTERIOR ELEVATION - EAST
A5.03	EXTERIOR ELEVATION - SOUTH
A5.04	EXTERIOR ELEVATION - WEST
A5.05	EXTERIOR ELEVATION - LIGHTWELLS
A7.01	BUILDING SECTIONS
A7.02	BUILDING SECTIONS
A7.03	BUILDING SECTIONS

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Revisions

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SFDBI BPA: 2018-0208-0768
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CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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SHEET LIST, ABBREVIATIONS & GENERAL NOTES

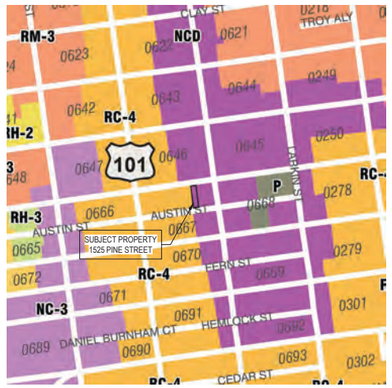
DATE	04/20/2021
SCALE	1" = 1'-0"
DRAWN BY	DRN
CHECKED BY	CHK
JOB NO.	1914

G0.02

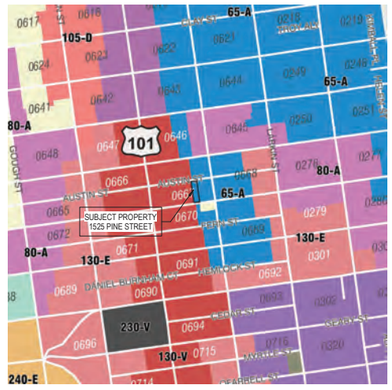
2018-0208-0768

DBI PERMIT APPLICATION NUMBER:

ZONING



HEIGHT



GROSS AREA BY FLOOR PER PLANNING CODE - PROPOSED

PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102

NAME	AREA TYPE PER CODE	TOTAL AREA	AREA INCLUDE IN GROSS	COMMENTS
BASEMENT -1				
BIKE PARKING	ACCESSORY BICYCLE PARKING (EXEMPT)	620 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
CIRCULATION	CIRCULATION	774 SF	774 SF	
RESTAURANT (BACK OF HOUSE)	BUSINESS	1233 SF	1233 SF	
STORAGE	RESIDENTIAL	112 SF	112 SF	
UTILITY	ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)	162 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		2900 SF	2119 SF	
LEVEL 01 (AUSTIN)				
CIRCULATION	CIRCULATION	1082 SF	1082 SF	
TRASH ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)	223 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		1304 SF	1082 SF	
LEVEL 01 (PINE)				
CIRCULATION	CIRCULATION	254 SF	254 SF	
RESTAURANT (BACK OF HOUSE)	BUSINESS	535 SF	535 SF	
RESTAURANT (FRONT OF HOUSE)	ASSEMBLY	727 SF	727 SF	
		1516 SF	1516 SF	
LEVEL 02				
CIRCULATION	CIRCULATION	506 SF	506 SF	
DWELLING UNIT	RESIDENTIAL	1492 SF	1492 SF	
PRIVATE OPEN SPACE	RESIDENTIAL	107 SF	0 SF	
RESTAURANT (FRONT OF HOUSE)	BUSINESS	361 SF	361 SF	
		2465 SF	2359 SF	
LEVEL 03				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1975 SF	1975 SF	
		2616 SF	2616 SF	
LEVEL 04				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1980 SF	1980 SF	
		2621 SF	2621 SF	
LEVEL 05				
CIRCULATION	CIRCULATION	641 SF	641 SF	
DWELLING UNIT	RESIDENTIAL	1977 SF	1977 SF	
		2618 SF	2618 SF	
LEVEL 06				
CIRCULATION	CIRCULATION	621 SF	621 SF	
DWELLING UNIT	RESIDENTIAL	2001 SF	2001 SF	
		2622 SF	2622 SF	
LEVEL 07				
CIRCULATION	CIRCULATION	591 SF	591 SF	
DWELLING UNIT	RESIDENTIAL	2027 SF	2027 SF	
		2618 SF	2618 SF	
LEVEL 08				
CIRCULATION	CIRCULATION	597 SF	597 SF	
DWELLING UNIT	RESIDENTIAL	2025 SF	2025 SF	
		2622 SF	2622 SF	
ROOF				
STAIR/ELEV PENTHOUSE	CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL (EXEMPT)	448 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10)
		448 SF	0 SF	
		24351 SF	22792 SF	

GROSS AREA BY FLOOR PER PLANNING CODE - EXISTING

Name	AREA TYPE PER CODE	Area	Area Included in Gross	Comments
(E) RESTAURANT (BACK OF HOUSE)	BUSINESS	481 SF	481 SF	
(E) RESTAURANT (FRONT OF HOUSE)	ASSEMBLY	702 SF	702 SF	
(E) DECK	BUSINESS	88 SF	0 SF	
(E) STORAGE	BUSINESS	199 SF	199 SF	
(E) CIRCULATION	CIRCULATION	146 SF	146 SF	
(E) STORAGE	BUSINESS	105 SF	105 SF	
(E) CIRCULATION	CIRCULATION	29 SF	29 SF	
		1750 SF	1661 SF	

NOTE: UNDER SEPARATE PERMIT, EXISTING BUILDING TO BE DEMOLISHED IN ITS ENTIRETY. SEE BUILDING PERMIT #2018-0208778.

NOTE: FOR CORRESPONDING GROSS AREA FLOOR PLAN DIAGRAMS SEE SHEETS G2.20, G2.21

COMMERCIAL SQ FOOTAGE INCREASE

EXISTING GROSS AREA OF RESTAURANT SUBTRACTED FROM PROPOSED GROSS AREA OF RESTAURANT:
2,856 - 1661 = 1195 SF INCREASE

ZONING INFORMATION AND SDB WAIVER REQUESTS

ADDRESS : 1525 PINE STREET, SAN FRANCISCO, 94109	ORIGINAL FILING :
BLOCK / LOT : 0667 / 020	HISTORIC STANDING : "B" – Unknown / Age Eligible
LOT SIZE: 25'X120' = 3,000 SF	PLANNING DISTRICT: DISTRICT 3 NORTHEAST

Topic	Code Section	Required / Allowed	Proposed
ZONE/MAP	MAP ZN02	NCD - POLK STREET COMMERCIAL	COMMERCIAL AND RESIDENTIAL MIXED USE
PERMITTED USE	SFPC 209	MIXED USE	COMMERCIAL AND RESIDENTIAL MIXED USE
DENSITY	SFPC 207	PERMITTED UP TO 1 DWELLING UNIT PER 200 SF OF LOT AREA: 3,000 SF / 200 = 15 DWELLING UNITS PER NEAREST RESIDENTIAL DISTRICT - RC-4 DENSITY OF 1 DWELLING UNIT PER 200 SF LOT AREA.	PROJECT PROPOSES 21 DWELLING UNITS FOR OWNERSHIP USING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS, AND SFPC SEC. 206.6
F.A.R	SFPC 124	2.5 TO 1 FOR NON-RESIDENTIAL USES	2.5 X 3,000 SF= 7,500 SF MAX. NON-RESIDENTIAL USES. PROJECT COMPLIES.
HEIGHT	SFPC 260	65-A (65' MAXIMUM HEIGHT)	83' PROPOSED.WAIVER REQUIRED PER STATE DENSITY BONUS; SEE SHEET G1.50 FOR DIAGRAM
BULK LIMIT	SFPC TABLE 270	110' MAXIMUM IN LENGTH, 125' MAXIMUM IN DIAGONAL DIMENSION	WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
FRONT YARD SETBACK	SFPC 132	NOT REQUIRED	N/A
REAR YARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'	WAIVER REQUIRED PER SDB (NO REAR YARD PROPOSED); SEE SHEET G1.50 FOR DIAGRAM
OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	36 sqft OF PRIVATE OR 48 sqft OF COMMON OPEN SPACE PER DWELLING UNIT IS REQUIRED. 21 UNITS X 48 sqft = 1008 SF MIN. COMMON OPEN SPACE REQUIRED.	749 SF COMMON OPEN SPACE PROPOSED; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
OBSTRUCTIONS	SFPC 136	PERMITTED. OVER NARROW STREET WITH NARROW SIDEWALK PROJECTIONS,2' MAX PROJECTION ALLOWABLE.	AT PINE STREET FACADE PROJECT PROPOSES BAYS COMPLIANT WITH SEC.136. AT AUSTIN ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
DWELLING UNIT EXPOSURE	SFPC 140	EVERY UNIT TO FACEONTO PUBLIC WAY OR COMPLYING REAR YARD	UNIT 202 DOES NOT COMPLY; WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
HEIGHT / STREET FRONTAGE REVIEW	SFPC 145.1(c)(1)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'	N/A. NO PARKING PROPOSED
	SFPC 145.1(c)(2)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS	N/A
	SFPC 145.1(c)(3)	ACTIVE USES REQUIRED	PROJECT COMPLIES
	SFPC 145.1(c)(4)	GROUND FLOOR CEILING HEIGHT HAS A MIN. 14' FLOOR TO FLOOR FOR NON-RESIDENTIAL USES.	AT AUSTIN ST PROJECT COMPLIES, AT PINE ST WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
	SFPC 145.1(c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE IN NC DISTRICT	PROJECT COMPLIES
	SFPC 145.1(c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%	WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
BETTER ROOFS ALTERNATIVE	SFPC 149	PROVIDE A MIN. 15% OF ROOF AREA TO BE SOLAR PHOTOVOLTAIC OR 30% OF ROOF AREA TO BE GREEN OR REGITATED ROOF.	PROJECT COMPLIES
OFF-STREET PARKING	SFPC 151	NOT REQUIRED. MAX. PERMITTED PER SEC. 151. BIKE PARKING REQUIRED PER SEC. 155.2. CAR SHARE SPACES REQUIRED WHEN PROJECT HAS 25 OR MORE PARKING SPACES. PER SEC. 166.	NO VEHICLE PARKING PROPOSED. PROJECT COMPLIES.
BIKE PARK	SFPC 155.2	(1) CLASS 1 SPACE FOR EVERY DWELLING UNITS AND (1) CLASS 2 SPACE PER 20 UNITS.	A MIN. OF 21 CLASS 1 SPACES AND 2 CLASS 2 SPACES REQUIRED FOR 21 DWELLING UNITS. PROJECT COMPLIES.
		EATING AND DRINKING USES REQUIRE (1) CLASS 1 SPACE FOR EVERY 7,500 SF. (1) CLASS 2 SPACE FOR EVERY 750 SF, 2 SPACES MIN. REQUIRED.	A MIN. OF 2 CLASS 1 SPACES AND 2 CLASS 2 SPACES FOR 1,008 SF OF FRONT OF HOUSE RESTAURANT. PROJECT COMPLIES.
DWELLING UNIT MIX	SFPC 207.6	A MIN. OF 40% OF UNITS TO BE 2-BRs OR 30% TO BE 3-BRs.	PROJECT DOES NOT COMPLY. CU AUTHORIZATION SOUGHT FOR RELIEF
HEIGHT LIMITS: MEASUREMENT	SFPC 260	BUILDING HEIGHT IS MEASURED FROM ONE POINT ON THE STREET FRONTAGE FROM CURB TO TOP OF FLAT ROOF OR THE MIDPOINT OF A SLOPED ROOF.	PROJECT EXCEEDS 65' HEIGHT LIMIT OF NCD / 65-A ZONING. WAIVER REQUIRED PER INDIVIDUALLY REQUESTED STATE DENSITY BONUS (SFPC 206.6)
	SFPC 260(b)	EXEMPTIONS: THE FOLLOWING FEATURES SHALL BE EXEMPT; PROVIDED THE LIMITATIONS INDICATED FOR EACH ARE OBSERVED; PROVIDED FURTHER THAT THE SUM OF THE HORIZONTAL AREAS OF ALL FEATURES LISTED IN THIS PARAGRAPH (B)(1) SHALL NOT EXCEED 20 PERCENT OF THE HORIZONTAL AREA OF THE ROOF ABOVE WHICH THEY ARE SITUATED. ANY SUCH SUM OF 20 PERCENT HERETOFORE DESCRIBED MAY BE INCREASED TO 30 PERCENT BY UNROOFED SCREENING DESIGNED EITHER TO OBSCURE THE FEATUERS LISTED UNDER (A) AND (B) BELOW OR TO PROVIDE A MORE BALANCED AND GRACEFUL SILHOUETTE FOR THE TOP FO THE BUILDING OR STRUCTURE. (A) MECHANICAL EQUIPMENT AND APPURTENANCES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING OR STRUCTURE ITSELF, INCLUDING CHIMNEYS, VENTILATORS, PLUMBING VENT STACKS, COOLING TOWER, WATER TANKS, AND PANELS OR DEVICES FOR THE COLLECION OF SOLAR OR WIND ENERGY. THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS.	
SETBACKS AT NARROW STREETS	SFPC 261.1	AUSTIN ST (35' WIDTH) FACADE SETBACK MINIMUM 10' ABOVE 1.25 * 35' = 43'-9"	PROJECT PROPOSES NO SETBACK OF STREET WALL. WAIVER REQUIRED PER SDB; SEE SHEET G1.50 FOR DIAGRAM
URBAN DESIGN GUIDELINES	SFPC 311	SUBJECT TO URBAN DESIGN GUIDELINES	

PROJECT SUMMARY

LEVEL	UNIT DISTRIBUTION STUDIO	2BR	3BR	TOTAL	BUILDING INTERIOR AREA (NET) RESIDENTIAL DWELLING UNIT	COMMON	CIRCULATION	SUBTOTAL	OTHER STORAGE	UTILITY	COMMERCIAL	TOTAL	EXTERIOR OPEN SPACE (NET) PRIVATE	COMMON
BASEMENT -1	0	0	0	0	0 SF	0 SF	595 SF	595 SF	605 SF	129 SF	1096 SF	2426 SF	0 SF	0 SF
LEVEL 01 (AUSTIN)	0	0	0	0	0 SF	514 SF	322 SF	322 SF	0 SF	205 SF	0 SF	1041 SF	0 SF	0 SF
LEVEL 01 (PINE)	0	0	0	0	0 SF	0 SF	152 SF	152 SF	0 SF	0 SF	1110 SF	1261 SF	0 SF	0 SF
LEVEL 02	3	0	0	3	1289 SF	0 SF	477 SF	1766 SF	0 SF	0 SF	267 SF	2033 SF	0 SF	0 SF
LEVEL 03	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 04	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 05	4	0	0	4	1763 SF	0 SF	528 SF	2291 SF	0 SF	0 SF	0 SF	2291 SF	0 SF	0 SF
LEVEL 06	0	1	1	2	1878 SF	0 SF	481 SF	2360 SF	0 SF	0 SF	0 SF	2360 SF	0 SF	0 SF
LEVEL 07	0	1	1	2	1885 SF	0 SF	481 SF	2366 SF	0 SF	0 SF	0 SF	2366 SF	0 SF	0 SF
LEVEL 08	0	1	1	2	1878 SF	0 SF	481 SF	2360 SF	0 SF	0 SF	0 SF	2360 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	0 SF	513 SF	513 SF	0 SF	0 SF	0 SF	513 SF	0 SF	720 SF
	15	3	3	21	12220 SF	514 SF	5084 SF	17305 SF	605 SF	334 SF	2473 SF	21231 SF	0 SF	720 SF
PERCENTAGE:	72%	14%	14%	100%										

.UNIT TYPES

LEVEL	UNIT	UNIT TYPE	BEDROOMS	BATHROOMS	UNIT AREA	BALCONY
LEVEL 02	201	A-1A	0	1	474 SF	No
LEVEL 02	202	A-1B	0	1	502 SF	No
LEVEL 02	203	P-1C	0	1	314 SF	Yes - 90SF
LEVEL 03	301	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 03	302	A-1B	0	1	520 SF	No
LEVEL 03	303	P-1A	0	1	408 SF	No
LEVEL 03	304	P-1B	0	1	356 SF	No
LEVEL 04	401	A-1A	0	1	492 SF	No
LEVEL 04	402	A-1B	0	1	507 SF	Yes - 19SF
LEVEL 04	403	P-1A	0	1	408 SF	No
LEVEL 04	404	P-1B	0	1	356 SF	No
LEVEL 05	501	A-1A	0	1	479 SF	Yes - 19SF
LEVEL 05	502	A-1B	0	1	520 SF	No
LEVEL 05	503	P-1A	0	1	408 SF	No
LEVEL 05	504	P-1B	0	1	356 SF	No
LEVEL 06	601	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 06	603	P-2	2	2	813 SF	No
LEVEL 07	701	A-3	3	2	1068 SF	Yes - 19SF
LEVEL 07	702	P-2	2	2	817 SF	No
LEVEL 08	801	A-3	3	2	1066 SF	Yes - 19SF
LEVEL 08	802	P-2	2	2	813 SF	No

Grand total: 21

NOTE: PRIVATE OPEN SPACE DOES NOT MEET PLANNING CODE MINIMUMS. COMMON OPEN SPACE PROVIDED ON THE ROOF = 749 SQ FT (1680 SQ FT REQUIRED FOR 21 UNITS: WAIVER REQUIRED)

BICYCLE PARKING

BICYCLE CLASS	REQUIRED	PROPOSED
COMMERCIAL		
CLASS I SPACES	1 SPACE > 7,500 SF: 1	1
CLASS II SPACES	MIN. 2 SPACES REQUIRED: 2	2
		3
RESIDENTIAL		
CLASS I SPACES	1 SPACE PER UNIT: 21	27
CLASS II SPACES	1 SPACE PER 20 UNITS: 2	2
		29
TOTAL PROPOSED SPACES:		32

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Revisions

LICENSED ARCHITECT EDWARD DAVID KERMAN C-24585 STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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PLANNING DEPARTMENT NOTES & SCHEDULES

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.03

2018-0208-0768

SBI PERMIT APPLICATION NUMBER:

.BUILDING AREA BY USE (GROSS).

NAME	AREA
BIKE PARKING	620 SF
CIRCULATION	6,348 SF
DWELLING UNIT	13,476 SF
PRIVATE OPEN SPACE	107 SF
RESTAURANT (BACK OF HOUSE)	1,768 SF
RESTAURANT (FRONT OF HOUSE)	1,088 SF
STAIR/ELEV PENTHOUSE	448 SF
STORAGE	112 SF
TRASH ROOM	223 SF
UTILITY	162 SF
TOTAL:	24,351 SF

BUILDING DEPARTMENT CODE ANALYSIS

** SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION*

#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/Max	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE IV over I-A	
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (21 UNITS) over A-2 AT 1ST FLOOR	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3	85'-0" 85'-0"	Max.	83'-0"	
3.11	MAX. HEIGHT OF HIGHEST FLOOR IN NON-HIGH RISE BUILDING	403.1	75'-0"	Max.	83'-0"	
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4	IV: 5 STORIES AND I-A: UL	Max.	5 STORIES TYPE IV AND 3 STORIES TYPE I-A	
3.3	LARGEST STORY AREA	Table 506.2	UL FOR TYPE I: 20,500 SF FOR TYPE IV	Max.	TYPE I: 3,000 SF; TYPE IV: 2618 SF	
3.4	TOTAL BUILDING AREA				24,507SF	
4 - MIXED OCCUPANCY & SPECIAL PROVISIONS						
4.1	MIXED OCCUPANCY REQUIREMENTS	508.1	N/A		N/A	Not Applicable per 508.1 Exception 1 (occupacies separated per 510)
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	2 HR	Min.	2 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	2 HR	Min.	2 HR	Min. thickness per Table 722.2.1.1
6.3	BEARING WALLS - INTERIOR	Table 601	1 HR	Min.	1 HR	Min. thickness per Table 722.2.1.1
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below			Metal Stud Wall Construction - see Wall Types
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) <5	Table 602	1 HR	Min.	1 HR	
6.42	WHERE 5' </= FSD <10'	Table 602	1 HR	Min.	1 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required			Metal Stud Wall Construction - see Wall Types
6.51	NON-BEARING WALLS - TENANT SEPARATION	708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	2 HR	Min.	2 HR	Min. 3/4" concrete cover for restrained slabs, 1" concrete cover for unrestrained. 2 HR also required between S-2 parking garage and rest of building above per 510.4
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 1/2 HR	Min.	1 1/2 HR	Min. 3/4" concrete cover for slabs
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR / 2 HR WHEN PENETRATING 2 HR FLOOR	Min.	2 HR	2 hour provided. All floors to have 2 hour rating.
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, stairway and elevator enclosures, etc.
6.9	HORIZONTAL EXIT (USED AT CORRIDORS)	1026.2 & 711.2.4	2 HR	Min.	2 HR	Separation for horizontal exits provided by horizontal assembly per 711
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	45 MINUTES	Min.	45 MINUTES	For property line windows. See AB-009 and signed Attachment A
7.12	WHERE 3' </= FSD <5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' </= FSD <10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' </= FSD <15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	See windows in lightwells in North and South Elevations
7.15	WHERE 15' </= FSD <20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.16	WHERE FSD >/= 20'	Table 705.8	No Limit			
9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 14		YES, provided per CBC 903 and NFPA 14	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Fire Flow Calcs demonstrate a Fire Pump is required on this project		YES, provided per CBC 901.8, 913 and NFPA 20	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	This building is all-electric; no gas service is provided. Thus, carbon monoxide detectors are not required as part of the Fire Alarm and Detection System.
9.5	EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		YES, provided per 403.4.5, 916, AND CFC 510	
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.2"/Occupant x 190 Occupants / 2 Stairs = 19" per 1005.3.1 and 44" per 1011.2
10.12	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 1011.2	36"	Min.	> 36" at all Egress Components	The greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" per 1011.2
10.21	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.3	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire sprinklers
10.4	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required in Sleeping Rooms per Exception 1		Not Provided in Sleeping Rooms	Per Exception 1, emergency escape and rescue in sleeping rooms is not required in Buildings of Type I construction, fully equipped with automatic sprinklers
11A - HOUSING ACCESSIBILITY						
11.1	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided	

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Revisions

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BLOCK 0667 / LOT 020
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G0.04

2018-0208-0768
DBI PERMIT APPLICATION NUMBER:

BIM 360://1525 Pine St/1914_1525 Pine_CENTRAL_R2020_amelie8RZBG.rvt

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2018)

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**
3. **A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended.**
4. **To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".**

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ➡

				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	☐ LOW-RISE RESIDENTIAL R 1-3 Floors	☐ HIGH-RISE RESIDENTIAL R 4+ Floors	☐ LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	If applicable	If applicable	•	•	If applicable	n/r	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

PROJECT NAME

BLOCK/LOT

ADDRESS

PRIMARY OCCUPANCY

GROSS BUILDING AREA

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

SUSTAINABILITY FEATURES INCLUDE BUT ARE NOT LIMITED TO
- ALL-ELECTRIC BUILDING (EXCEPT AT GRUBSTAKE RESTAURANT)
- HIGH-EFFICIENCY PLUMBING FIXTURES
- WATER-EFFICIENT LANDSCAPE FEATURES
- NO PARKING PROVIDED TO REDUCE RESIDENTS' CARBON EMISSIONS
- HIGH EFFICIENCY MECHANICAL EQUIPMENT
- HIGH EFFICIENCY FLOOR PLANS

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km
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Revisions

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

GREEN BUILDING SUBMITTAL

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.50

DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**

BIM 360://1525 Pine St/1914_1525 Pine_CENTRAL_R2020_amelie8RZBG.rvt

km

~~23 September 2019 November 22, 2019, December 11, 2019~~ February 4, 2020

Plan Review Supervisor for Pre-Application Meeting
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

PRE-APPLICATION MEETING FINDINGS
1525 Pine Street
New Construction
Existing: single story commercial structure to be demolished
Proposed: 8 story mixed use building
2016 California Building Code
~~(alternate: 2019 California Building Code)~~
BPA # **2018-0208-0768**
PRJ # 2015-009955

MEETING INFORMATION
Date/Time: 9/10/19 at 2pm at SFDBI
Present:
Lieutenant Tomas Haney – SFFD-Plan Check
Jeffrey Ma – SFDBI
Nicholas Pigott – Owner
Toby Morris – Kerman Morris Architects
Amelie Crowe – Kerman Morris Architects

PROJECT INFORMATION

Address:	**1525 Pine Street, San Francisco, CA**
Block/ Lot:	**0667 / 020**
Occupancy:	**Existing: B (restaurant)** **Proposed: R-2 (housing stories 2-8) over B restaurant at street level and basement (plus some storage accessory to the R-2 use)**
Type of Construction:	**Existing: Type V-B (1 story over basement commercial structure to be demolished)** **Proposed: TYPE-IA fully sprinklered (NFPA 13 sprinkler system per 903.3.1.2) midrise** (Proposed Alternative: 5 stories Type IV over 3 stories Type IA)
Number of Stories:	**Existing: 1 over basement to be demolished** **Proposed: 8 stories over basement (Type IA)**
Proposed Bldg. Height:	**85'-0"**
Allowable Bldg. Height:	**UL for IA** (85 ft. for Type IV)
Proposed Bldg. Area:	**21,000 SF**
Max. Allow. Bldg. Area:	**UL for IA** (20,500 sq. ft. for Type IV)
Max. Allow. Area/Floor:	**UL**

PROJECT SCOPE

This work consists of new construction of a new midrise. The subject property has an existing restaurant (the Grubstake Restaurant) on it to be demolished.

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ATTACHED DOCUMENTS – Revised per pre-app meeting.
Attached please find proposed drawings for the proposed mixed-use building, which have been revised per our meeting.
Our Basic Code Assumptions to be Confirmed and Questions/ Code Ruling Requested:

GENERAL BUILDING, HEIGHT, AND AREA

1. **Story Count Type I-A:** Please confirm that the proposed Type IA building may be of unlimited height and stories with the installation of sprinklers throughout the entire building per NFPA 13, CBC Chapter 9. ***Confirmed*** (SFDBI / TH SFFD)

2. **Alternate - Story Count Type IV over IA:** Please confirm that the proposed 5 stories of Type IV construction over 3 stories of Type IA construction may be up to 85' tall and 8 stories in total with the installation of sprinklers throughout the entire building per NFPA 13, CBC Chapter 9. ***Confirmed,*** *so long as sprinklers are not also used for area increase for R-2 occupancy per T. 504.3. (see Exhibit A)* (SFDBI / TH SFFD)

3. **Fire Department Access:** Please confirm that for the purposes of determining the level from which the highest occupied floor is to be measured, the enforcing agency will elect to measure height from the lower street (Austin Street, in this case). ***Confirmed.*** *Note: Measurement will be taken from sidewalk in front of Austin Street proposed residential entry. (see Exhibit B)* (SFDBI / TH SFFD)

4. **High-Rise:** Please confirm that this building is not considered a high-rise structure as the floor level of the highest building story is less than 75 feet above the lowest level of fire department vehicle access per definitions CBC Chapter 2 and per sec. 403.1 (High-Rise Buildings). ***Confirmed,*** *based on 2018 BPA# 2018-0208-0768 in which occupied roof decks are grandfathered above 75 feet. (see Exhibit C)* (SFDBI / TH SFFD)

   Notes: 1) BPAs filed after Aug 2, 2019 are under different requirements. 2) Hard-pipe gas fired grill on roof is ok for proposed building, but no loose or charcoal grills are allowed.

5. **Occupied Roof Deck:** Please confirm that an occupied roof deck over the proposed highest enclosed/occupied floor may be implemented without triggering the requirements of CBC section 403/High-Rises. ***Confirmed,*** *see answer to Q4 above.* (SFDBI / TH SFFD)

6. **Occupied Roof Deck:** Please confirm whether code cycle 2019 could be used in order to provide occupied roof deck greater than 4 stories above grade, perhaps by using AB-005 to justify. ***Not Confirmed.*** (SFDBI / TH SFFD)

   Note 1) 2019 code cycle review is likely to begin end of year 2019. Partial review of project under two different building code cycles is rarely if ever allowed. It is not recommended to pursue.
   Note 2) Occupied roof deck allowed in two scenarios: a) Construction Type IV - area of occupied roof deck less than 750 sq ft is allowed, since it is classified as R-occupancy accessory space with occupancy of fewer than 50 occupants; b) Construction Type IA – occupied roof deck allowable at any level of unlimited area, (even if occupancy load is greater than 50). (See Exhibit D)

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7. **Bedroom Light & Air Exposure:** Please confirm whether bedrooms can be located using light wells or adjoining spaces to meet light & air exposure requirement. ***Confirmed,*** *Courts complying with section 1206 may be used to meet light and air requirements. (See exhibit E-1)* (SFDBI / N/A SFFD)

   Note 1): For a 7-story lightwell (court), minimum required dimensions are 8'x20', or approximately 160 square feet. If such dimensions are technically infeasible, due to small lot width (25'), alternative court dimensions are approvable per local equivalency and AB-005, provided that proposed court width is a minimum of 5' wide (per section 1009.8) and court area is approximately 160 square feet. (See Exhibit E-1, E-2)
   Note 2): If rooms are proposed to meet light requirements based on "borrowed light" from an adjacent room with exterior windows, such adjoining space must be 7' deep minimum (i.e. not a hallway), see SF DBI bulletin IE-01.

FIRE-RESISTANCE CONSTRUCTION

8. **Horizontal Exit:** Please confirm that a 2-hr rated horizontal wall assembly that extends vertically from the top of a 2-hr rated floor assembly to the bottom of a 2-hr rated floor assembly, and that extends horizontally on each level, shall be allowed with 90-min doors on magnetic hold open devices and be considered a horizontal exit per CBC Section 1026. Additionally, the horizontal assemblies need not be aligned vertically, so long as they extend from top of slab to bottom of slab in Type-1A concrete construction. ***Confirmed.*** (SFDBI / TH SFFD)

   Note 1) Horizontal exit is needed all the way to ground floor, but not in basement. Rated wall can misalign in section so long as there is a 2h rated ceiling/floor assembly for contiguous protection on either side of horizontal exit.
   Note 2): Per SF DBI convention and s. 1026.4.1, both sides of the horizontal exit at every floor are to have a minimum of 3 square feet per occupant to act as acceptable refuge area (calculate occupant load). (See Exhibit F)
   Note 3): Per section 1009.8, two-way communication is required on both sides of horizontal exit.

MEANS OF EGRESS

9. **Accessible Means of Egress:**
   a. Please verify that the elevator is not required as an accessible means of egress, as each level has been provided with a horizontal exit Per CBC section 1009.2.1 Exception #1 (Horizontal exit complying with CBC section 1026 and building equipped throughout with an automatic sprinkler system). ***Not Confirmed.*** *The elevator is an accessible means of egress.* (SFDBI / TH SFFD)
   b. Please verify that the elevator need not be provided with the standby power requirements per CBC chapter 27, as it is not considered part of the accessible means of egress per CBC section 1009.4. ***Not Confirmed.*** (SFDBI / TH SFFD)

   Note: See 9a above. The elevator need not be supplied with standby power per Chapter 27 if a horizontal exit is provided meeting the requirements of sec. 1009.3, exception #5, and 1009.4, exception #2.

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10. **Area of Refuge:** Please confirm that an area of refuge is not required at any stairway per CBC Section 1009.3 Exception 2, Exception 5, and Exception 8. ***Confirmed.*** (SFDBI / TH SFFD)

Elevator is also exempted. Horizontal exit area of refuge needed based on actual occupancy, not door width capacity. Due to sprinklers in building design, wheelchair area of refuge is NOT needed. See CBC sec. 1009.

11. **Emergency Escape and Rescue:** Please confirm that emergency escape and rescue openings for all sleeping rooms are not required per CBC Section 1030.1 Exception #1, as the building is Type-IA construction and is equipped throughout with an automatic sprinkler system.
    Confirmed, *for Type I-A construction and confirmed for Type IV construction at the 4th story and above.* (SFDBI / TH SFFD)

Additional Discussion:
Per section 1206.3.2 Air Intake, a horizontal air intake of not less than 10 square feet shall be provided at the base of courts used for ventilation. If the proposed rooms with windows facing onto the courts are provided with artificial (mechanical) ventilation and the windows are fixed, then the building need not comply with sec. 1206.3.2. **Confirmed.** (SFDBI / N/A SFFD)

Due to narrow building and restaurant space constraints, Pine street egress stair #2 goes to basement level and continues up to Pine street for egress discharge. Please confirm this. **Confirmed.** Stair #1 discharges to Austin Street one level above the basement and stair #2 is a continuous 2-hour stair enclosure that happens to go to the basement level but remains uninterrupted to its point of exit discharge at the first floor and Pine Street. Since neither stair #1 nor stair #2 egress paths travel through ' CORRIDOR 005' past the basement level elevator opening, this corridor between the two stairs can be 1-hour rated only. The elevator, not a part of the means of egress system, can have its integral 90-minute door and a 20-minute drop down smoke door (without the need for an additional 90-minute door on a hold back). (See Exhibits G, G-1). (SFDBI / TH SFFD)

If only one exit is provided from the second floor of this fully sprinklered R-2 occupancy building, per section 1006.3.2 and Table 1006.3.2(1), all points on the 2nd floor must be a maximum travel distance of 125 feet measured from the furthest point of the interior to the exit discharge to the exterior. Further, per section 1028.1, exception #1 (items 1.1 through 1.4), this exit may cross through the ground floor lobby area, provided the lobby is also 2-hour rated, like the stair enclosure. (See Exhibit H) **Confirmed.** (SFDBI / TH SFFD)

Reviewed and agreed by

SFDBI Jeffrey Ma — 12/2/20 Date

SFFD Lt. Thomas Haney or Captain Kathy Harold — 12/2/20 Date

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SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 09 / 26 / 2019 REQUEST IS FOR: ☒ FIRE FLOW ☐ SPRINKLER DESIGN

CONTACT PERSON: Toby Morris ADDRESS: 139 Noe Street

PHONE NO. (415) 749 / 0302 FAX NO. ( ) /

EMAIL: toby@kermanmorris.com

OWNER'S NAME: 1525 PINE STREET DEV LLC PHONE # (206) 920 / 7003

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

1525 Pine Street

CROSS STREETS (BOTH ARE REQUIRED):

Polk Street / Van Ness Ave

(Sketch: PINE / VAN NESS AVE / POLK / AUSTIN) Pine Street

SPECIFY STREET FOR POINT OF CONNECTION:

OCCUPANCY (CIRCLE ONE): R3 (R2) LIVE/WORK (COMMERCIAL) OTHER

HAZARD CLASSIFICATION: (LIGHT) ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES (NO)

NUMBER OF STORIES: 8-Stories over Basement + Roof Deck HEIGHT OF BLDG.: 77' - 10" FT.

- SUBMIT FORM WITH A $125.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF $250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

******************Official use only******************

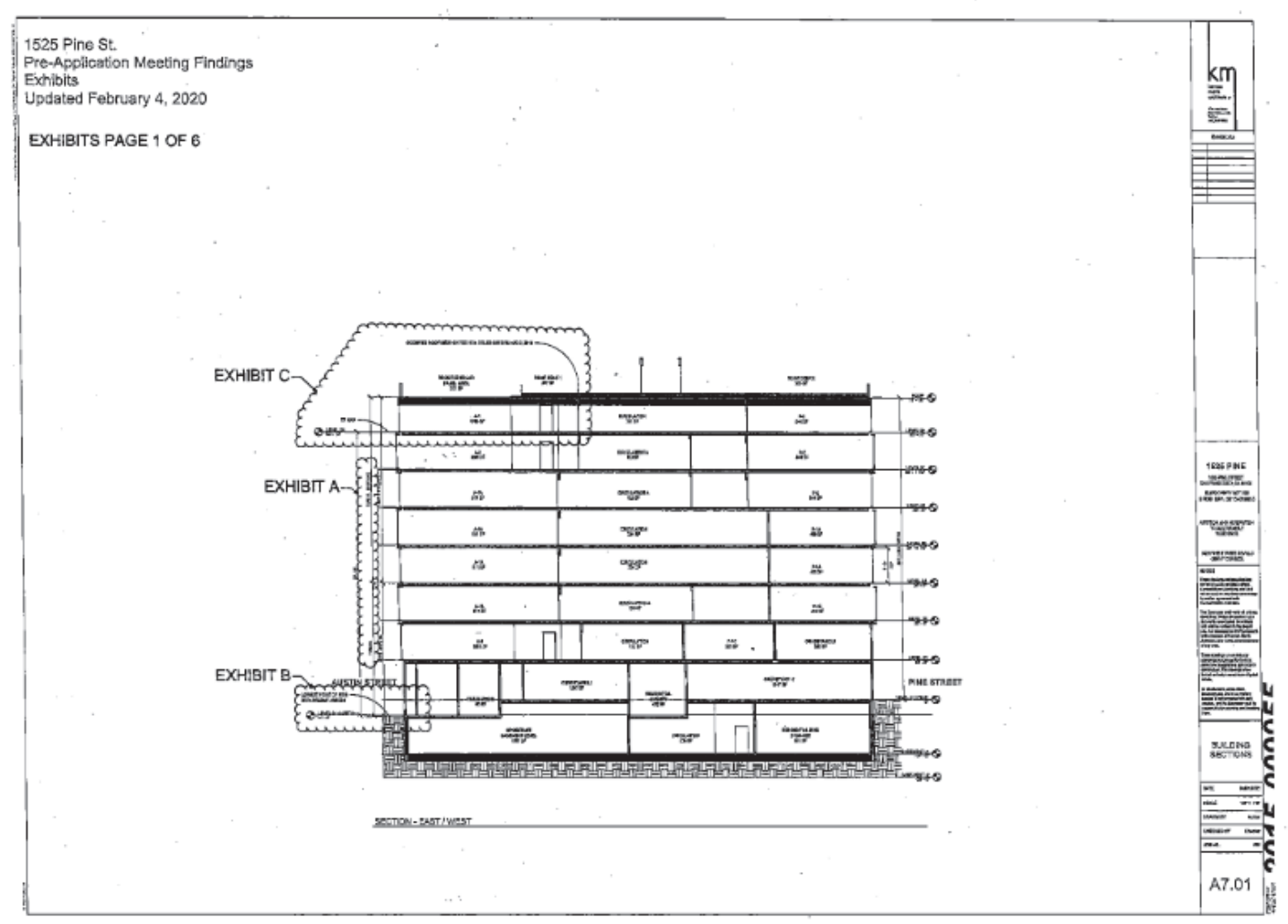
Flow data provided by: LAU Date Forwarded: 10/16/19

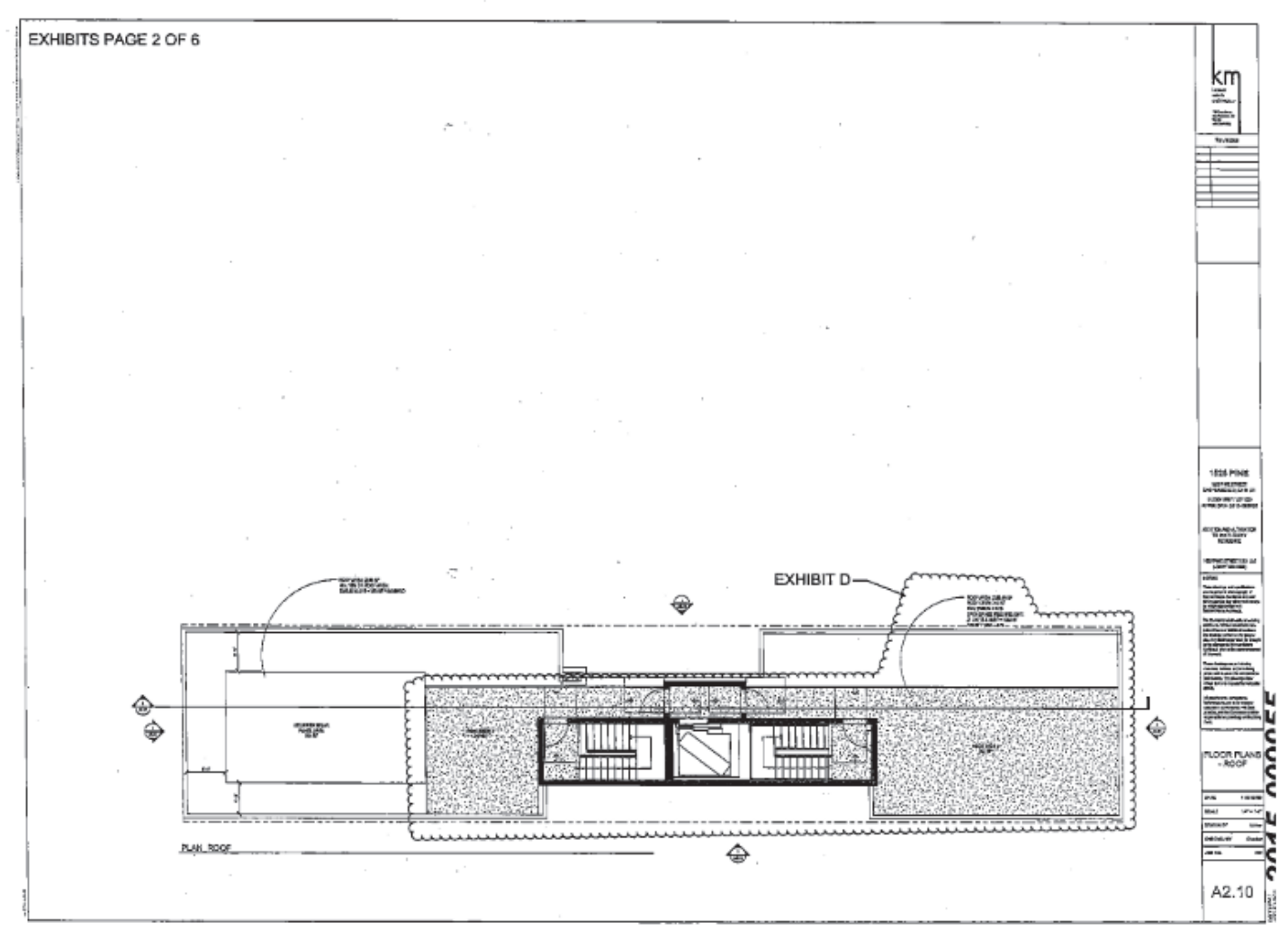
Flow data: FIELD FLOW TEST ___ STATIC 77 PSI

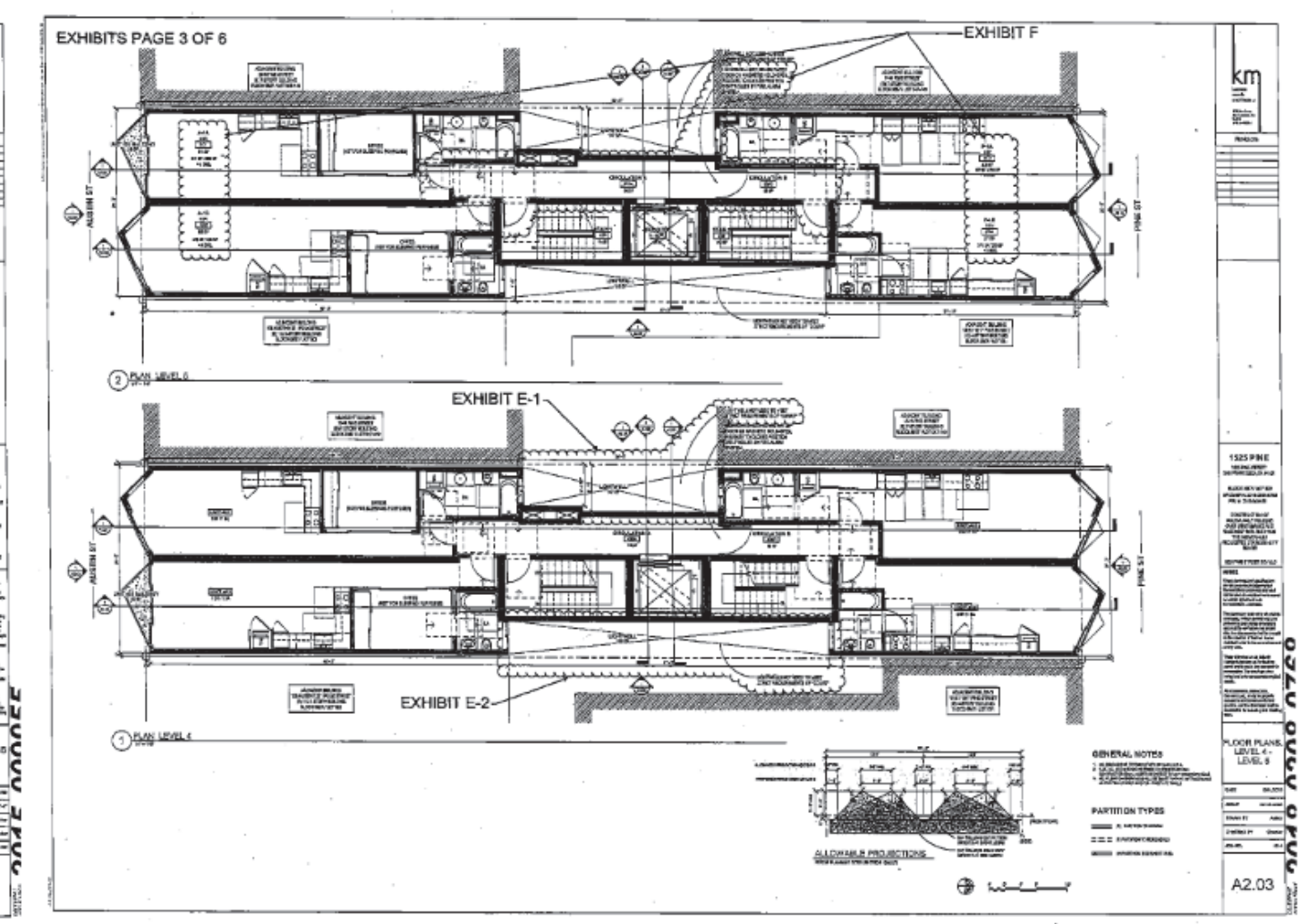
RECORDS ANALYSIS X RESIDUAL 75 PSI

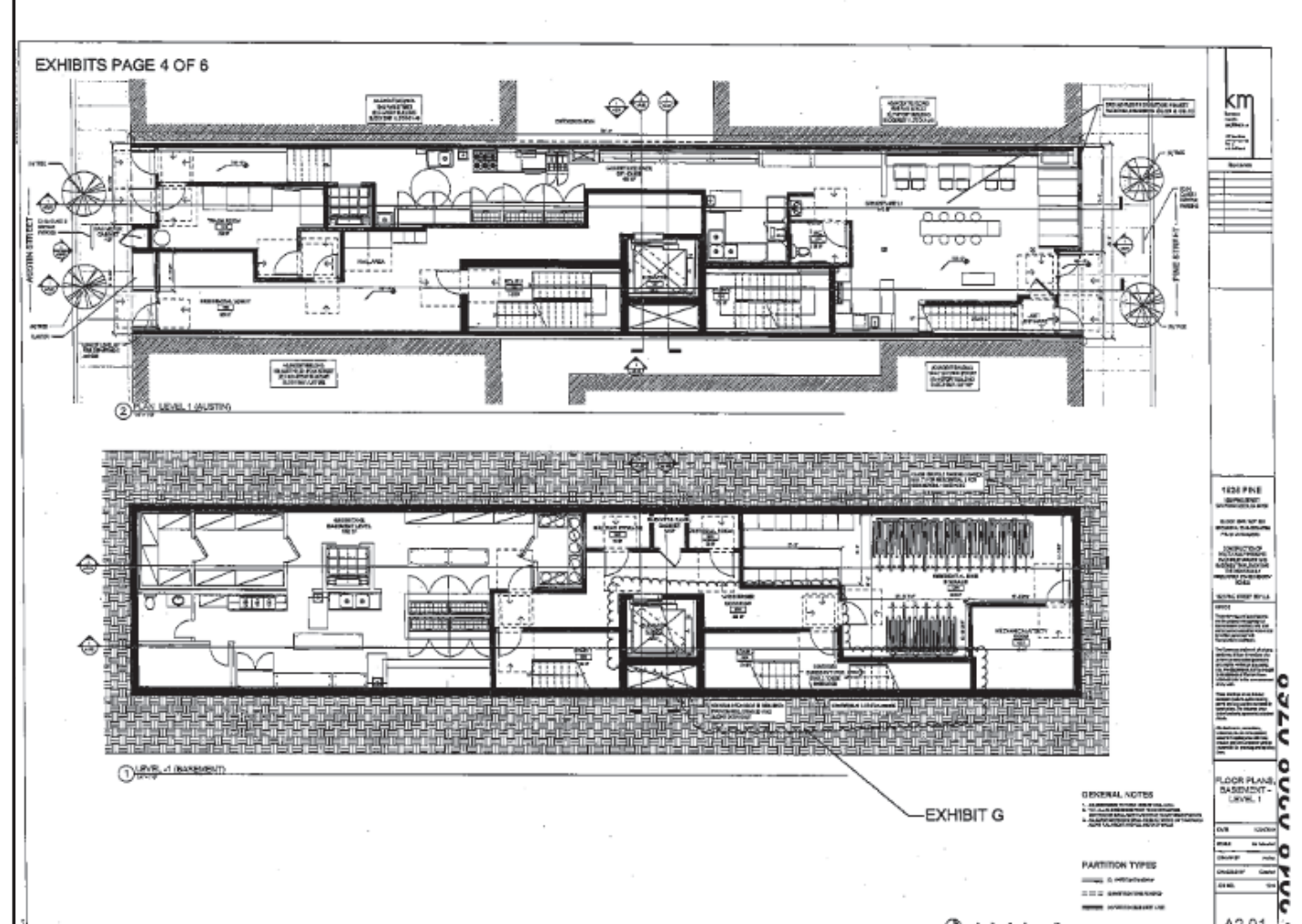
FLOW 1097 GPM

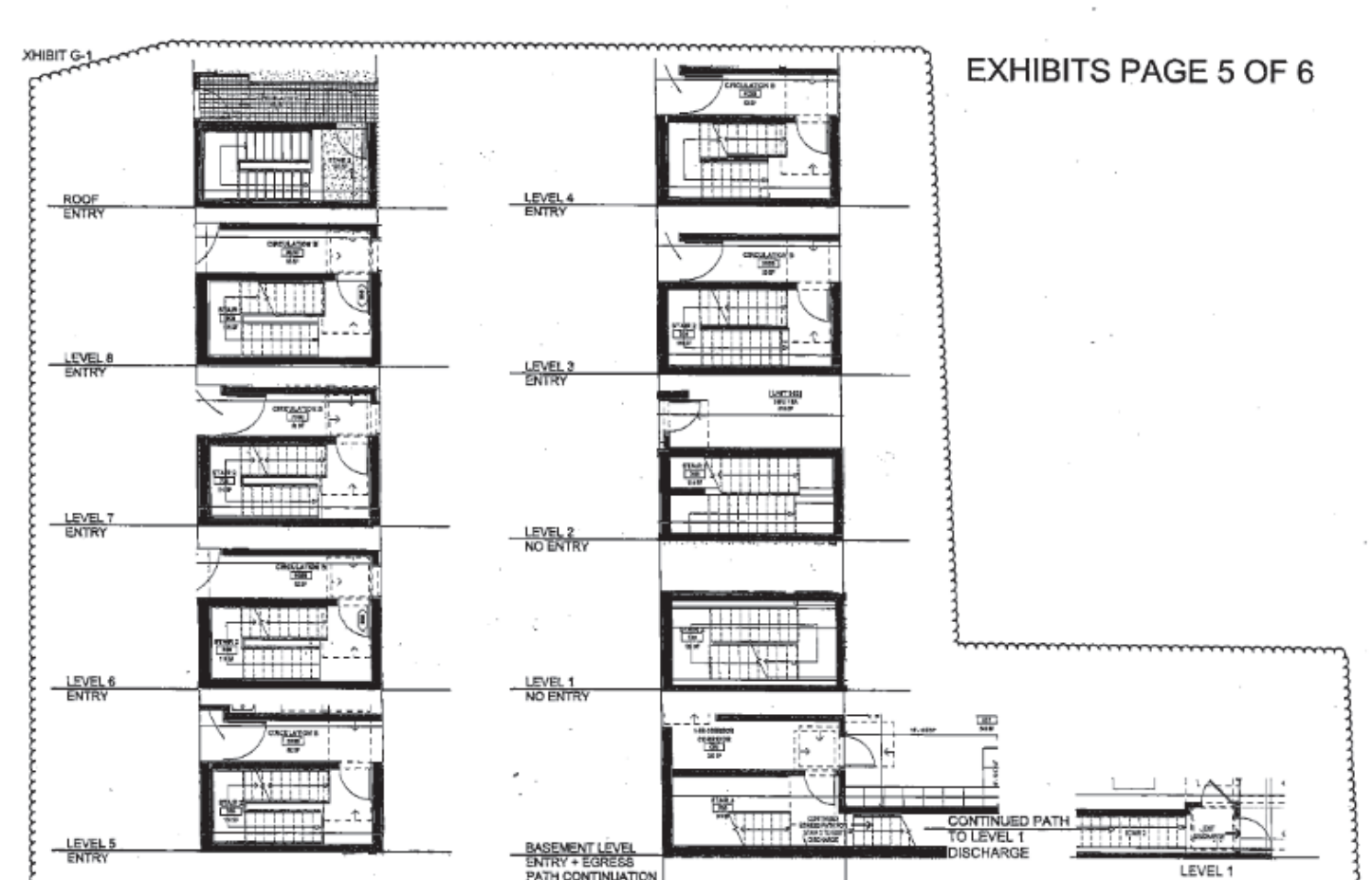
Gate Page 9 8" MAIN on Pine

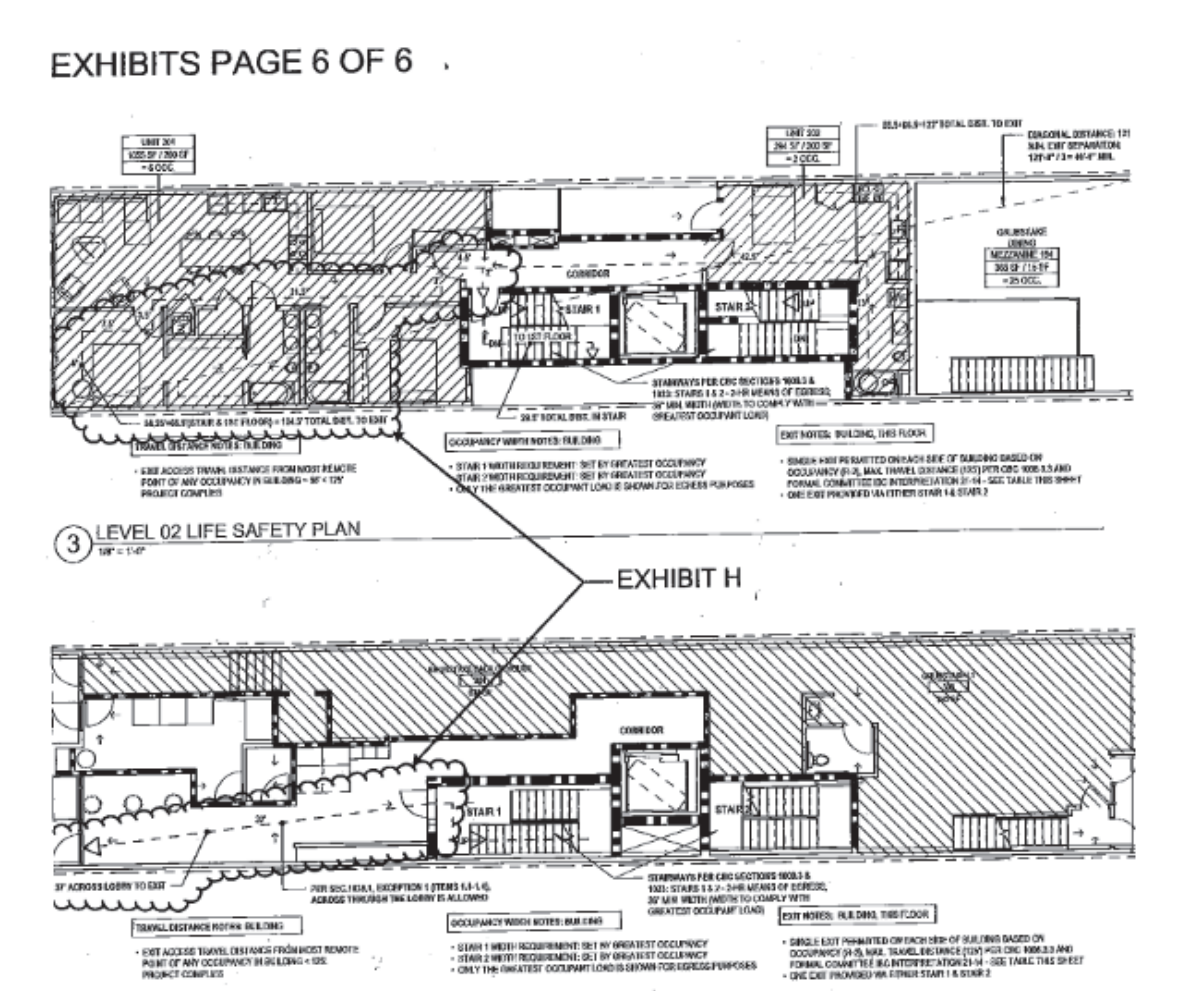












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Revisions

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EXP. 3-31-23
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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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FIRE FLOW & DBI PRE-APP MEETING SUMMARY

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G0.60

DBI PERMIT APPLICATION NUMBER: **2018-0208-0768**

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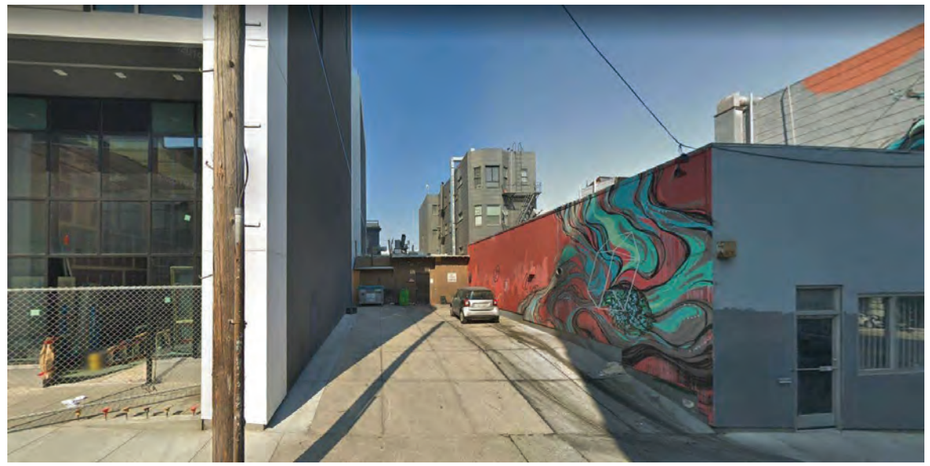


ADJACENT PROPERTY 1545 PINE ST | SUBJECT PROPERTY 1525 PINE ST | ADJACENT PROPERTY 106 AUSTIN ST

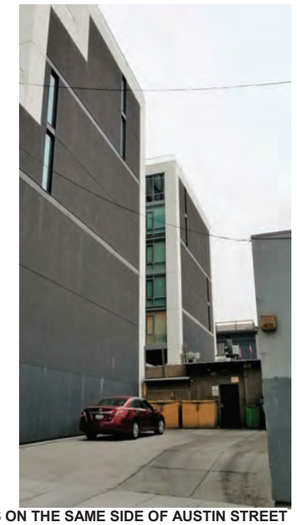
BUILDING ON THE SAME SIDE OF AUSTIN STREET



ADJACENT PROPERTY 1515 PINE ST | SUBJECT PROPERTY 1525 PINE ST | ADJACENT PROPERTY 1545 PINE ST

BUILDING ON THE SAME SIDE OF PINE STREET

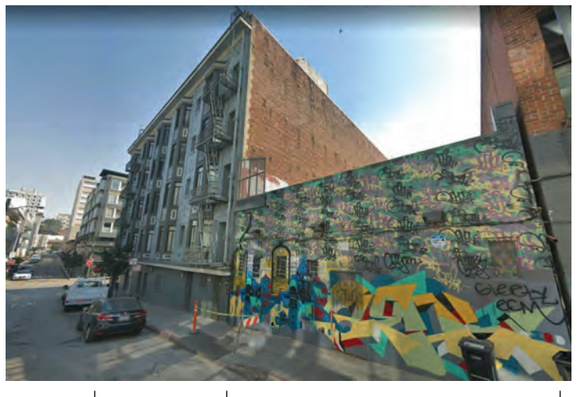




EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF AUSTIN STREET



EXPANDED VIEW OF BUILDINGS ON THE SAME SIDE OF PINE STREET

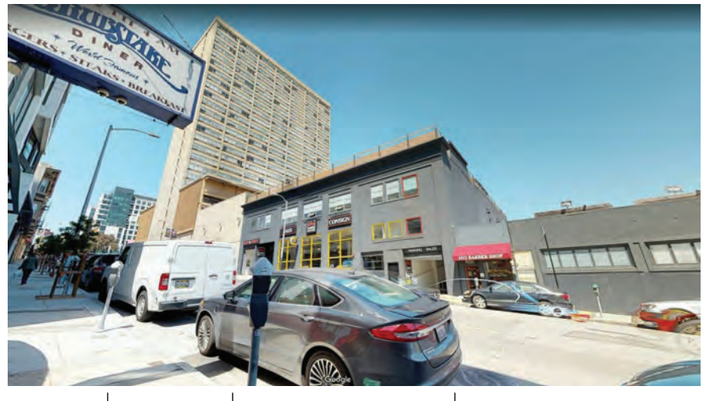


1301-1327 POLK ST | 1424 & 1428 BUSH ST



1424 & 1428 BUSH ST | 1430 BUSH ST

BUILDING ON THE OPPOSITE SIDE OF AUSTIN STREET



1500 VAN NESS AVE | 1528 & 1540 PINE ST | 1401 & 1409 POLK ST

BUILDING ON THE OPPOSITE SIDE OF PINE STREET

kermon morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVID MORRIS C-24585 3-31-23 STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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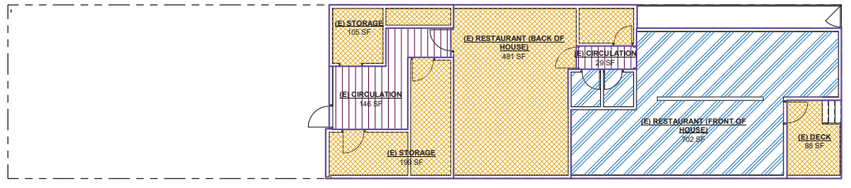
SITE PHOTOS

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G1.10

SFDBI PERMIT APPLICATION NUMBER:
2018-0208-0768

2018-0208-0768 Plan Set 2021-04-20 1525 Pine, 94109 - pm-a4d0f0d1.pln



1 EXISTING GROSS AREA - LEVEL 01 (PINE)
1/8" = 1'-0"

EXISTING GROSS AREA

AREA TYPE PER CODE	Area Included in Gross
ASSEMBLY	702 SF
BUSINESS	784 SF
CIRCULATION	175 SF
	1661 SF

NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON G0.03

ASSEMBLY
BUSINESS
CIRCULATION

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
RENEWAL 2-31-2023
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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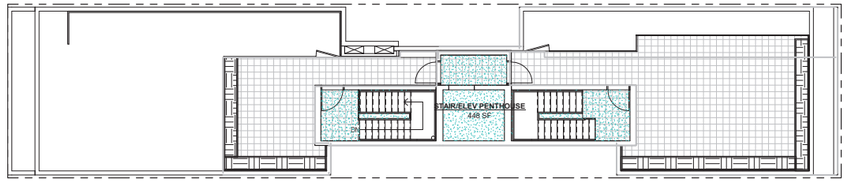
GROSS BUILDING PLANS - EXISTING

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

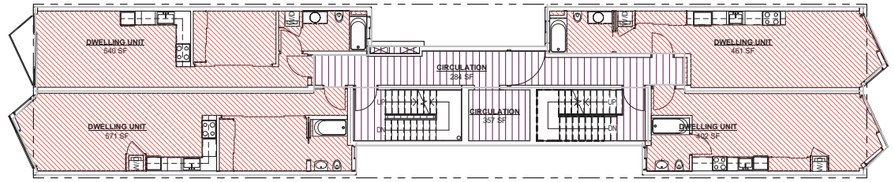
G1.20

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

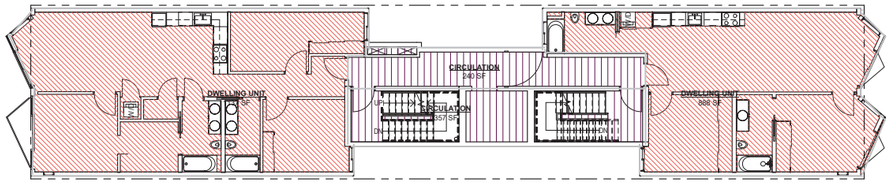
4/20/2021 2:43:43 PM



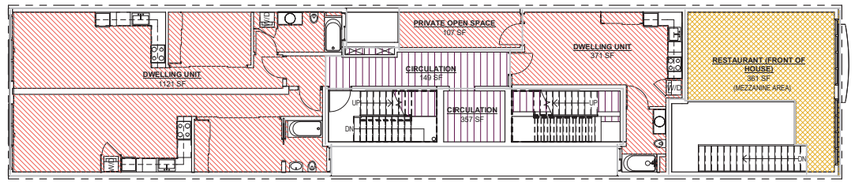
11 ROOF
1/8" = 1'-0"



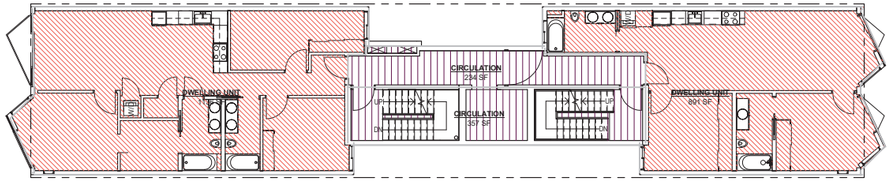
5 LEVEL 03
1/8" = 1'-0"



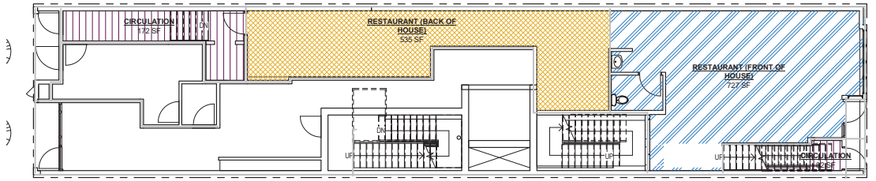
10 LEVEL 08
1/8" = 1'-0"



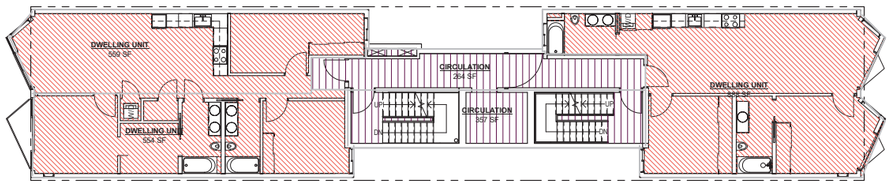
4 LEVEL 02
1/8" = 1'-0"



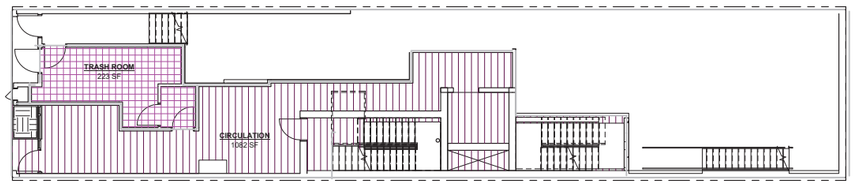
9 LEVEL 07
1/8" = 1'-0"



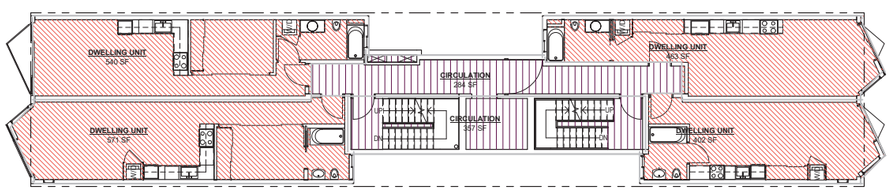
3 LEVEL 01 (PINE)
1/8" = 1'-0"



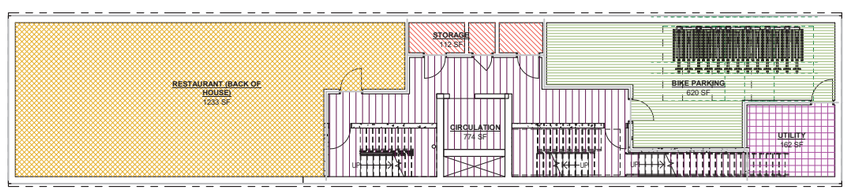
8 LEVEL 06
1/8" = 1'-0"



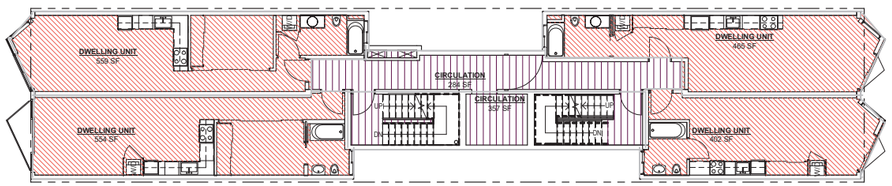
2 LEVEL 01 (AUSTIN)
1/8" = 1'-0"



7 LEVEL 05
1/8" = 1'-0"



1 BASEMENT -1
1/8" = 1'-0"



6 LEVEL 04
1/8" = 1'-0"

PROPOSED GROSS AREA

PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102

AREA TYPE PER CODE	AREA INCLUDE IN GROSS
ASSEMBLY	727 SF
BUSINESS	1768 SF
BUSINESS	361 SF
CIRCULATION	6348 SF
RESIDENTIAL	13476 SF
RESIDENTIAL	112 SF
Grand total	22792 SF

NOTE: FOR ADDITIONAL INFORMATION SEE PLANNING SCHEDULES ON G0.03

- ACCESSORY BICYCLE PARKING (EXEMPT)
- ACCESSORY BUILDING OPERATIONS & MAINTENANCE (EXEMPT)
- ASSEMBLY
- BUSINESS
- CIRCULATION
- CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL (EXEMPT)
- RESIDENTIAL

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Revisions

LICENSED ARCHITECT
EDWARD DAVID JONES
C-24585
12-31-21
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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GROSS BUILDING PLANS - PROPOSED

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G1.21

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

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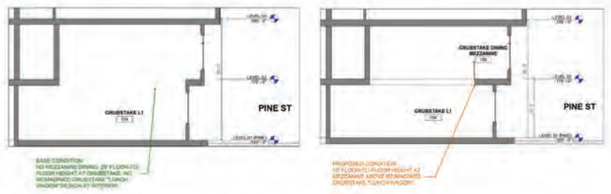
PER CODE SECTION 145.1(c)(4): GROUND FLOOR CEILING HEIGHT HAS MIN. 14' FLOOR TO FLOOR HEIGHT FOR NON-RESIDENTIAL USES

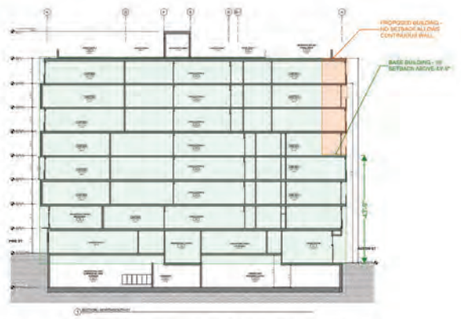
SDB REQUEST: 10' FLOOR TO FLOOR HEIGHT AT MEZZANINE ABOVE ROMA-DINED GRUBSTAKE "LUNCH WAGON"



1525 PINE STREET (2015-009955PRJ): NON-RESIDENTIAL GROUND FLOOR HEIGHT

PER CODE SECTION 261.1: AUSTIN ST (35' WIDTH):
FACADE SET BACK MIN 1/2 ABOVE: 1.25 * 35' = 43'-9"

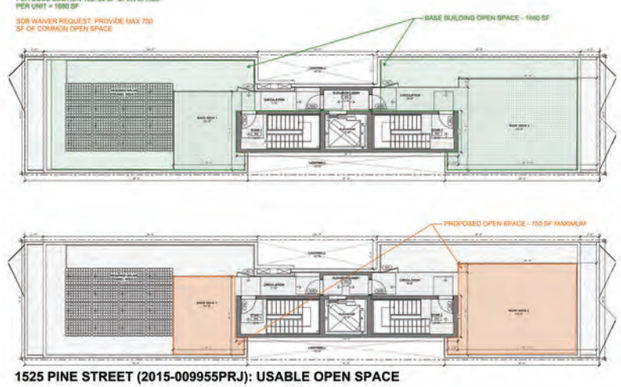
SDB REQUEST: NO SETBACK OF STREET WALL ABOVE 43'-9"



1525 PINE STREET (2015-009955PRJ): SETBACKS FOR NARROW STREETS

PER CODE SECTION 135: 80 SF OPEN SPACE PER UNIT = 1680 SF

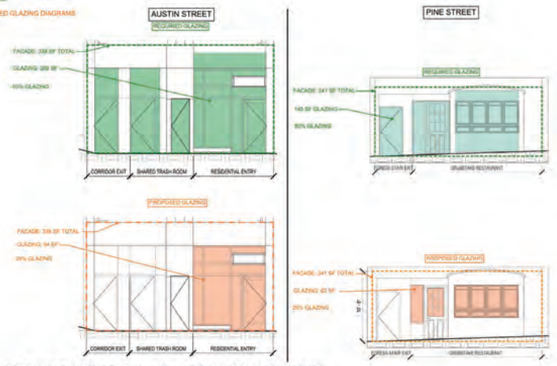
SDB WAIVER REQUEST: PROVIDE MAX 750 SF OF COMMON OPEN SPACE



1525 PINE STREET (2015-009955PRJ): USABLE OPEN SPACE

PER CODE SECTION 145.1(c)(6): FRONTAGES WITH ACTIVE USES THAT ARE NOT PDR MUST BE FENESTRATED WITH TRANSPARENT WINDOWS AND DOORWAYS FOR NO LESS THAN 60% OF THE STREET FRONTAGE AT GROUND LEVEL.

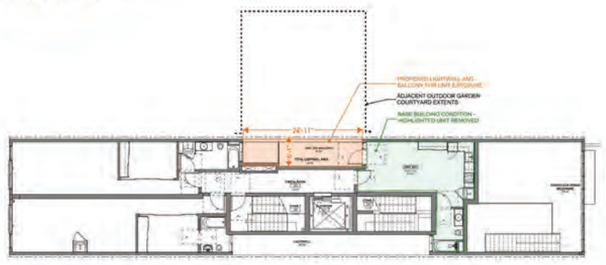
SDB REQUEST: SEE PROPOSED GLAZING DIAGRAMS



1525 PINE STREET (2015-009955PRJ): TRANSPARENCY MINIMUM

PER CODE SECTION 140: EVERY UNIT TO OPEN ONTO PUBLIC WAY, COMPLYING REAR YARD, OR OPEN SPACE OF MIN. 25'IN ANY DIRECTION

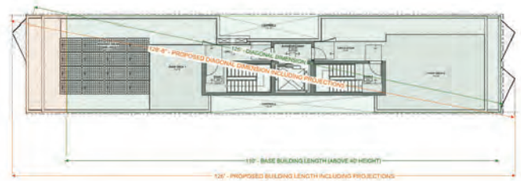
SDB REQUEST: ALLOW STUDIO 202 EXPOSURE VIA LIGHTWEL AND BALCONY



1525 PINE STREET (2015-009955PRJ): DWELLING UNIT EXPOSURE

PER CODE SECTION 270:
MAX BULDING LENGTH - 110' (APPLICABLE OVER 40' HEIGHT)
MAX DIAGONAL DIMENSION - 125'

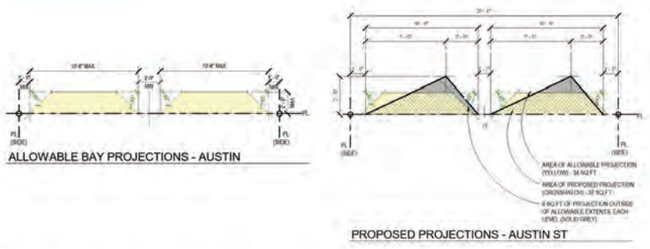
SDB REQUEST:
BUILDING LENGTH - 120'
DIAGONAL DIMENSION - 126'-8"



1525 PINE STREET (2015-009955PRJ): BULK

PER CODE SECTION 136: OVER NARROW STREET WITH NARROW SIDEWALK PROJECTIONS CONSTRAINED TO 2' OVERHANG, SEE "ALLOWABLE BAY PROJECTIONS - AUSTIN" DIAGRAM BELOW

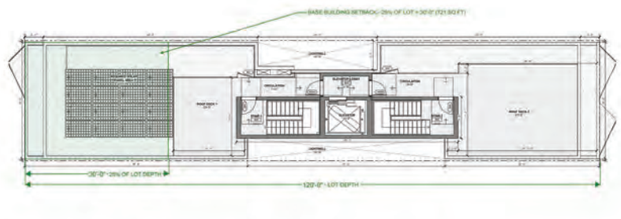
SDB REQUEST: SEE "PROPOSED PROJECTION EXTENTS - AUSTIN STREET" DIAGRAM



1525 PINE STREET (2015-009955PRJ): BAY PROJECTION

PER CODE SECTION 134: 25% OF LOT SETBACK FOR REAR YARD

SDB REQUEST: NO REAR YARD SETBACK

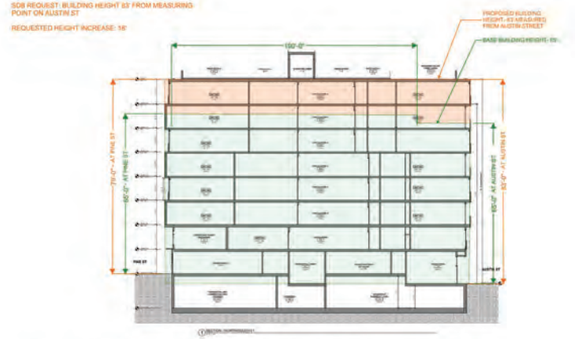


1525 PINE STREET (2015-009955PRJ): REAR YARD REQUIREMENT

PER CODE SECTION 260(a): MAX BUILDING HEIGHT 85', MEASURED FROM CURB LEVEL (MEASUREMENT POINT TO BE USED FOR MAXIMUM 100' DEPTH OF BUILDING)

SDB REQUEST: BUILDING HEIGHT 83' FROM MEASURING POINT ON AUSTIN ST.

REQUESTED HEIGHT INCREASE: 18'



1525 PINE STREET (2015-009955PRJ): BUILDING HEIGHT

WAIVER DIAGRAMS (FOR SUMMARY OF WAIVERS REQUESTED SEE G0.03)

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San Francisco, CA 94114
415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVIS JONES C-24585 RENEW: 3-31-23 STATE OF CALIFORNIA

1525 PINE

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BLOCK 0667 / LOT 020
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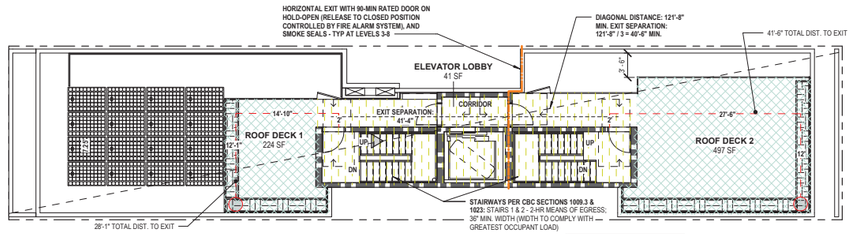
BASE BUILDING DIAGRAMS

DATE	04/20/2021
SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G1.50

2018-0208-0768
DBI PERMIT APPLICATION NUMBER:



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 56' < 125'. PROJECT COMPLIES

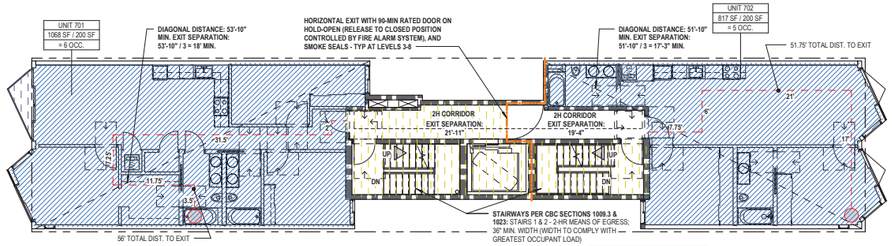
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

7 ROOF LIFE SAFETY PLAN
1/8" = 1'-0"



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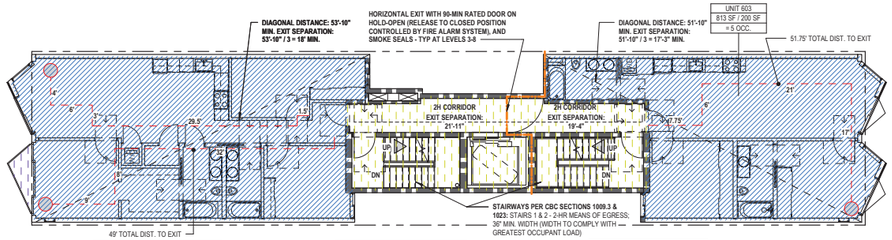
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

6 LEVELS 7-8 LIFE SAFETY PLAN
1/8" = 1'-0"



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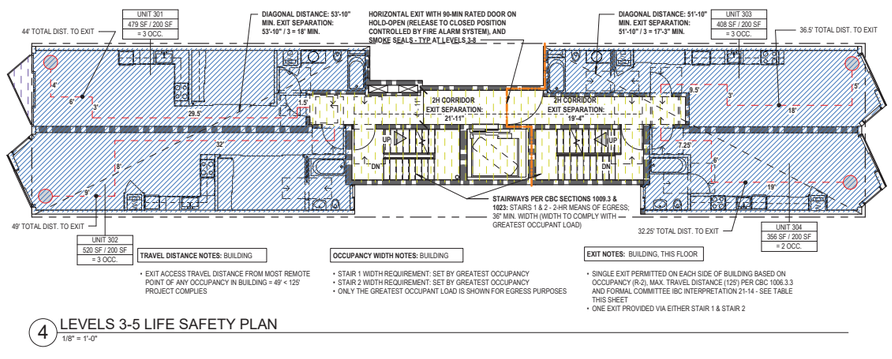
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

5 LEVEL 6 LIFE SAFETY PLAN
1/8" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 49' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

4 LEVELS 3-5 LIFE SAFETY PLAN
1/8" = 1'-0"

FIRE / LIFE SAFETY PLAN LEGEND

PARTITION / WALL / STRUCTURE

- NON-RATED
- 1-HR RATED
- 2-HR RATED
- 3-HR RATED

- REFER TO LIFE SAFETY PLANS AND WALL TYPES FOR ADDITIONAL INFORMATION

- # OCC. — EGRESS PATH OF TRAVEL (WITH OCC.)
- CPET — COMMON PATH OF EGRESS TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- PATH OF TRAVEL FROM EERO TO EGRESS PATH OF TRAVEL
- B2 — VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW
- DIAGONAL DIMENSION OF BUILDING & EXIT SEPARATION DISTANCE
- 2H RATED BUILDING SEPARATION PATH

OCCUPANCY LEGEND

- CIRCULATION
- RESTAURANT
- DWELLING UNIT
- STORAGE
- UTILITY
- PRIVATE OPEN SPACE
- COMMON OPEN SPACE

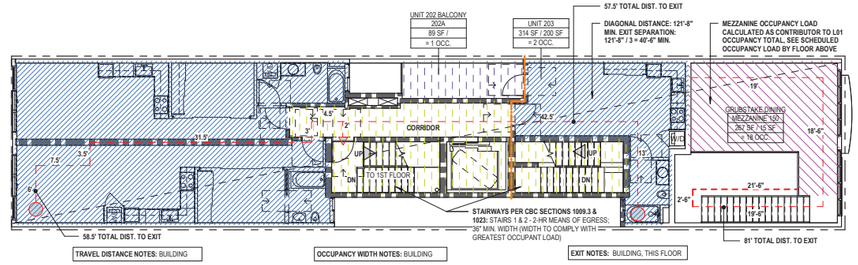
EGRESS PLAN GENERAL NOTES

1. CORRIDORS AND ACCESIBLE ROUTES SHALL COMPLY WITH:
   - ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
   - GLUE-DOWN CARPET PER CBC SECTION 1110A.3 & SECCTION 804.4.2
   - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
   - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A
   - MINIMUM WIDTH PER CBC SECTIONS 1119A.3
   - EXIT DISCHARGE SHALL COMPLY WITH CBC SECTION 1028.1
   - EXIT ENCLOSURES TO COMPLY WITH CBC SECTIONS 1022.1 & 1023.1 - NO FURNISHING WILL BE ALLOWED
2. STAIRWAYS SHALL COMPLY WITH:
   - ENCLOSURES PER CBC SECTION 1022
   - SIGNAGE PER CBC SECTION 1023.8 & 1023.9
   - TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A
   - STRIPING PER CBC SECTIONS 1123A.5
   - BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM.
3. AREAS OF REFUGE **NOT** REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8
4. DOOR FIRE RATING:
   AT 1-HOUR WALLS:
   - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
   - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS

   AT 2-HOUR WALLS:
   - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

OCCUPANCY LOAD BY FLOOR

LEVEL	AREA	OCCUPANT LOAD
BASEMENT -1	1640 SF	13
LEVEL 1	1311 SF	49
LEVEL 02	1380 SF	5
LEVEL 03	1763 SF	11
LEVEL 04	1763 SF	11
LEVEL 05	1763 SF	11
LEVEL 06	1788 SF	11
LEVEL 07	1885 SF	11
LEVEL 08	1878 SF	11
ROOF	720 SF	47



TRAVEL DISTANCE NOTES: BUILDING

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OCCUPANCY WIDTH NOTES: BUILDING

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- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

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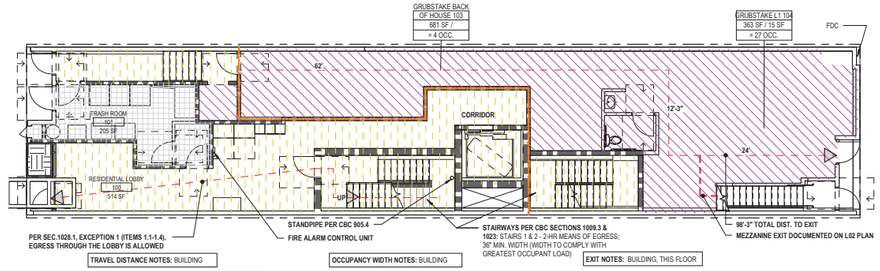
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

3 LEVEL 2 LIFE SAFETY PLAN
1/8" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 56' < 125' PROJECT COMPLIES
- EXIT ACCESS TRAVEL DISTANCE AT 8 OCCUPANCY < 100'. PROJECT COMPLIES.

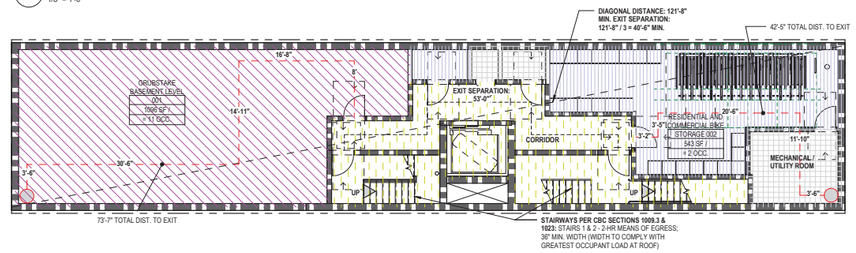
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

2 LEVEL 1 LIFE SAFETY PLAN
1/8" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

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- EXIT ACCESS TRAVEL DISTANCE AT 8 OCCUPANCY < 100'. PROJECT COMPLIES.

OCCUPANCY WIDTH NOTES: BUILDING

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- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

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- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

1 BASEMENT LEVEL LIFE SAFETY PLAN
1/8" = 1'-0"

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Revisions



1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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EGRESS / PATH OF TRAVEL SITE PLAN

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G2.00

2018-0208-0768
DBI PERMIT APPLICATION NUMBER

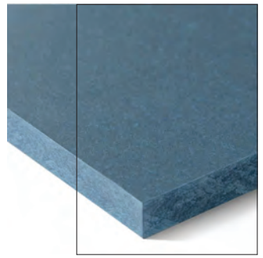


PINE STREET CONTEXT

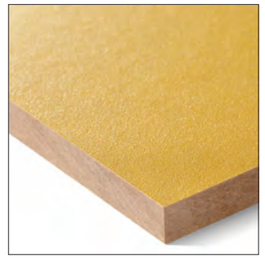


AUSTIN STREET CONTEXT

FINISH MATERIALS



CEMENTITIOUS PANEL - COLOR A



CEMENTITIOUS PANEL - COLOR B



CEMENTITIOUS PANEL OR STUCCO WITH REVEALS - EAST AND WEST PROPERTY LINE WALLS



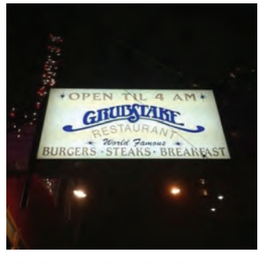
ALUMINUM OR VPI DOORS / WINDOWS



CEMENT PLASTER / GRUBSTAKE



GRUBSTAKE YELLOW DOOR - TO BE RECREATED



EXISTING GRUBSTAKE BLADE SIGN - TO BE REUSED



EXISTING GRUBSTAKE SIGN - TO BE REUSED



EXISTING GRUBSTAKE WINDOWS - TO BE REUSED



PERFORATED METAL PANEL / GUARDRAIL

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Revisions

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3-31-22
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SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

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PROPOSED EXTERIOR PERSPECTIVES & MATERIALS

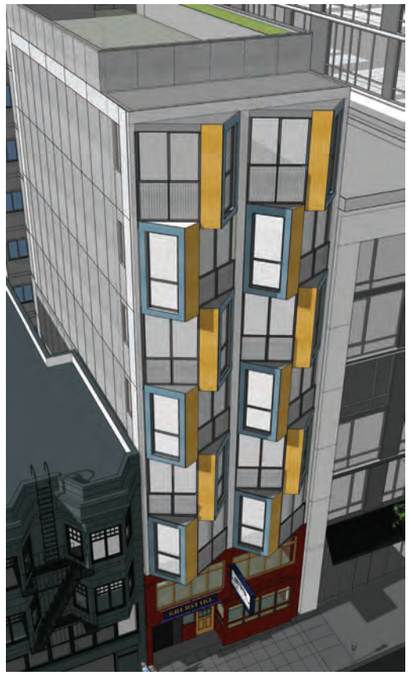
DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G3.00

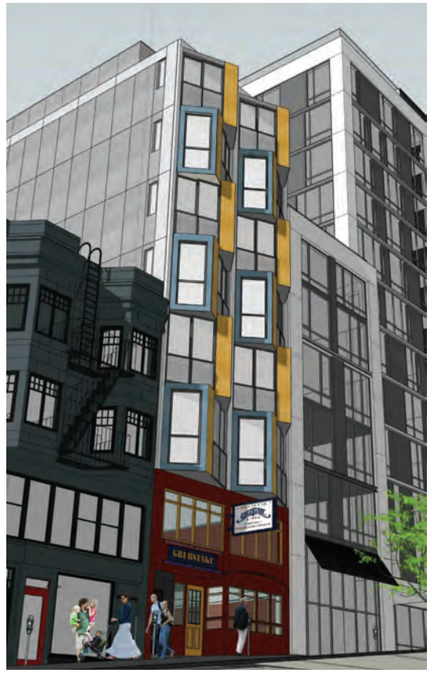
2018-0208-0768
DBI PERMIT APPLICATION NUMBER:



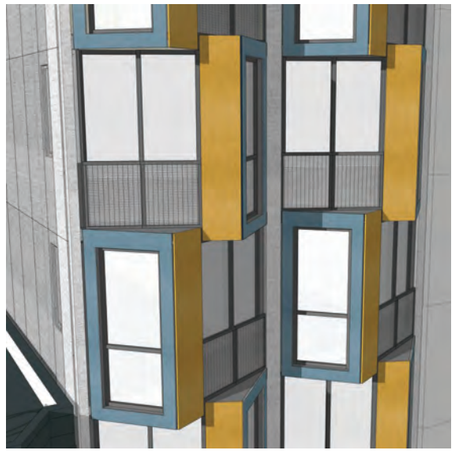
PINE STREET - GRUBSTAKE ENTRY



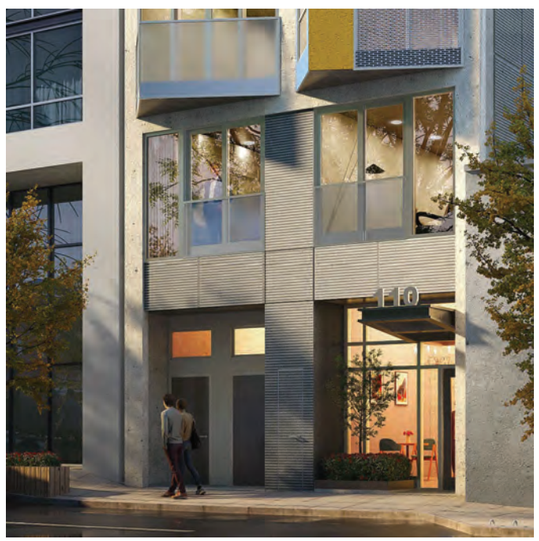
PINE STREET FROM EAST



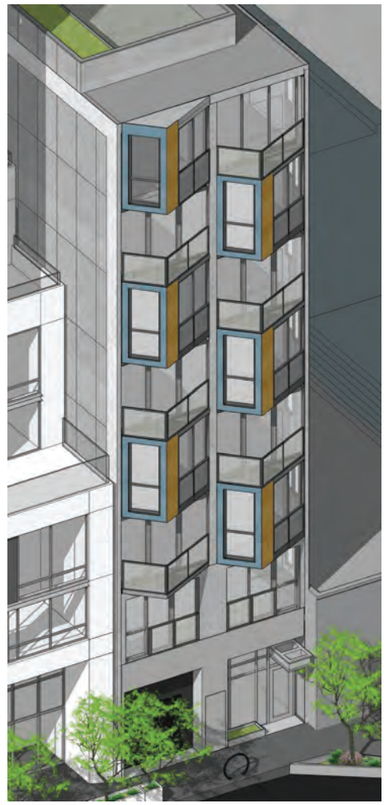
PINE STREET FROM EAST



PINE STREET FACADE CLOSE-UP



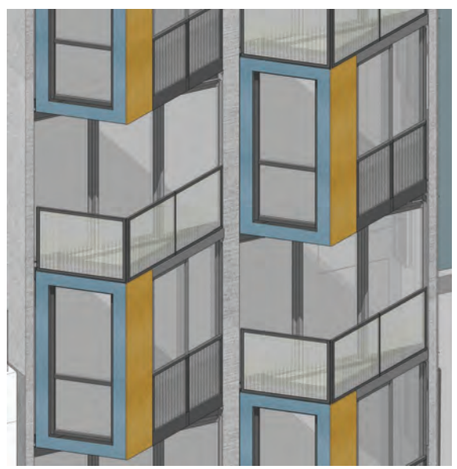
AUSTIN STREET - RESIDENTIAL ENTRY



AUSTIN STREET FROM WEST



AUSTIN STREET FROM EAST



AUSTIN STREET FACADE CLOSE-UP

km
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LICENSED ARCHITECT
EDWARD DAVID KERMAN
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3-31-23
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1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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PROPOSED EXTERIOR PERSPECTIVES

DATE	04/20/2021
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G3.01

DBI PERMIT APPLICATION NUMBER:
2018-0208-0768

PRESERVATION MEASURES

(Non-physical)



- Grubstake will continue to serve local Polk Gulch residents and visitors
- Retain menu items & design, condiments and silverware with some enhancements
- Apply to operate late night hours in conditional use application
- Register for legacy business
- Open pop-up dining during construction
- Use good faith efforts to keep existing staff in new restaurant
- Document photos of the original Grubstake as well as interpretive materials and display them in the new space
- Exhibit virtual tour of the original Grubstake in the new space & on the internet

VIRTUAL MUSEUM



https://my.matterport.com/show/?m=yR5VgQDcCTT

PRESERVATION SURVEY

Recommendations:

A Photographic Documentation

B Historic Resource Interpretation

- Permanent Display and/or
- Salvage/Replicate Architectural Features

1) Match footprint/orientation of lunch wagon
2) Match existing scale and proportion of lunch wagon
3) Replicate metal barrel vault ceiling
4) Define interior/exterior relationship with windows
5) Reuse existing windows
6) Reuse/replicate globe lights
7) Reuse/replicate tile, counters, and stools
8) Salvage and restore murals



PRESERVATION MEASURES

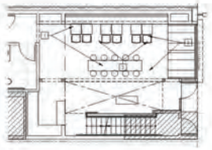
1 Match footprint/orientation of lunch wagon



The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

PRESERVATION MEASURES

2 Match existing scale and proportion of lunch wagon



The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

PRESERVATION MEASURES

3 Replicate metal barrel vault ceiling

6 Reuse/replicate globe lights

7 Reuse/replicate tile, counters, and stools



The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

PRESERVATION MEASURES

4 Define interior/exterior relationship with windows

5 Reuse existing windows



Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade

PRESERVATION MEASURES

8 Salvage and restore murals



Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

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Revisions

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GRUBSTAKE PRESERVATION MEASURES

DATE	04/20/2021
SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G6.00

SFDBI PERMIT APPLICATION NUMBER:
2018-0208-0768

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

The work to remove existing physical features listed below, and to reinstall, will be done by a team of historic preservation conservators and art movers. For example, as to the large mural to be preserved, historic preservation conservators will manage the art movers and coordinate with the demolition contractor prior to the removal. The team will remove, crate, and package the mural. After removal, the mural will be transported to a secure art storage facility where conservation work on the mural will occur.

Conservation work on the mural will be performed in accordance with the *Guidelines for Practice and Code of Ethics* of the American Institute for Conservation.

Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context will be photographed in accordance with Historic American Building Survey ("HABS") standards. Photograph views shall include: (a) contextual views, (b) views of each side of the building and interior views, where possible, (c) oblique views of the building, and (d) detail views of character-defining features.

Historic Resource Interpretation – Permanent display of interpretive materials concerning the history and significance of 1525 Pine Street will be provided. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting.

Virtual Tour – The Grubstake owners have used a virtual reality technology implemented by Matterport Technology to create a lasting 3D tour of the space that will be made available on the restaurant's website. https://matterport.com/industries/. The owners have worked directly with Matterport to conduct this state-of-the-art exhibit.

14869959.1

Features on Existing Grubstake Restaurant Which Will be Incorporated into the New Grubstake Restaurant Space

1. Salvage, restore and reinstall portions of the mural and wood framing which includes (under the direction of original artist Jason Phillips) the following:
   - Cleaning surfaces
   - Removal of graffiti
   - Re-adhering and consolidating paint
   - Filling cracks
   - Color integration
   - Applying protective clear coating
2. Replicate red vinyl booth seating
3. Replicate train car façade
4. Replicate vaulted, curved ceiling
5. Reuse light box signage and neon lights
6. Replicate wooden bar
7. Reuse or replicate decorative lights and side globe lights
8. Retain or replicate tile floor, chrome accents, linear counter and backless stools
9. Attempt to retain "windows" separating original space from newer space
10. Retain menu style
11. Condiments and silverware will remain the same with some enhancements
12. Retain most liked traditional dishes
13. Commit to applying for late night hours (potentially up to 4:00 a.m.) in the conditional use application and extended hours with the entertainment commission and will attempt to operate during those hours
14. Pop-up dining during construction
15. Will use good faith efforts to keep existing staff (who are in good standing with the restaurant ownership) employed in the new restaurant.

14869959.1

Architectural Resources Group

Memorandum

To: Nick Pigott
Managing Partner
Pine Street Development

Project: Grubstake
ARG Project No:
Date: May 24, 2018
Via: Email
From: Lisa Iergovich

Re: 1525 Pine Street, Grubstake Diner

Background
Architectural Resources Group (ARG) was retained by Pine Street Development to provide historic preservation consulting for Grubstake Diner, located at 1525 Pine Street in San Francisco. There are plans to demolish the existing building and develop the site as a seven story mixed use building. The existing restaurant will be relocated in the new building on the ground floor and second floor mezzanine. ARG was asked to provide feedback regarding the feasibility of incorporating existing features of the restaurant into the new construction.

Assessment
ARG representatives visited the site on April 3 and again on April 17 to survey existing materials. The original lunch wagon structure at 1525 Pine Street has features commonly characteristic of the building type that are still intact:
- Small rectilinear layout
- Simple linear single-story massing
- Curved roofline
- Prominent signage
- Metal sash perimeter windows
- Decorative glazing
- Interior layout defined by lunch counter with limited seating

Alterations to the original lunch wagon structure include:
- Replacement of original linear counter with angled wood counter
- Removal of glazing at eastern windows
- Replacement of fixed stools with freestanding stools

Features of interest in the 1975 addition include the murals, which were painted by Jason Philips in 1976. The murals cover the length of the east wall and are painted directly on ½" sheet rock over a layer of thick fuscia pink paint.

Recommendations
1. Photo Documentation – Prior to demolition, the subject property, materials, and surrounding context be photographed in accordance with Historic American Building Survey (HABS) standards. Photograph views shall include (a) contextual views; (b) views of each side of the building and interior views, where possible; (c) oblique views of the building; and (d) detail views of character-defining features.

2. Historic Resource Interpretation – Provide a permanent display of interpretive materials concerning the history and significance of 1525 Pine Street. The historic interpretation shall be supervised by a preservation architect and architectural historian and conducted in consultation with an exhibit designer. The interpretive materials shall be placed in a prominent public setting in the new building or in another appropriate public setting like a community center.

   One option for interpretation is salvaging select architectural features for reuse or replication in the new building. Design considerations include:
   - Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street. Locating the "lunch wagon" on the ground floor is preferable.
   - Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.
   - Replicate metal barrel vault ceiling to create a sense of enclosure.
   - Define the interior/exterior relationship of the "lunch wagon" using windows.
   - Reuse existing windows including green colored toplites where possible. The windows are in good to fair condition and can be restored.
   - Reuse or replicate side globe lights.
   - Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
   - Salvage, restore, and reinstall murals. Should all the panels not be needed, select murals, like the southernmost "San Francisco" mural, can be salvaged. Contact artist regarding permissions for relocation and potential restoration of murals. Removal would include protecting the murals before cutting out the sheet rock.

Architectural Resources Group

March 20, 2019

Summary of Grubstake Redesign

In April 2018, Architectural Resources Group (ARG) was retained by Pine Street Development to survey the Grubstake Diner at 1525 Pine Street and make recommendations regarding architectural features that could be salvaged for reuse or replicated in the new development. In October, ARG was asked to provide design consultation services to identify opportunities for better incorporating these features into the design. Below is list of ARG's eight recommendations, and detail about how the design was adapted to address them.

1. Incorporate the lunch wagon in a way that respects the original footprint, orientation, and relationship to the street.



Original: The original design had the arched lunch wagon façade located on the second floor. The façade was at an angle to the property line and did not match the existing footprint.

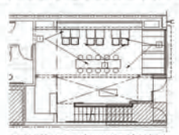


Revised: The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.

2. Match the existing scale and proportion of original wagon as closely as possible. The limits of the "lunch wagon" can be defined by physical barriers, such as windows, or change in material, such as floor finish.



Original: The scale of the lunch wagon is not clearly defined on the interior.



Revised: The scale and proportion of the lunch wagon matches existing and is defined on the interior with changes in finish and ceiling height.

3. Replicate metal barrel vault ceiling to create a sense of enclosure.
4. Reuse or replicate side globe lights.
5. Retain or recreate characteristic diner features such as the tile floor, linear counter, and backless stools.
6. Define the interior/exterior relationship of the lunch wagon using windows.



Original: The barrel vault ceiling is not symmetrically defined. The globe lights are inconsistently placed and located on walls outside the barrel vault. The lunch wagon is not defined by unique finishes or colors.



Revised: The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.

7. Reuse existing windows including green colored toplites where possible.



Original: New windows had a similar style to existing but did not match in size or location.



Revised: Existing windows including green toplites are being salvaged for reinstallation in the lunch wagon façade.

8. Salvage, restore, and reinstall murals.



Original: Murals were salvaged for reinstallation throughout the restaurant space.



Revised: Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.

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RENEWAL 08/31/2021
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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GRUBSTAKE PROJECT FEATURES

DATE	04/20/2021
SCALE	12" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

G6.01

SFDBI PERMIT APPLICATION NUMBER:
2018-0208-0768

22 RAMP @ SECONDARY EXTERIOR DOOR (DWELLING UNITS ONLY)

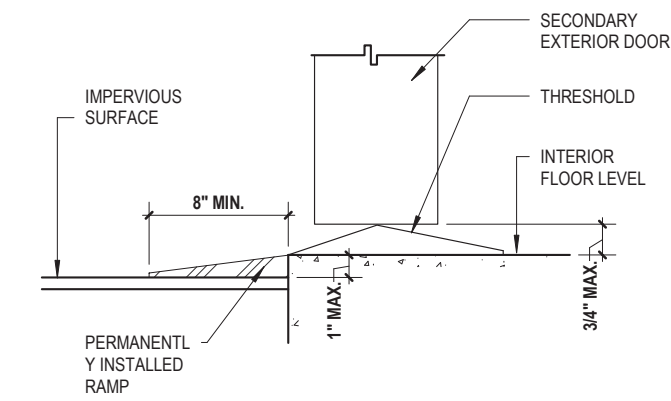


FIGURE 11A-8K

21 THRESHOLDS

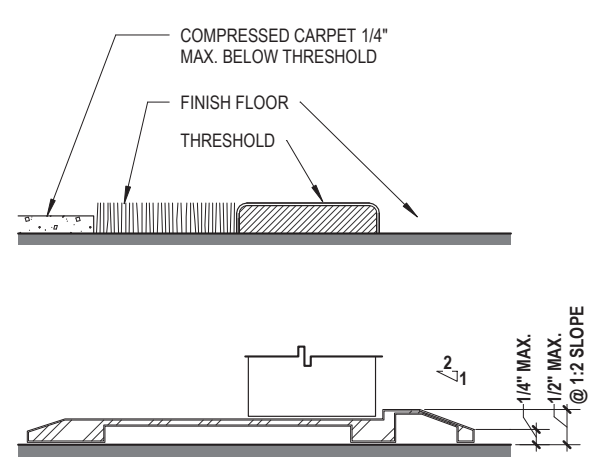
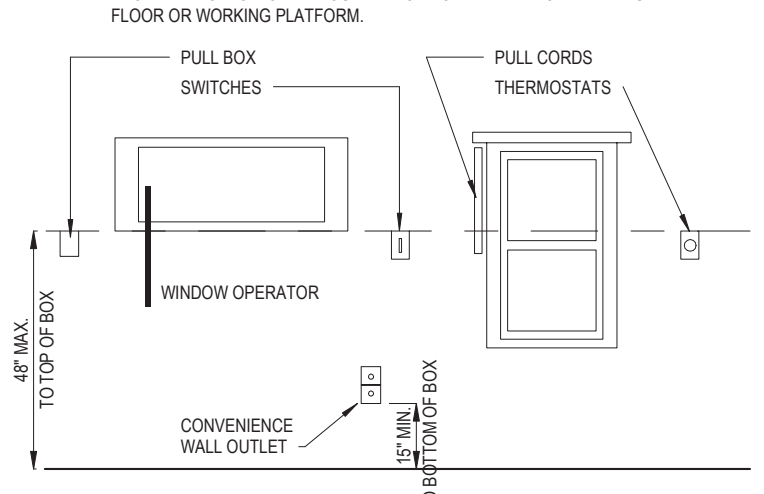


FIGURE 11A-8I

20 CONTROLS, SWITCHES & OUTLETS - HEIGHTS

CONTROLS AND OPERATING MECHANICAMS FOR WINDOWS AND ACCESSORES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.



19 ADJACENT BATHROOM FIXTURE CLEARANCES (DWELLING UNITS ONLY)

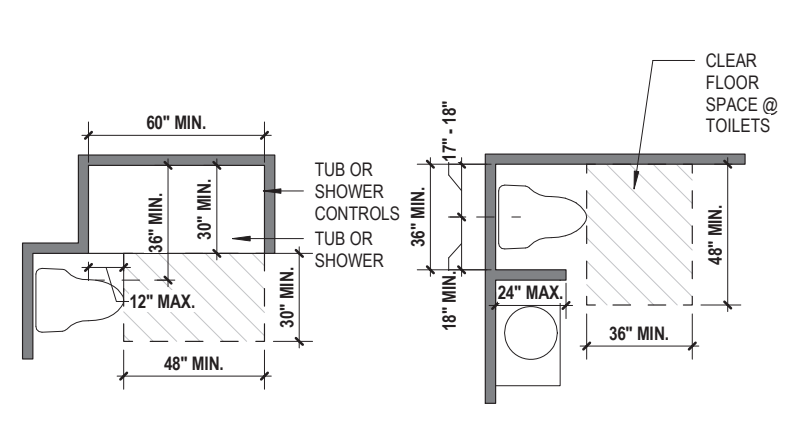


FIGURE 11A-9L & 9M

18 KNEE AND TOE SPACE

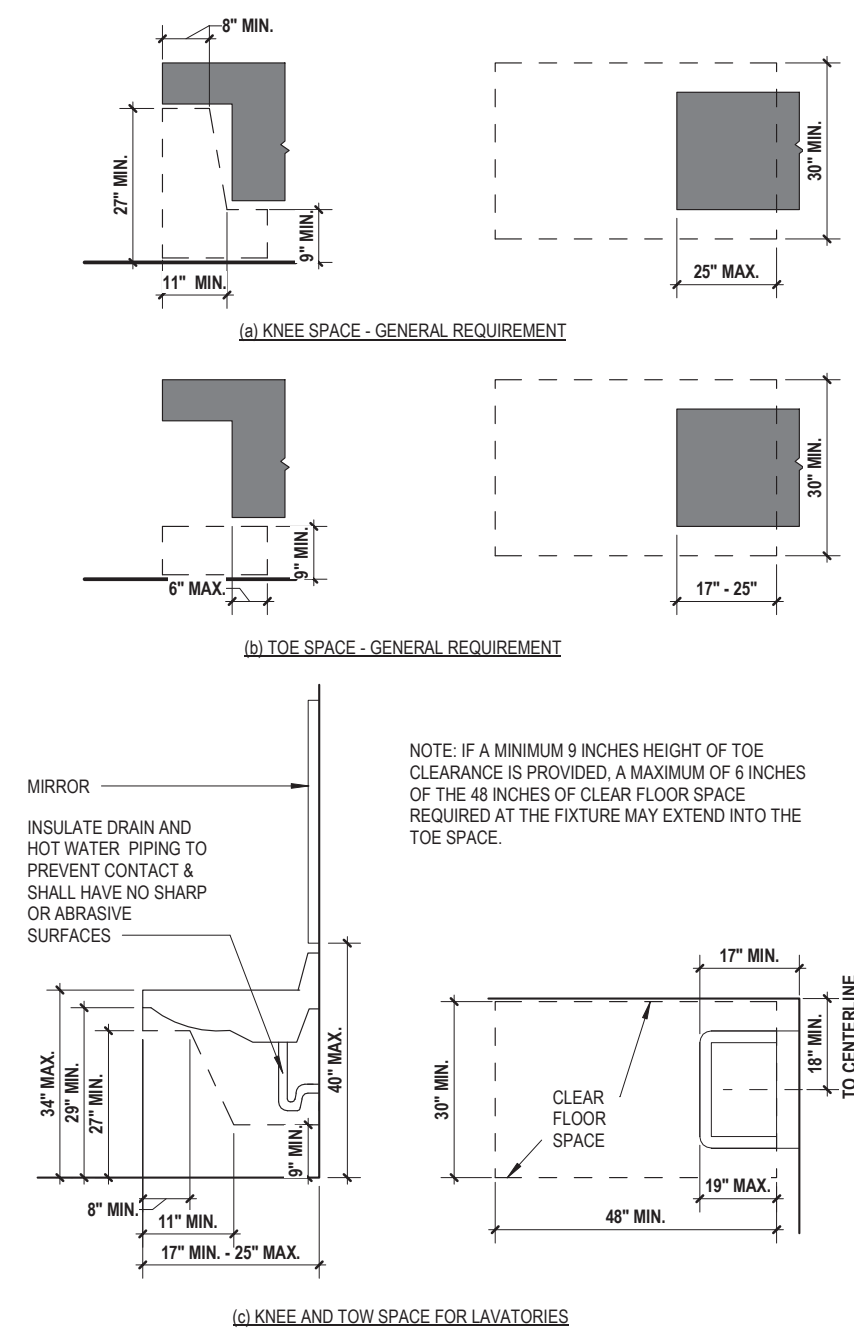


FIGURE 11A-9D

17 WHEEL CHAIR TURNING SPACE

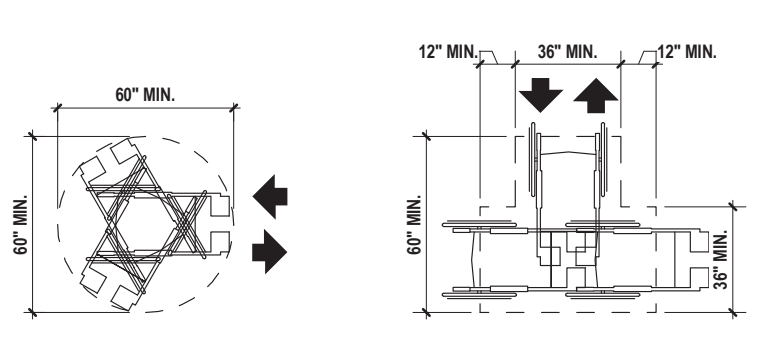
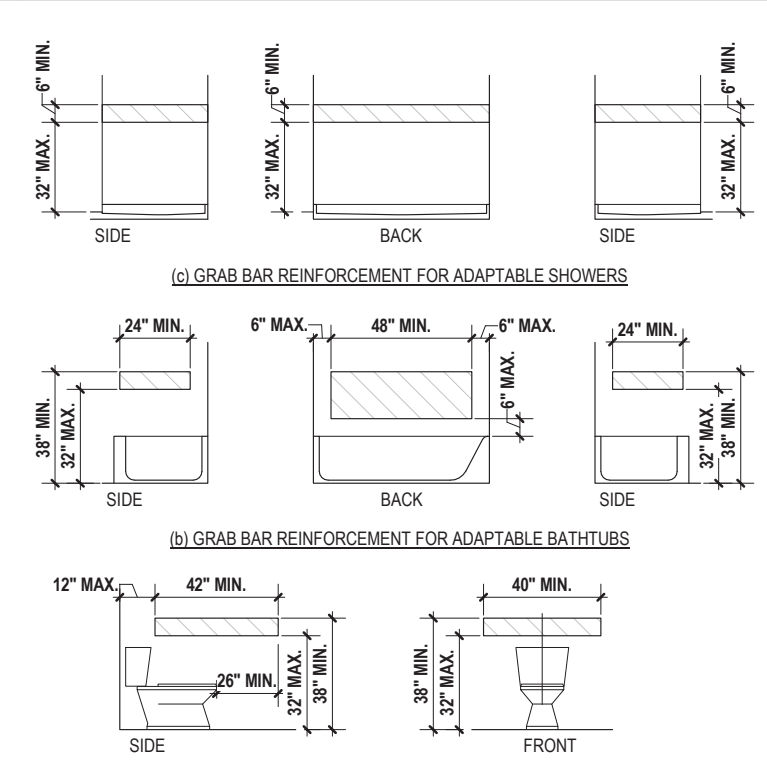


FIGURE 11A-1D

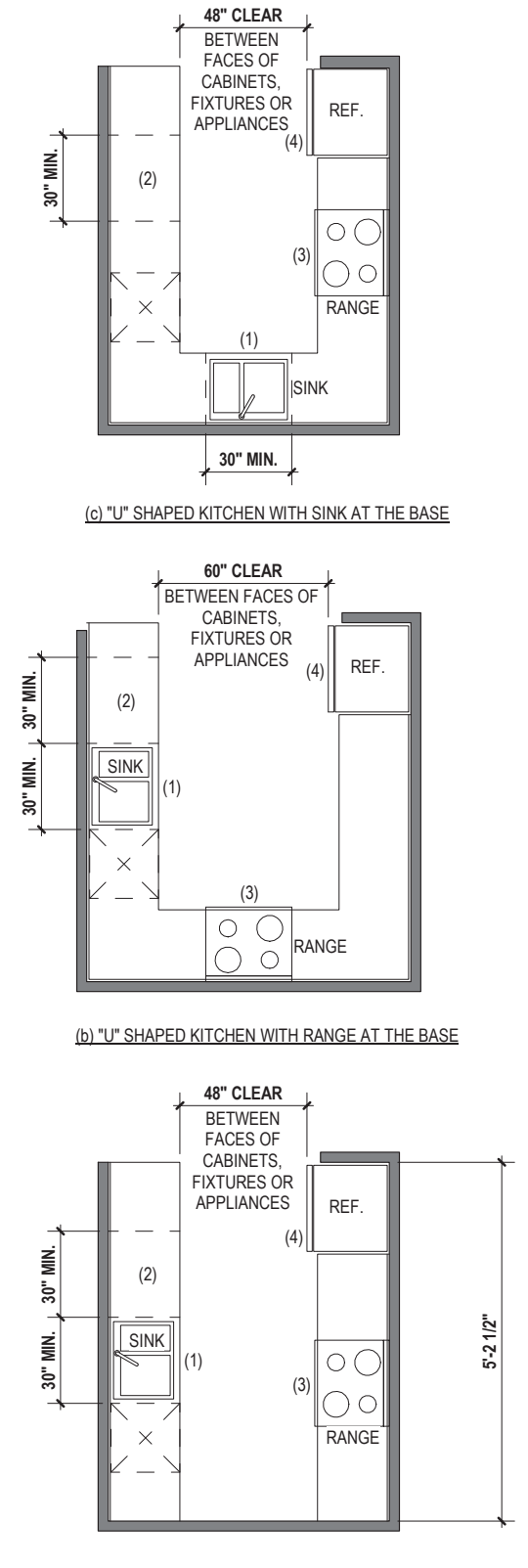
16 WATER CLOSETS / WHEEL CHAIR TURNING SPACE (DWELLING UNITS ONLY)



NOTE: THE LOCATIONS OF REINFORCED AREAS (SHOWN SHADED) FOR FUTURE INSTALLATION OF GRAB BARS; ALL BATHS TO HAVE REINFORCED AREAS AT PLUMBING FIXTURES

FIGURE 11A-9G

15 KITCHEN SPECIFICATIONS (DWELLING UNITS ONLY)



NOTES:
1. 30-INCH MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH THE SINK; 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
2. 30-INCH MINIMUM COUNTERTOP FOR WORK SURFACE WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH; 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL OR FORWARD APPROACH.
3. 30" x 48" MINIMUM CLEAR FLOOR SPACE TO ALLOW PARALLEL APPROACH AT RANGE OR COOKTOP.
4. 30" x 48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OR OTHER APPLIANCES TO ALLOW PARALLEL OR FORWARD APPROACH.

FIGURE 11A-10A

14 MANEUVERING CLEARANCE @ SWINGING DOORS (PUBLIC / COMMON USE AREAS)

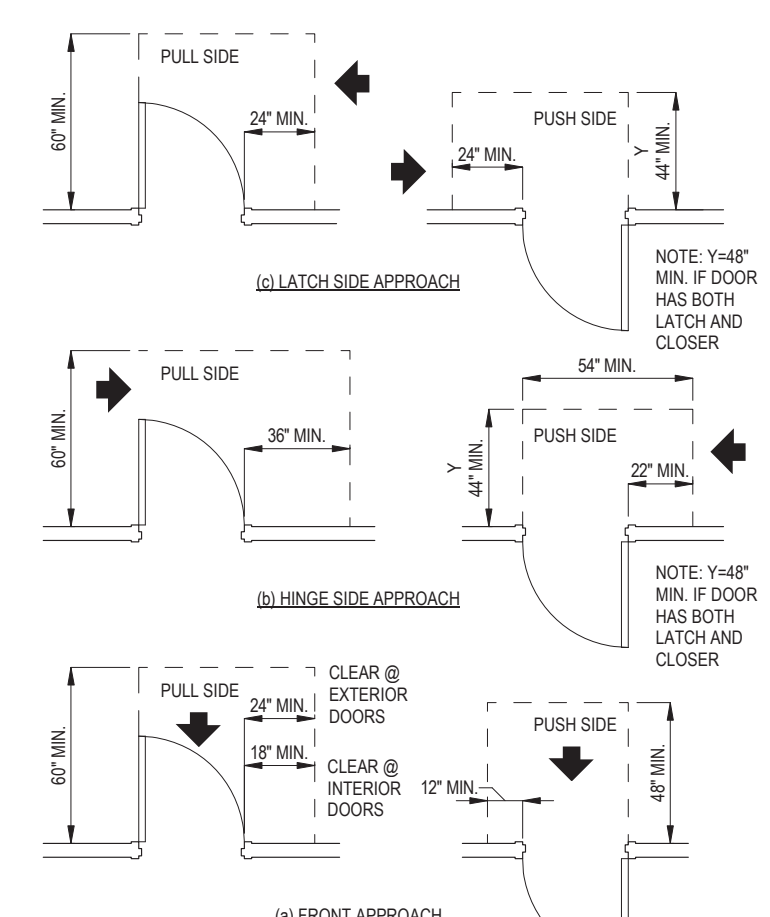


FIGURE 11A-8A

13 MANEUVERING CLEARANCES AT SLIDING DOORS (PUBLIC / COMMON USE AREAS)

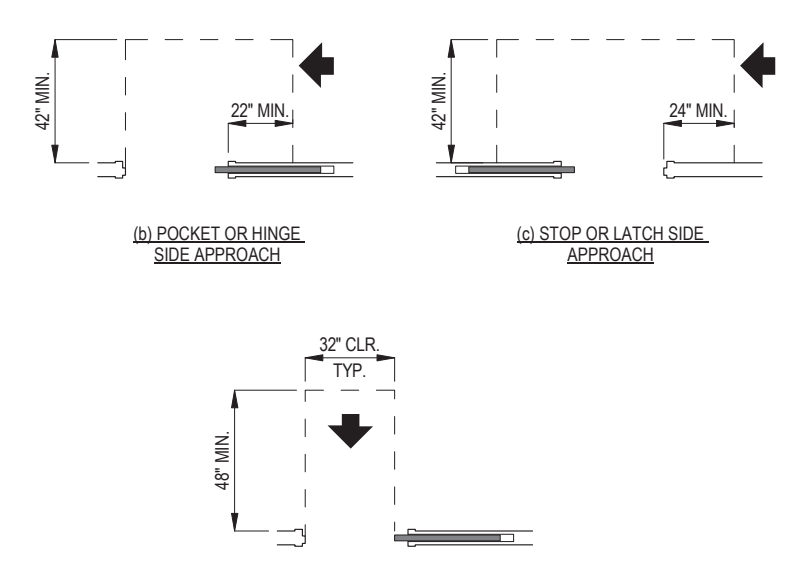


FIGURE 11A-8B

12 MANEUVERING CLEARANCES AT RECESSED DOORS

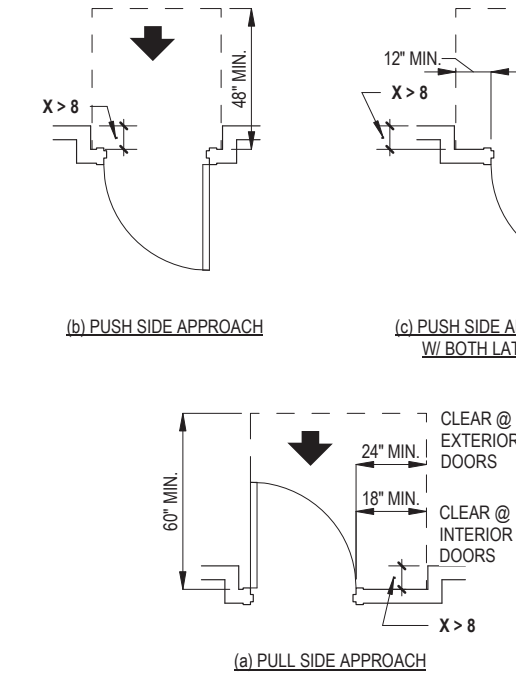
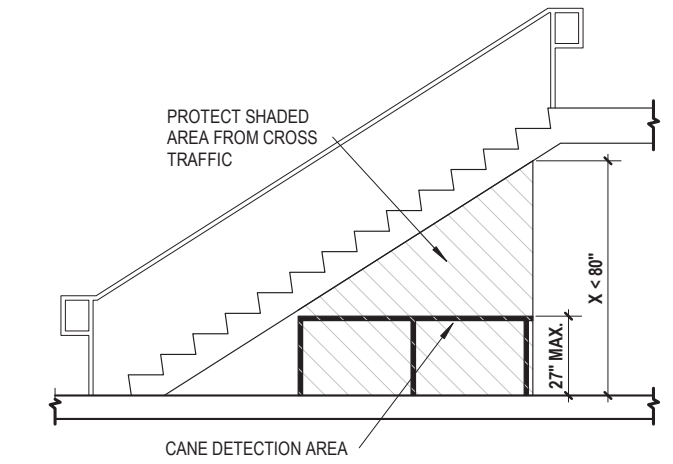


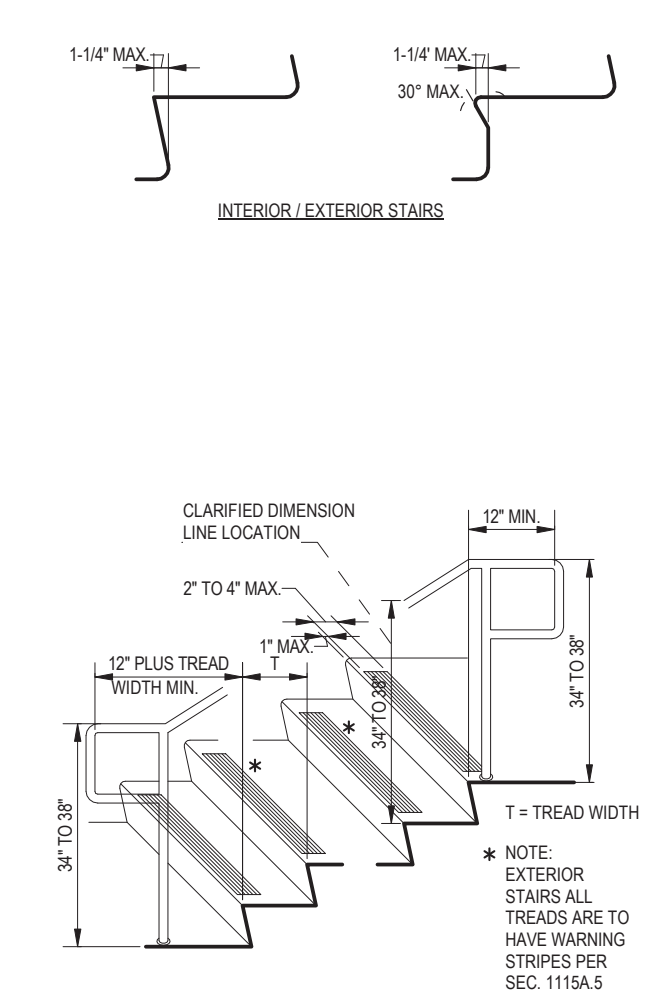
FIGURE 11A-8C

11 VERTICAL CLEARANCE



SECTION 1125A.2

10 WARNING STRIPING AND HANDRAIL EXTENSIONS (PUBLIC/ COMMON USE AREAS)



FIGURES 1115A.4 AND 1123A.4

9 HANDRAILS

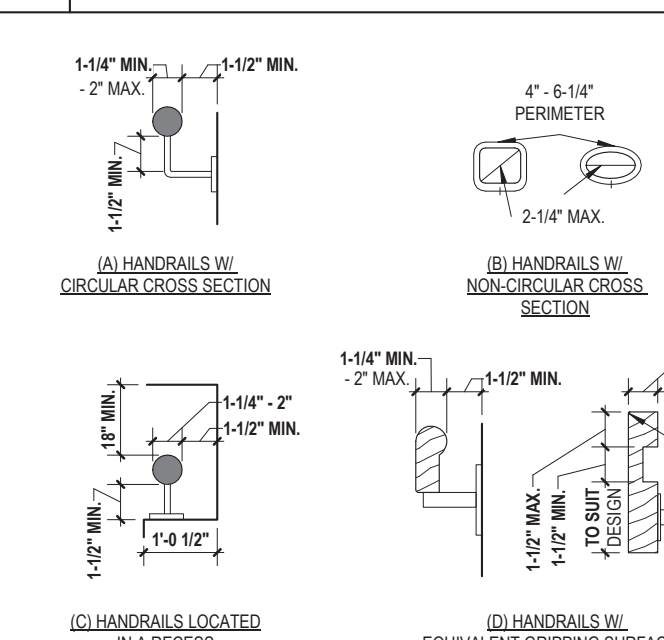
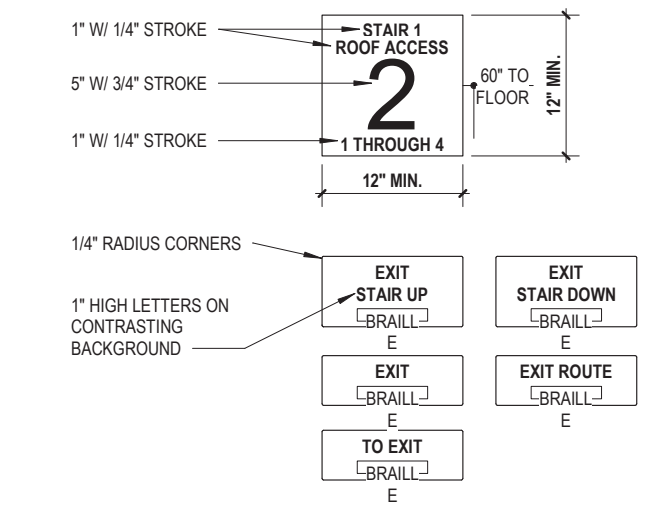


FIGURE 11A-6B

8 IDENTIFICATION SIGNS

IDENTIFICATION SIGNS TO COMPLY WITH CBC SECTIONS 1013 & 1143A:
- RAISED ARABIC NUMERAL + CORRESPONDING GRADE II BARILLE
- IDENTIFIES STAIRWAY LOCATION, FLOOR LEVEL NUMBER AND UPPER AND LOWER TERMINUS OF STAIRWAY
- INSTALL ON WALL ADJACENT TO LATCH SIDE OF DOOR
- CONTRASTING CHARACTERS WITH THEIR BACKGROUND ON NON-GLARE SURFACE



CBC SECTION 1013 & 1143A

7 HOISTWAY AND ELEVATOR ENTRANCES

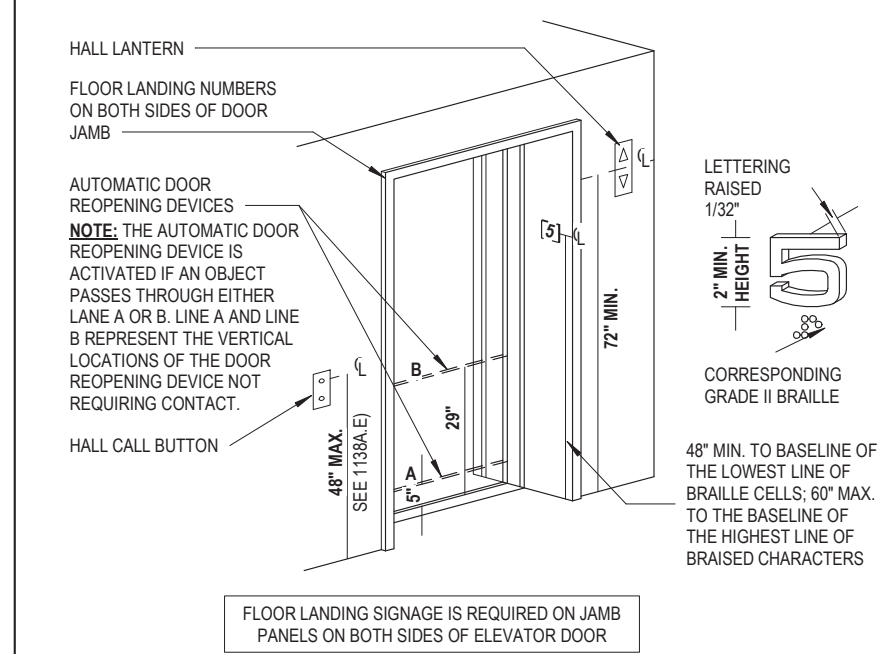


FIGURE 11A-7C

6 RAMPS

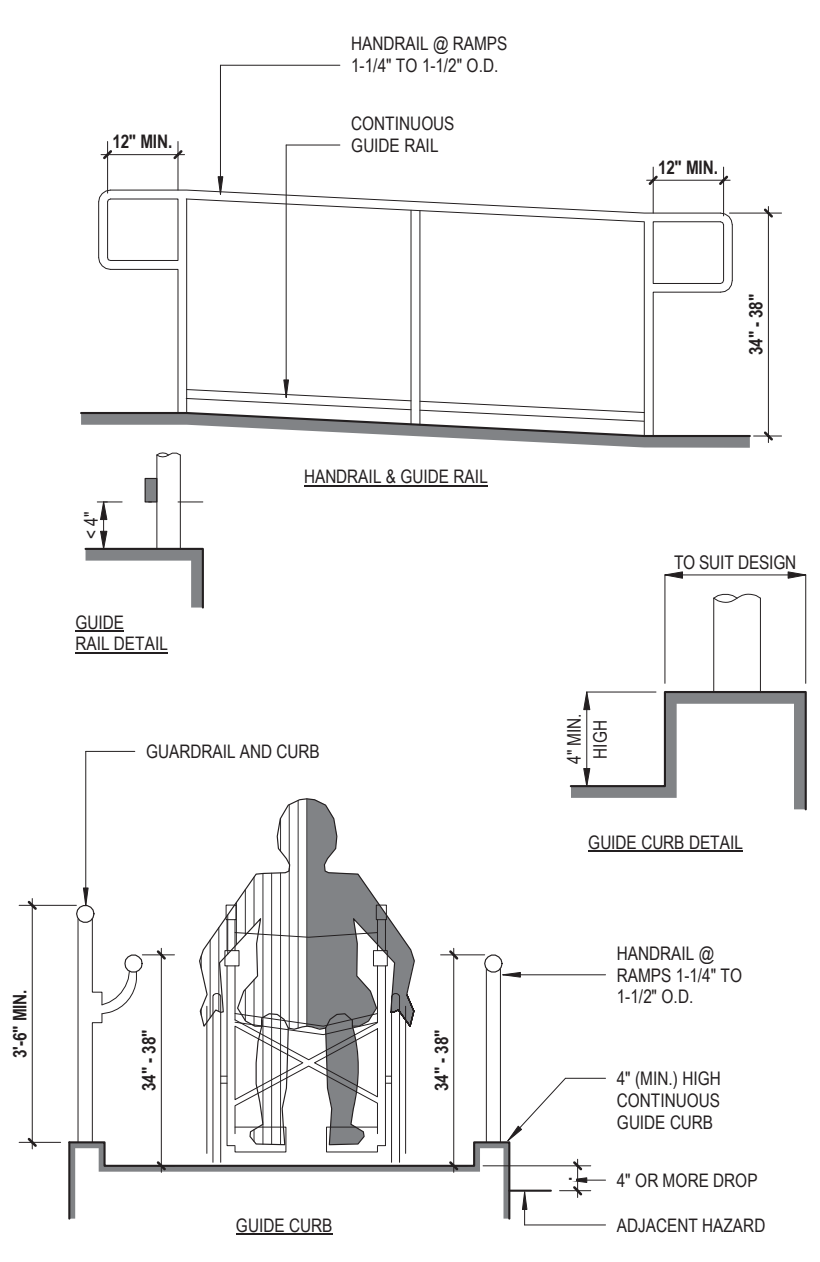
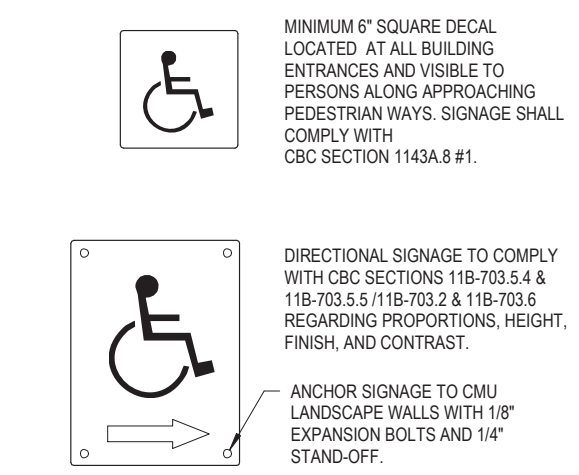
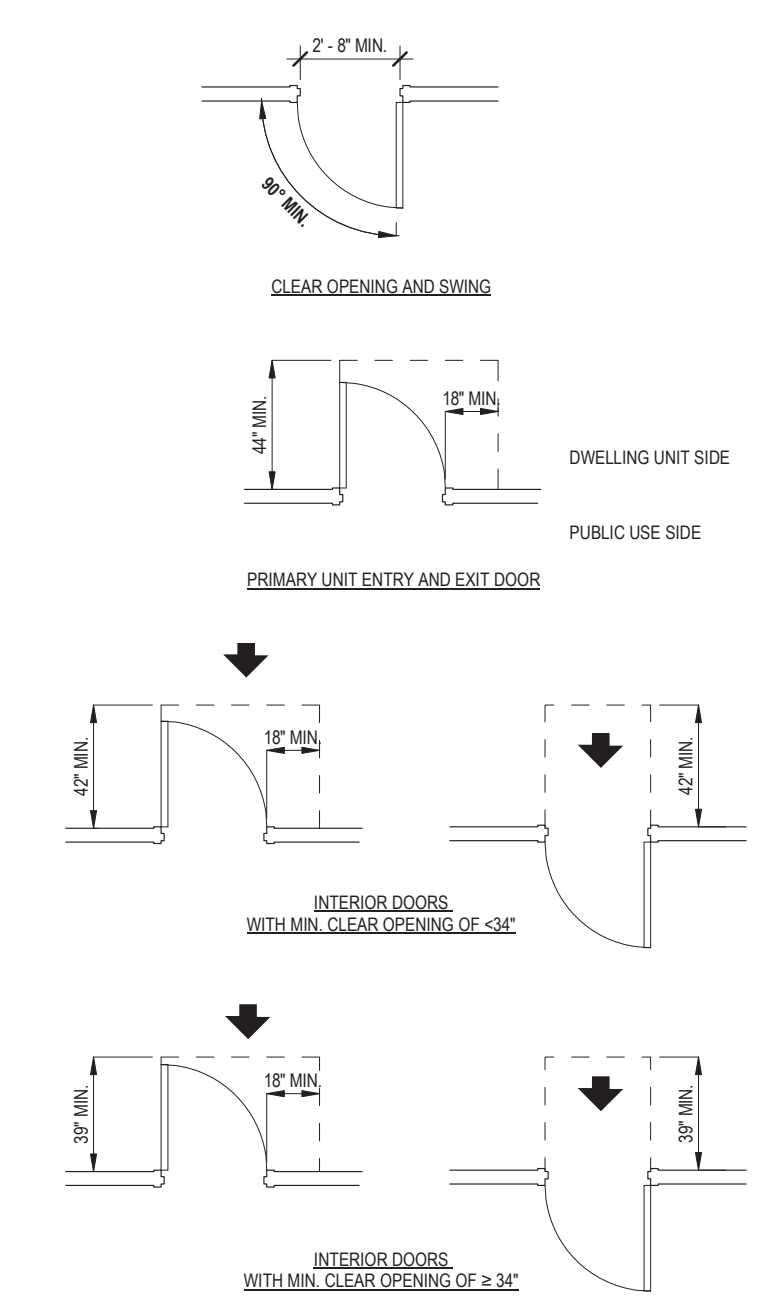


FIGURE 11A-5A

4 ACCESSIBILITY SIGNAGE



2 MANEUVERING CLEARANCE @ SWINGING DOORS (DWELLING UNITS ONLY)



SECTION 1132A

1 ACCESSIBLE PARKING STALLS

NOTES:
1. WHEN ONLY ONE ACCESSIBLE SPACE IS PROVIDED, THE ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE PARKING STALL.
2. SLOPE OF PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.

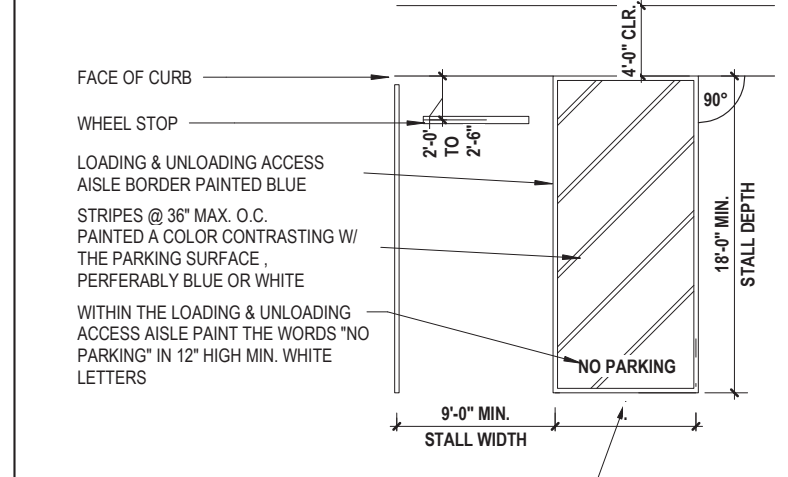


FIGURE 11A-2A & 2C

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BLOCK 0667 / LOT 020
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PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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GENERAL ACCESSIBILITY REQUIREMENTS

DATE	04/20/2021
SCALE	1/2" = 1'-0"
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CHECKED BY	Checker
JOB NO.	1914

G9.00

DBI PERMIT APPLICATION NUMBER: 2018-0208-0768

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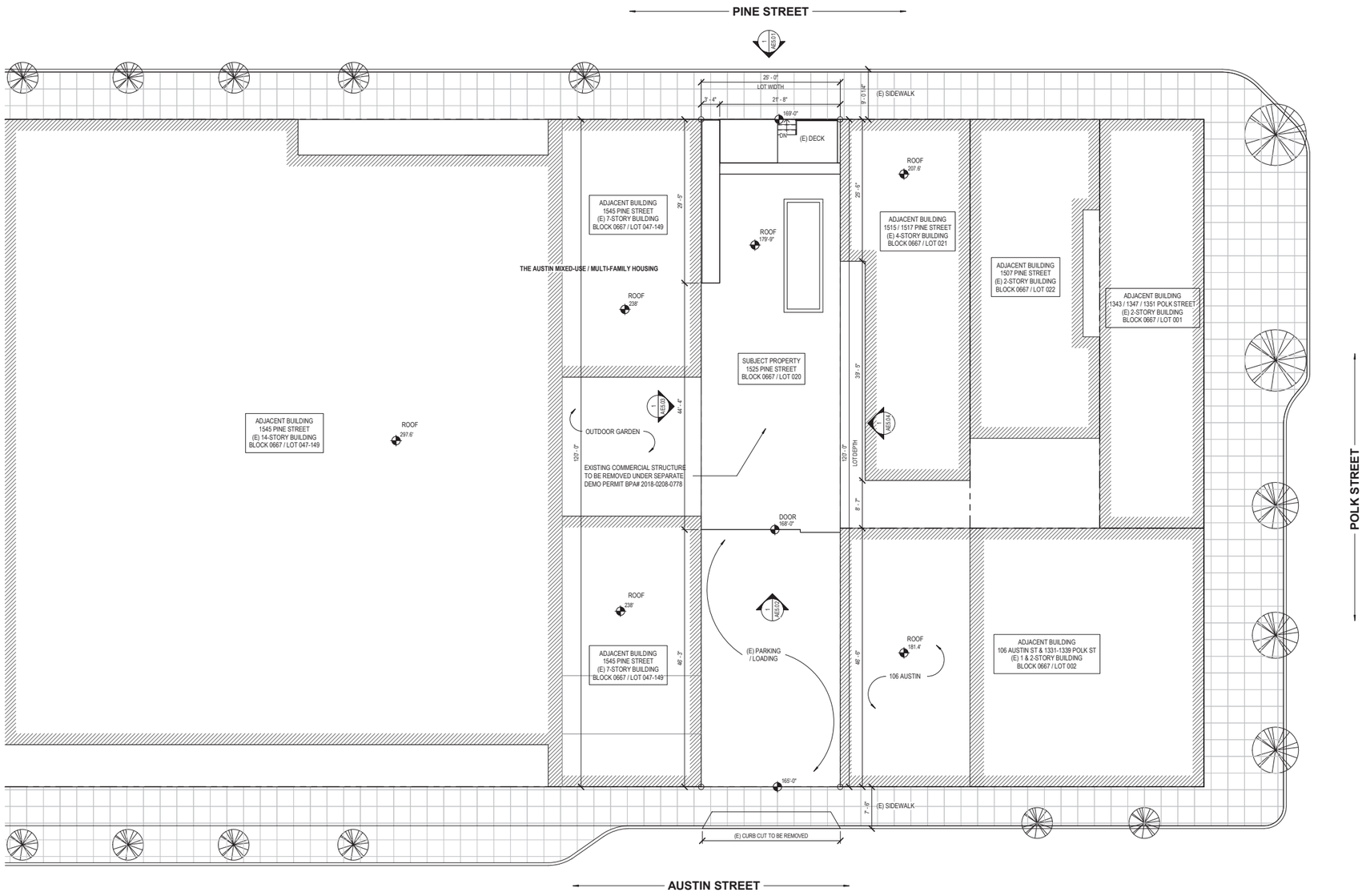

1 EXISTING SITE PLAN
1/8" = 1'-0"

4' 0' 4' 8' 16'

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EXISTING SITE PLAN

DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
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JOB NO.	1914

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2018-0208-0768
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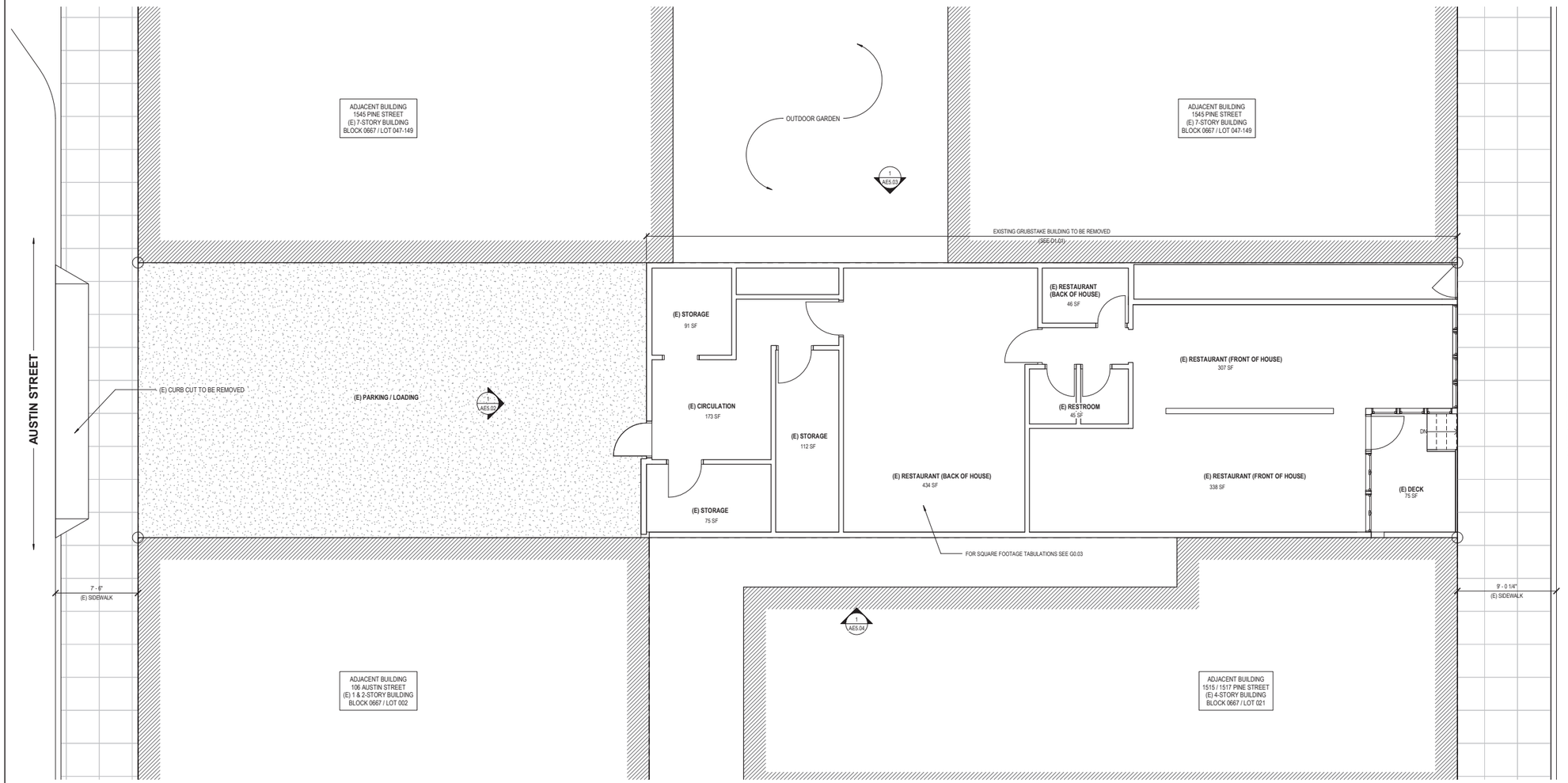

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

2' 0' 2' 4' 6' 8'

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EXISTING FLOOR PLAN

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
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JOB NO.	1914

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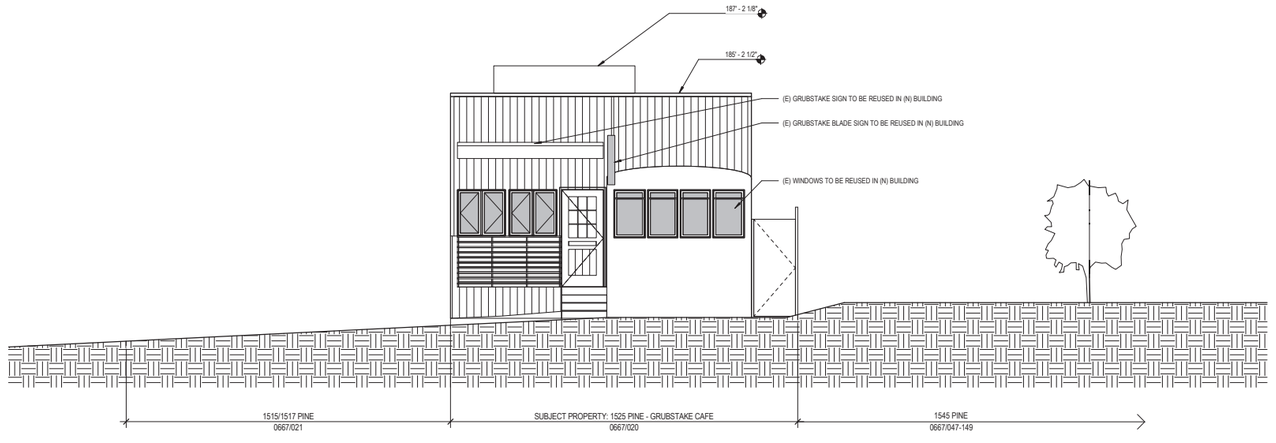
2018-0208-0768
DBI PERMIT APPLICATION NUMBER:



1 PINE ST. (NORTH) ELEVATION - EXISTING
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

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EXISTING EXTERIOR ELEVATION - NORTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
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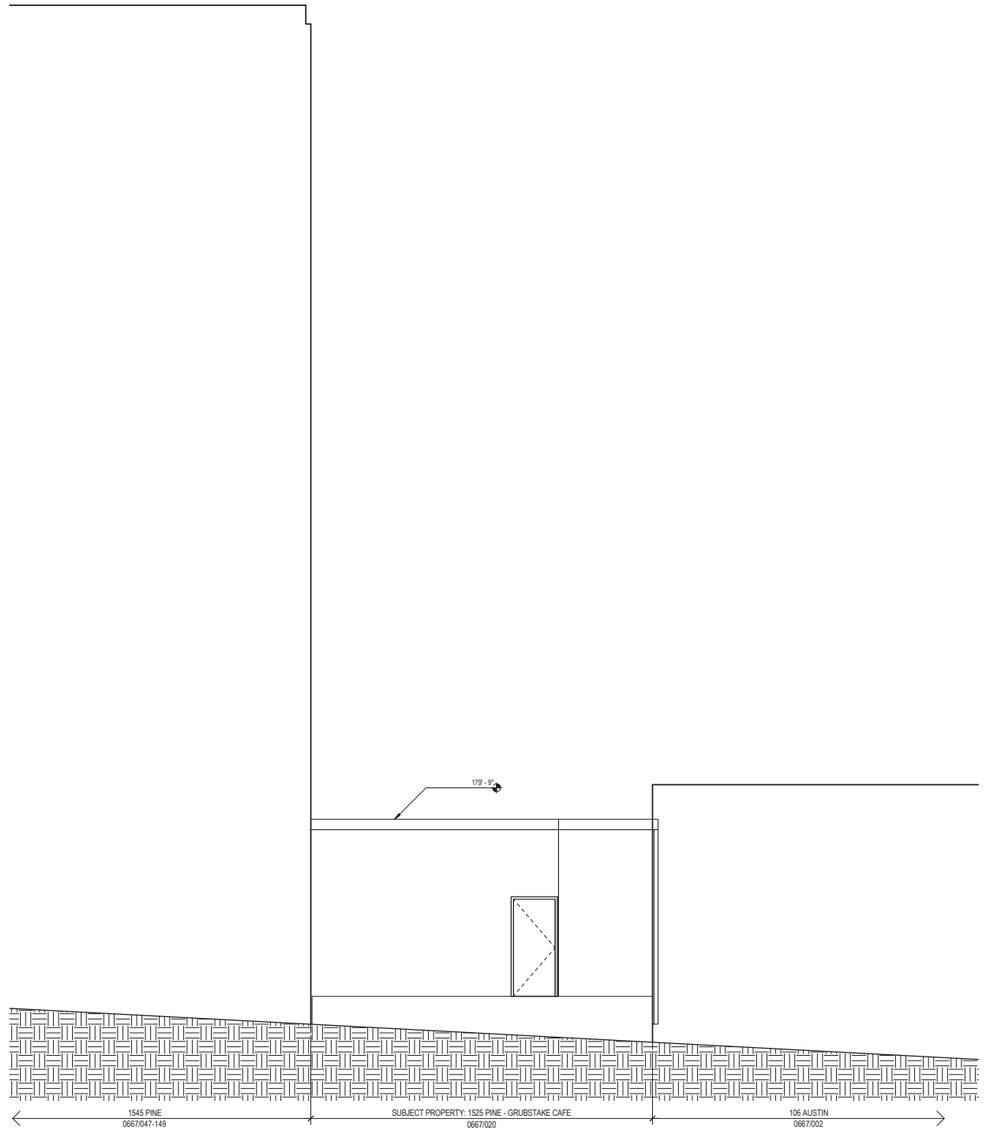
JOB NO.	1914

AE5.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 AUSTIN ST. (SOUTH) ELEVATION - EXISTING
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

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EXISTING EXTERIOR ELEVATION - SOUTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
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JOB NO.	1914

AE5.02

2018-0208-0768
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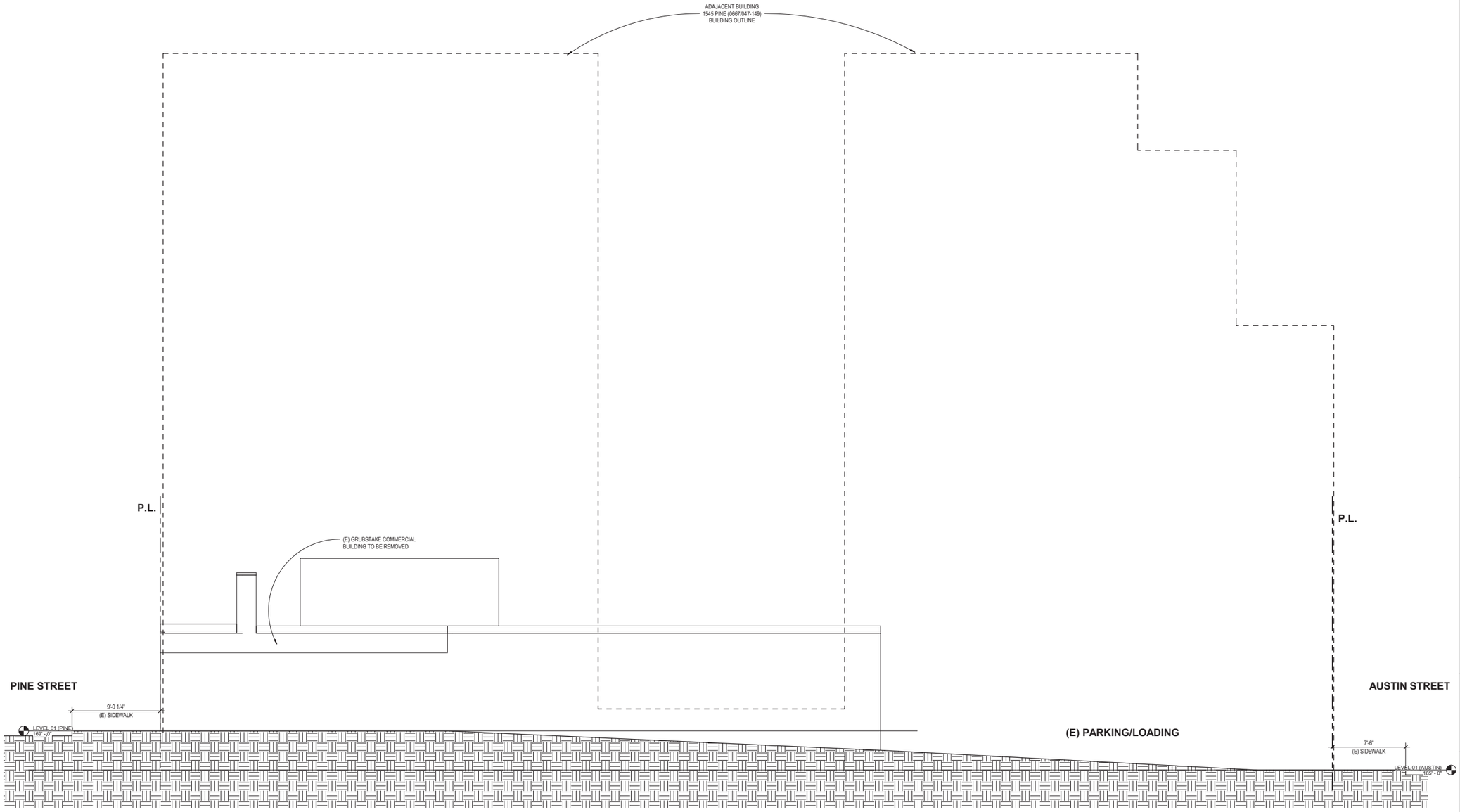

1 EXISTING ELEVATION - WEST
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BPA# 2018-0208-0778

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EXISTING EXTERIOR ELEVATION - WEST

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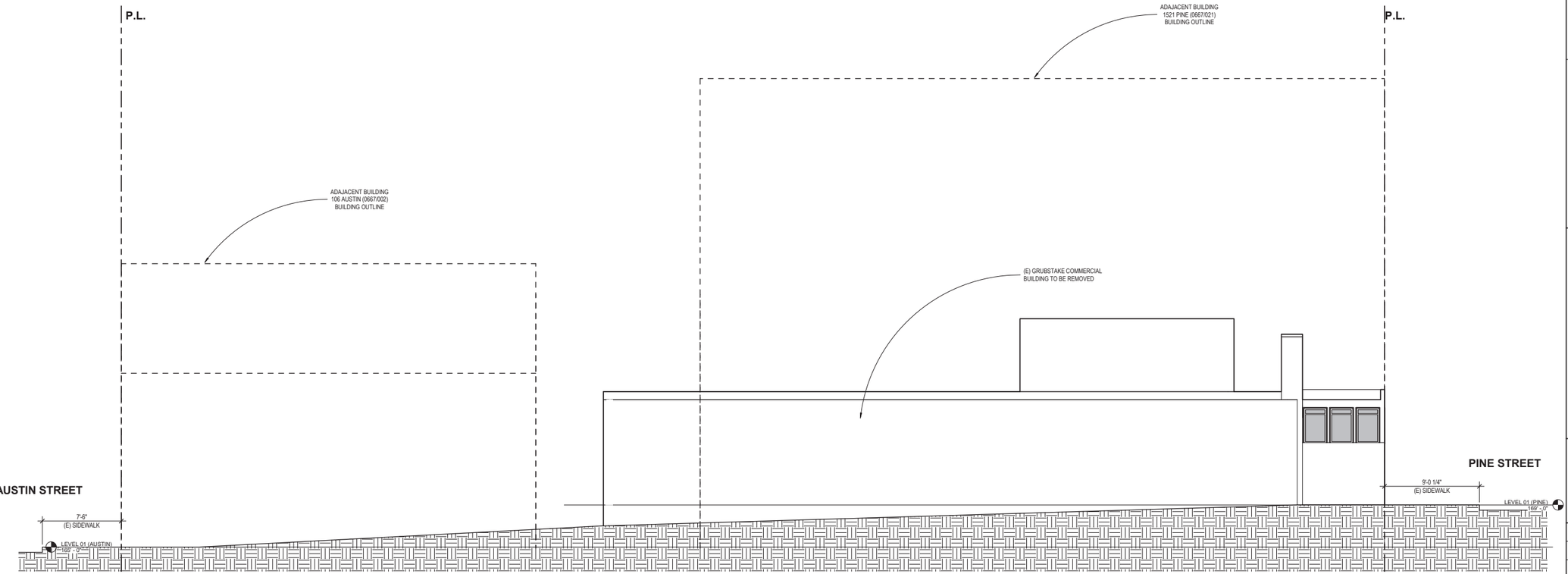
JOB NO.	1914

AE5.03

DBI PERMIT APPLICATION NUMBER:
2018-0208-0768



1 EXISTING ELEVATION - EAST
1/4" = 1'-0"

EXISTING STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT BP# 2018-0208-0778

kerman morris architects LLP
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94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
3-31-22
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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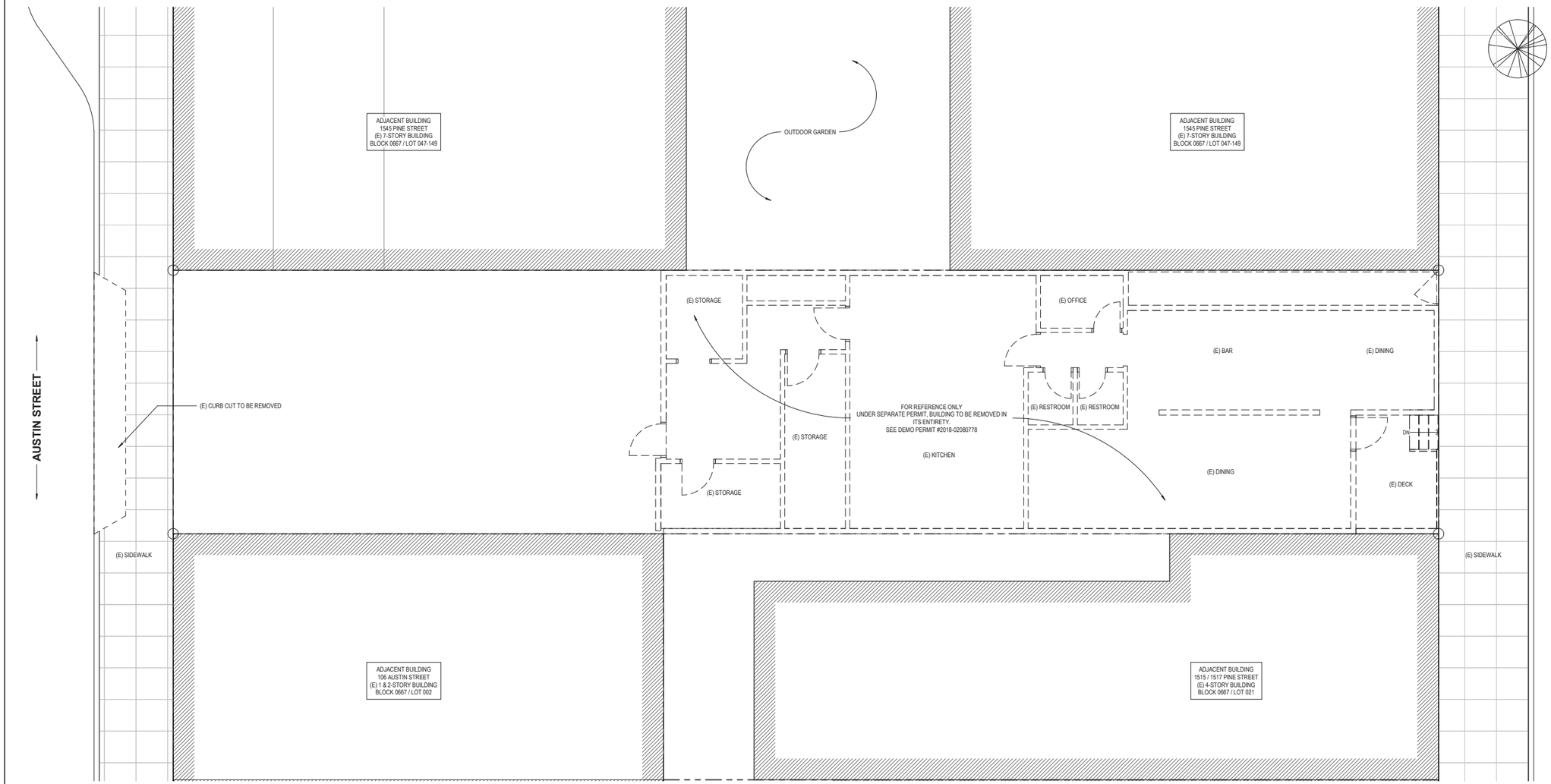
EXISTING EXTERIOR ELEVATION - EAST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

AE5.04

2018-0208-0768
SBI PERMIT APPLICATION NUMBER:



1 DEMO PLAN L01 - FOR REFERENCE ONLY
1/4" = 1'-0"

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

2' 0' 2' 4' 6' 8'

kerman morris architects LLP
139 Noe Street
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94114
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Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
3-31-22
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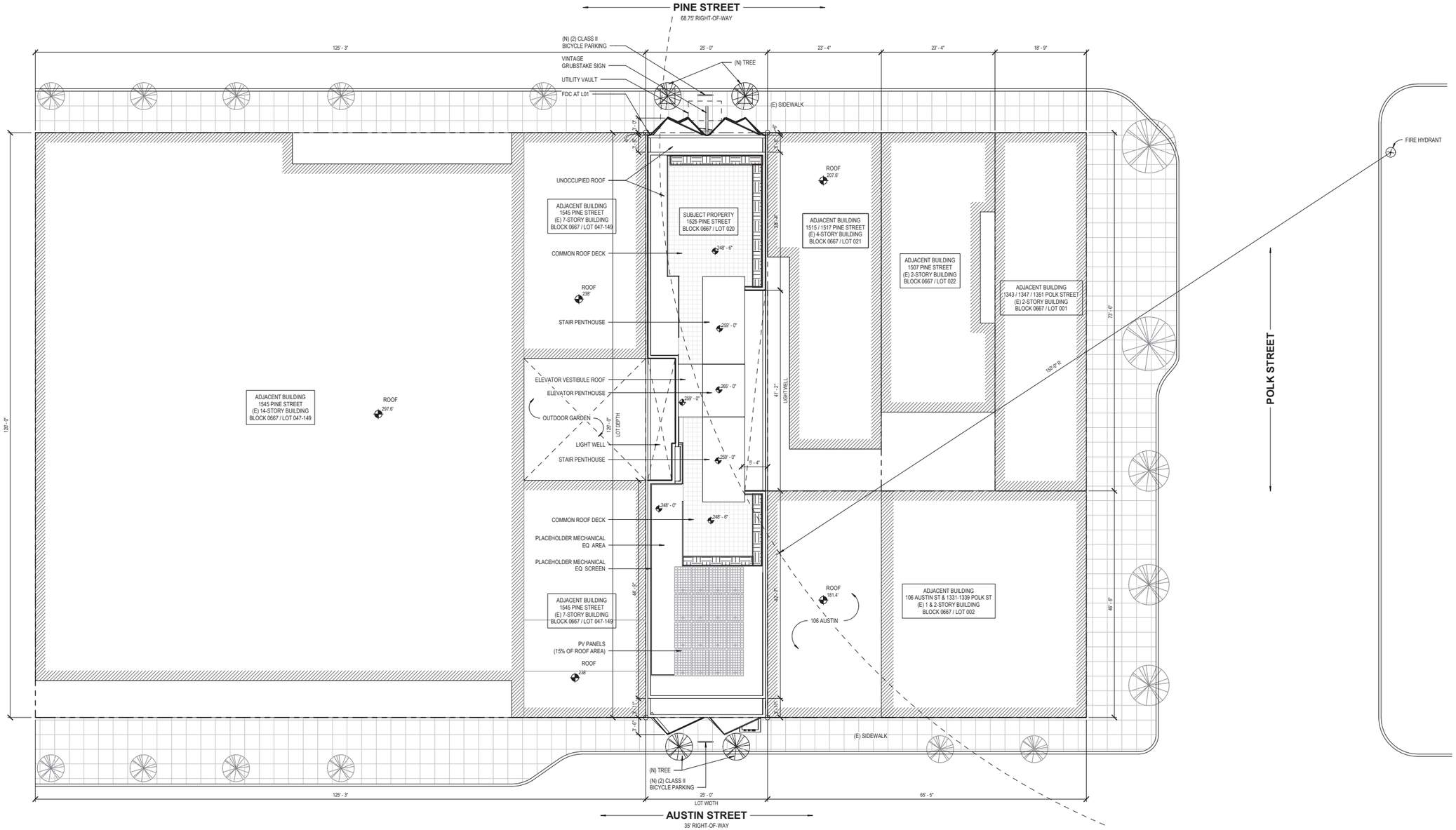
DEMOLITION SITE PLAN

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

D1.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 PROPOSED SITE PLAN - ROOF
1/8" = 1'-0"

4' 0' 4' 8' 16'

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LICENSED ARCHITECT
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STATE OF CALIFORNIA

1525 PINE

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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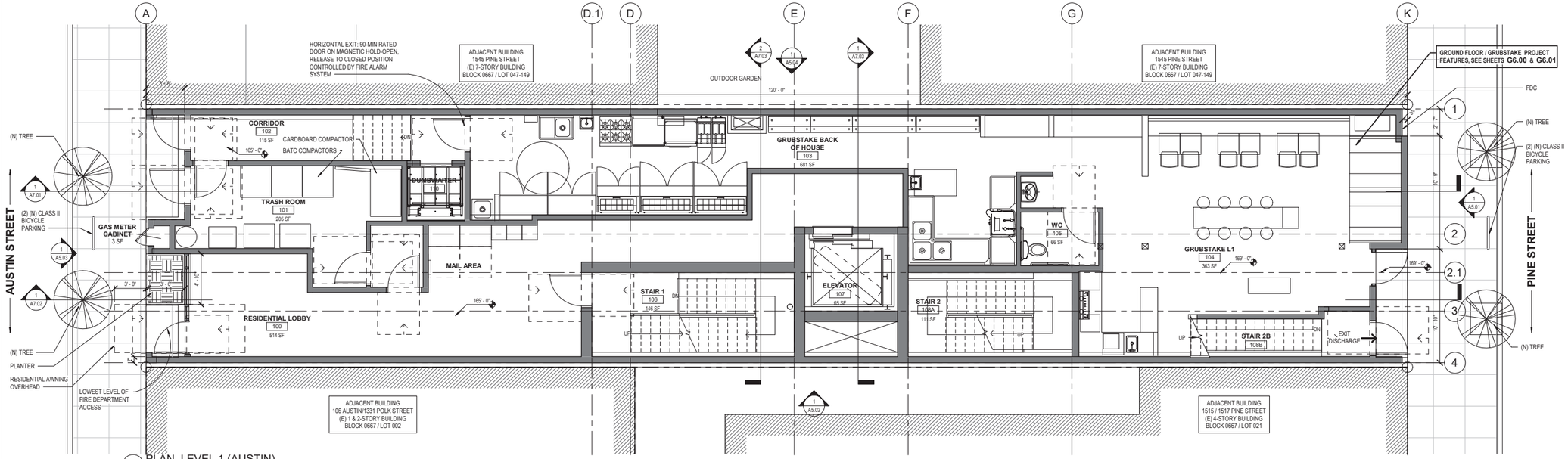
PROPOSED SITE PLAN

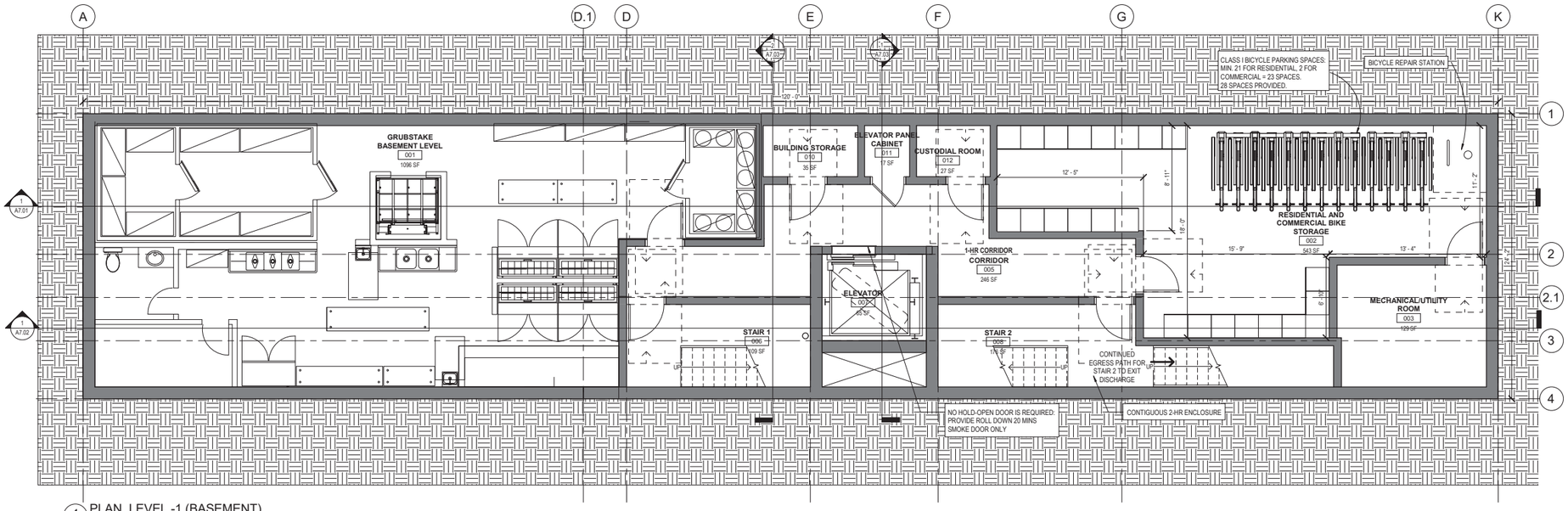
DATE	04/20/2021
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A1.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 1 (AUSTIN)
1/4" = 1'-0"



1 PLAN_LEVEL -1 (BASEMENT)
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVID KERMAN C-24585 RENEWAL 08-31-21 STATE OF CALIFORNIA

1525 PINE

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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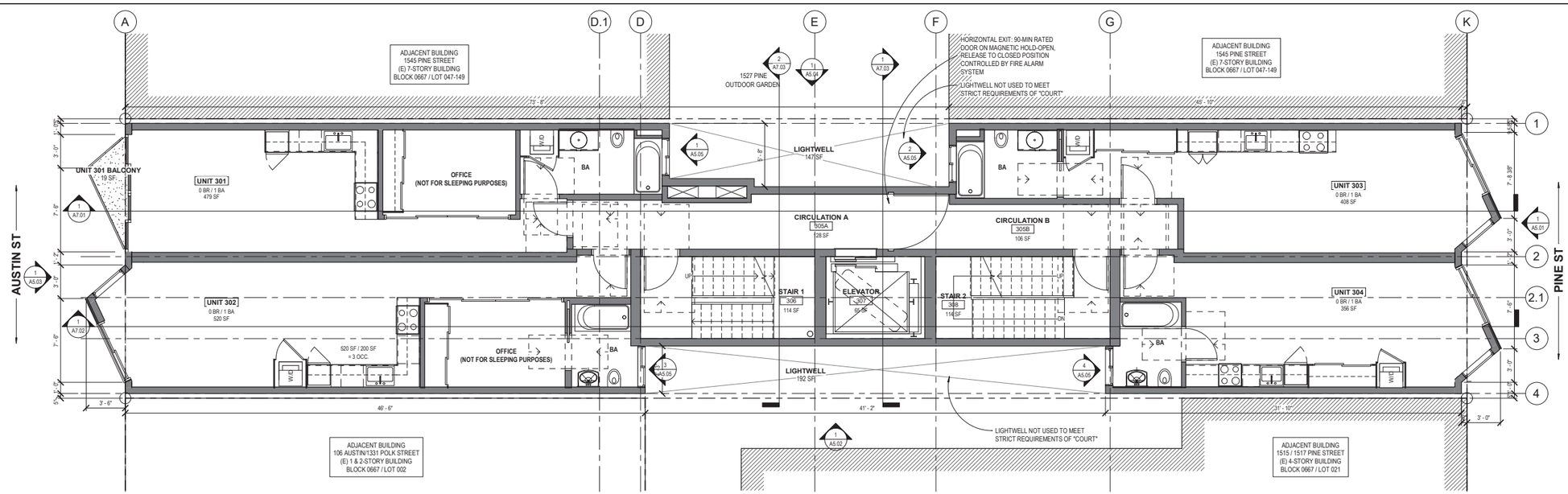
FLOOR PLANS, BASEMENT - LEVEL 1

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

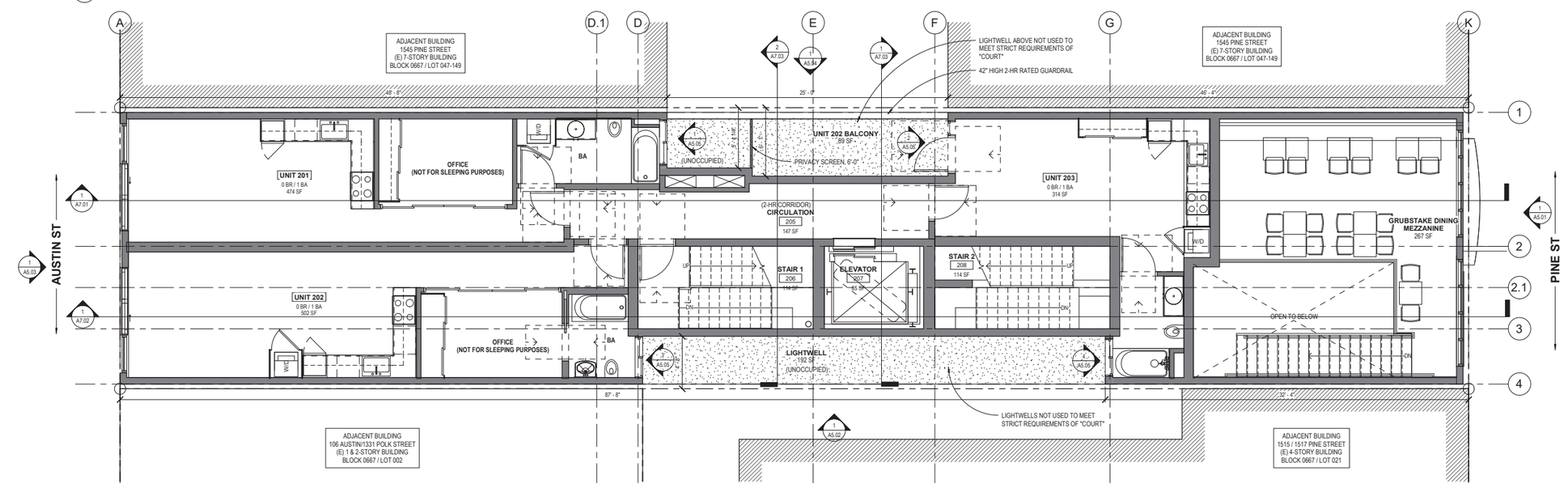
A2.01

2018-0208-0768

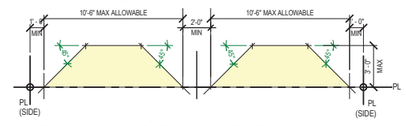
DBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 3
1/4" = 1'-0"

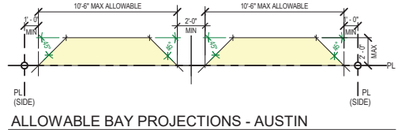


1 PLAN_LEVEL 2
1/4" = 1'-0"



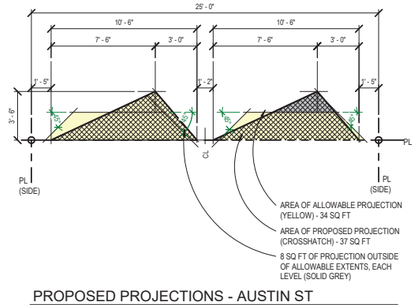
ALLOWABLE BAY PROJECTIONS - PINE

PER SF PLANNING CODE SECTION 136(c)(2)

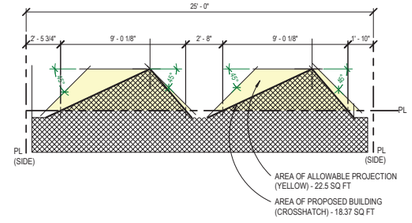


ALLOWABLE BAY PROJECTIONS - AUSTIN

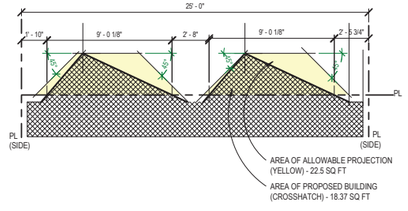
PER SF PLANNING CODE SECTION 136(c)(2)



PROPOSED PROJECTIONS - AUSTIN ST



PROPOSED PROJECTIONS - PINE ST - ODD LEVELS



PROPOSED PROJECTIONS - PINE ST - EVEN LEVELS

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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Revisions

LICENSED ARCHITECT
EDWARD DAVID MORRIS
C-24585
RENEWAL 3-31-23
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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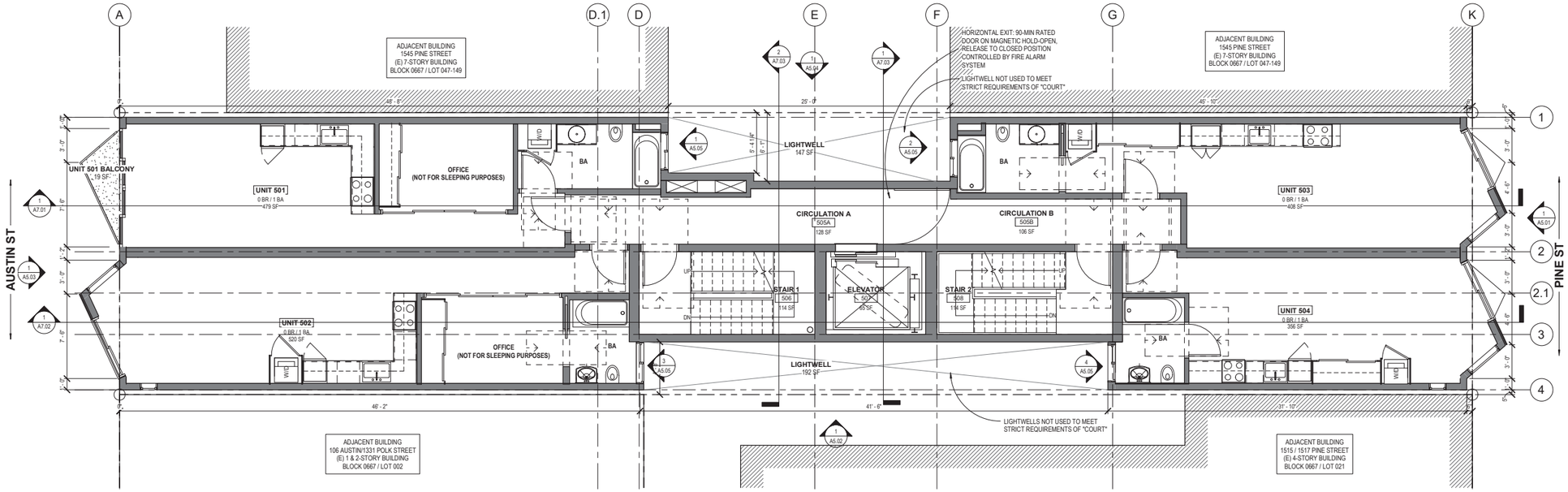
FLOOR PLANS, LEVEL 2 - LEVEL 3

DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

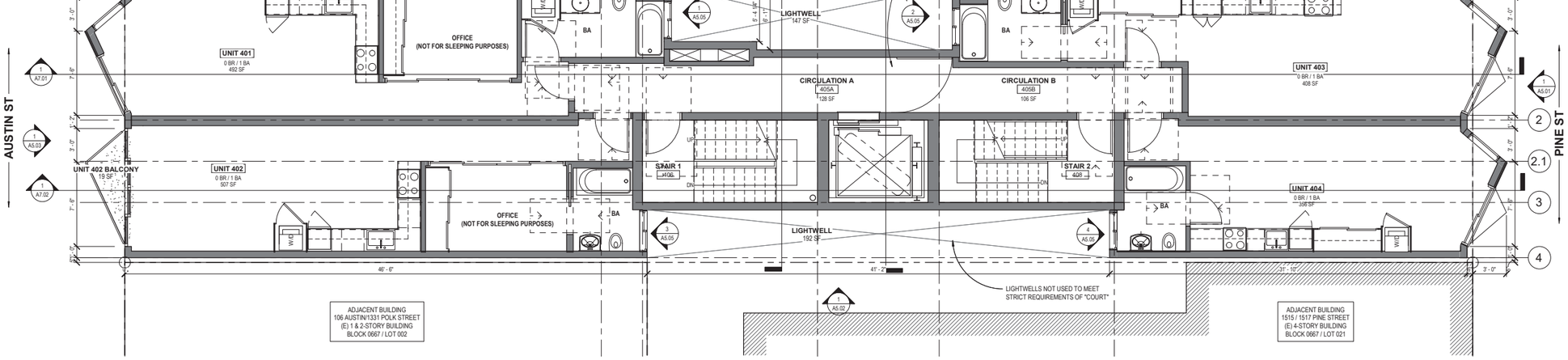
A2.02

2018-0208-0768

SBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 5
1/4" = 1'-0"



1 PLAN_LEVEL 4
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
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PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVID KERMAN C-24585 RENEWAL 3-31-23 STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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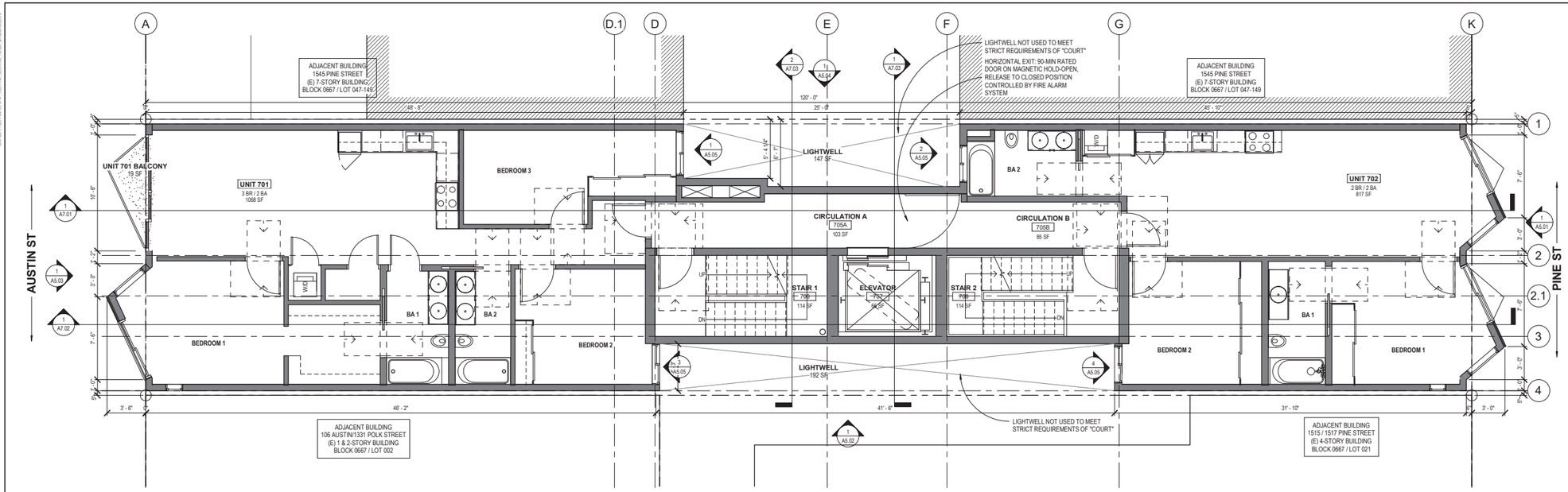
FLOOR PLANS, LEVEL 4 - LEVEL 5

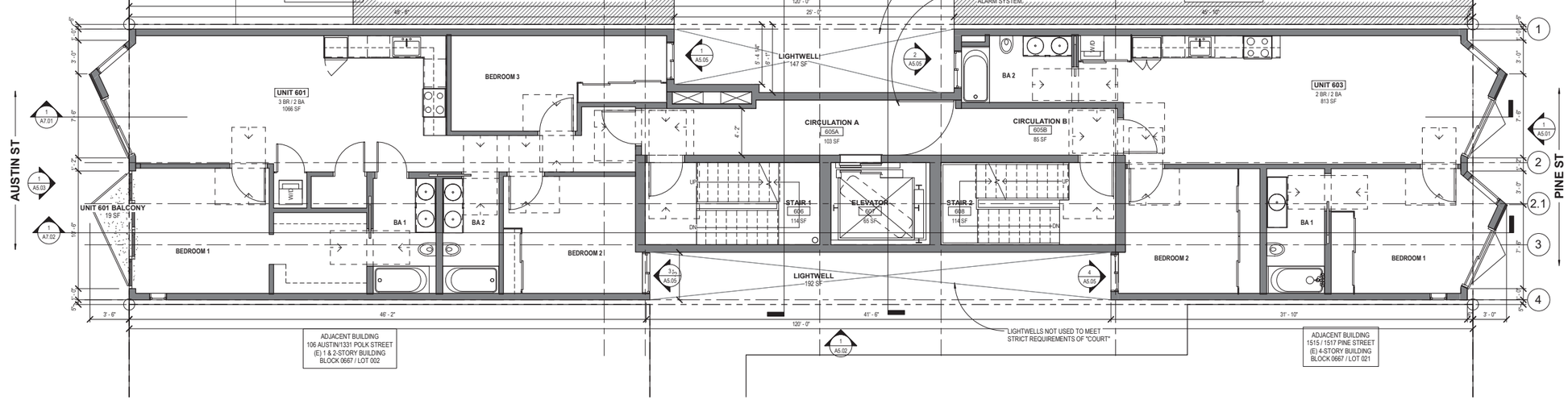
DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A2.03

2018-0208-0768
SBI PERMIT APPLICATION NUMBER



2 PLAN_LEVEL 7
1/4" = 1'-0"



1 PLAN_LEVEL 6
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
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PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

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Revisions

LICENSED ARCHITECT
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RENEWAL 3-31-23
STATE OF CALIFORNIA

1525 PINE

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

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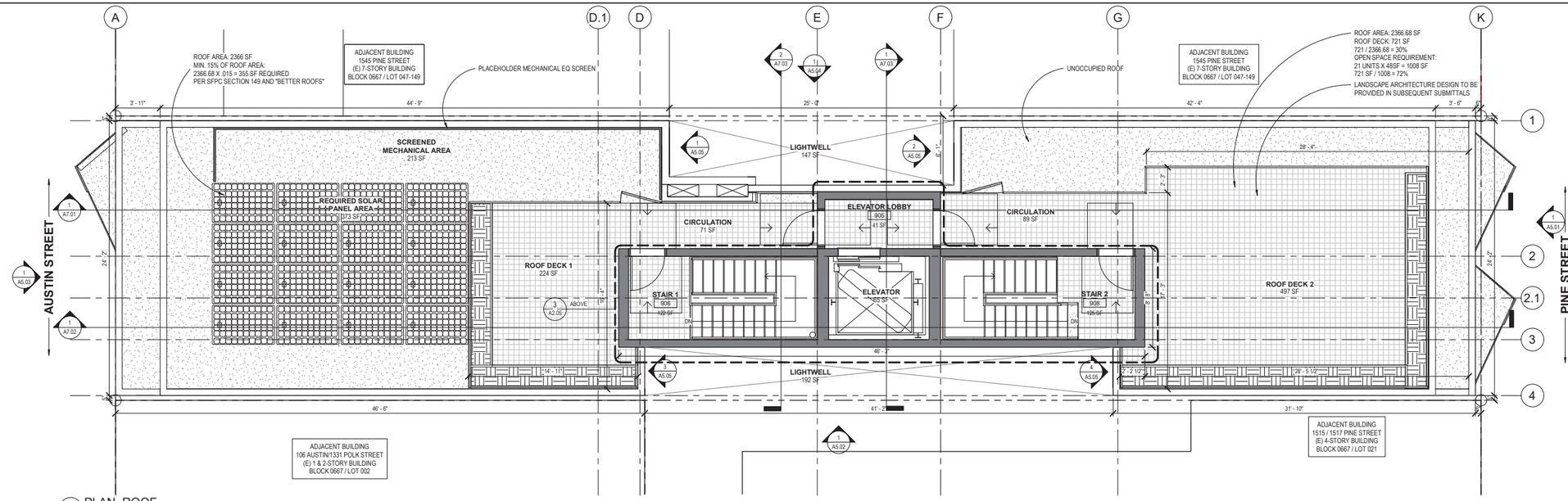
FLOOR PLANS, LEVEL 6 - LEVEL 7

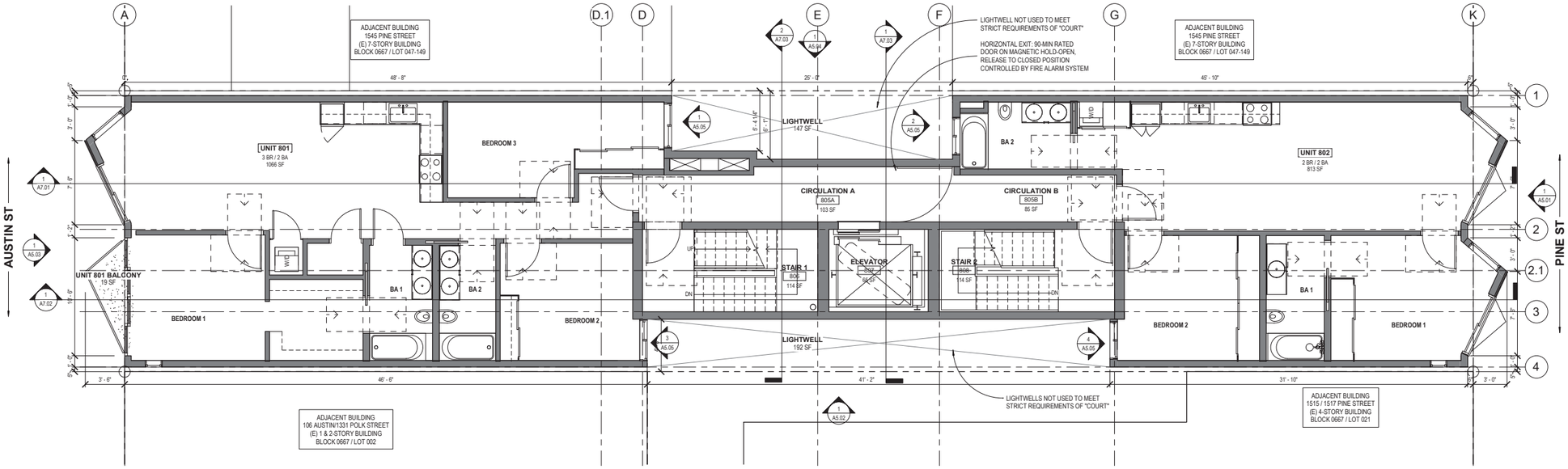
DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A2.04

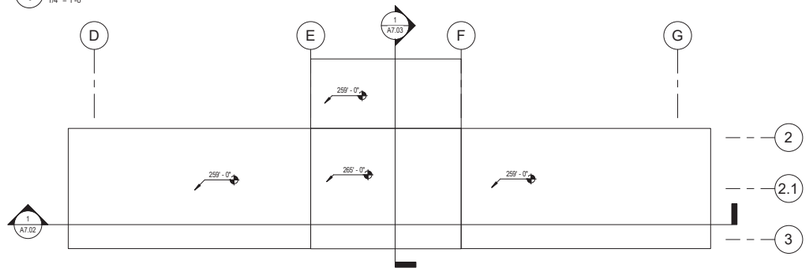
2018-0208-0768
SBI PERMIT APPLICATION NUMBER



2 PLAN_ROOF
1/4" = 1'-0"



1 PLAN_LEVEL 8
1/4" = 1'-0"



3 PLAN_T.O. ELEVATOR PENTHOUSE ROOF
1/4" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
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PARTITION TYPES

(E) PARTITION TO REMAIN

(E) PARTITION TO BE REMOVED

(N) PARTITION (SEE SHEET A7.00)

4' 0' 4' 8' 16'

kerman morris architects LLP
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Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
12-31-21
STATE OF CALIFORNIA

1525 PINE

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

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1525 PINE STREET DEV LLC

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FLOOR PLANS, LEVEL 8 - ROOF

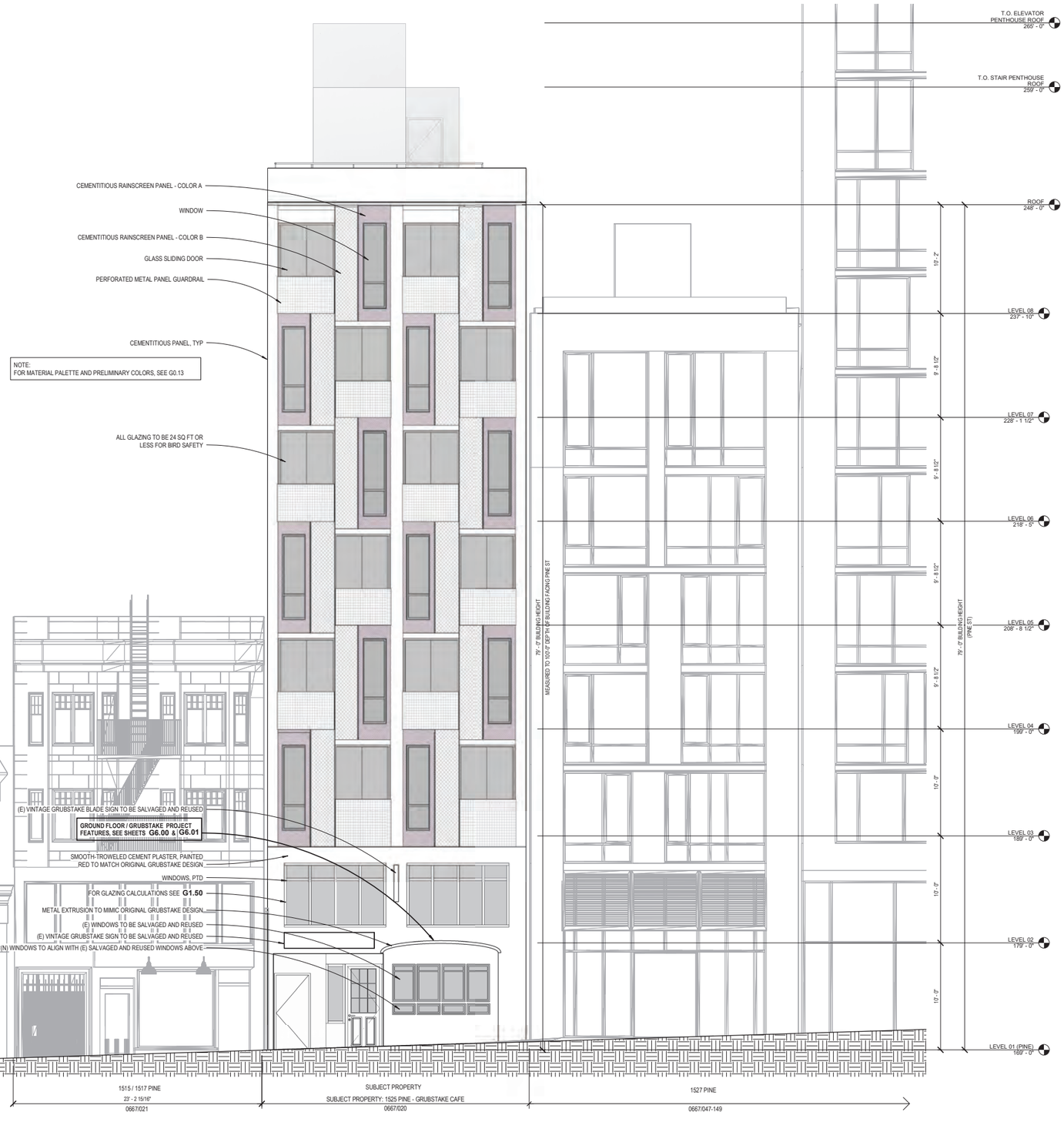
DATE	04/20/2021
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A2.05

2018-0208-0768
SFDBI PERMIT APPLICATION NUMBER



2 PINE ST FACADE PERSPECTIVE



1 NORTH ELEVATION (PINE ST)
1/4" = 1'-0"

km
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San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT EDWARD DAVIS JONES C-24585 12-31-21 STATE OF CALIFORNIA

1525 PINE

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SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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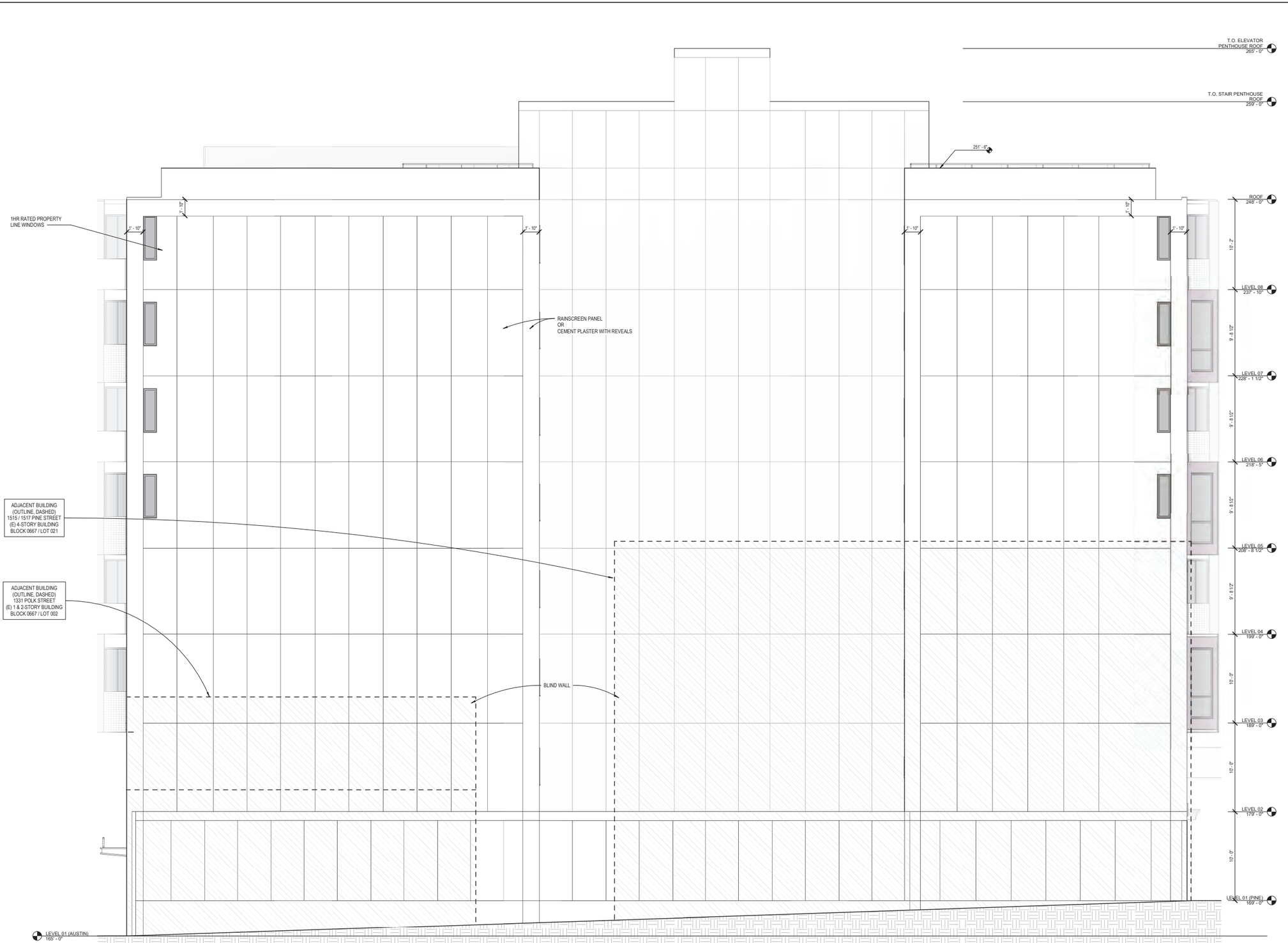
EXTERIOR ELEVATION - NORTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 EAST ELEVATION
1/4" = 1'-0"

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San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
EDWARD DAVID KERMAN
C-24585
RENEWAL 3-31-22
STATE OF CALIFORNIA

1525 PINE

1525 PINE STREET
SAN FRANCISCO, CA 94109

BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
PRJ #: 2015-009955

CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

1525 PINE STREET DEV LLC

NOTICE

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EXTERIOR ELEVATION - EAST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.02

2018-0208-0768
DBI PERMIT APPLICATION NUMBER:



2 AUSTIN ST FACADE PERSPECTIVE



1 SOUTH ELEVATION (AUSTIN ST)
1/4" = 1'-0"

km
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LICENSED ARCHITECT EDWARD DAVID MORRIS C-24585 12-31-21 STATE OF CALIFORNIA

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PRJ #: 2015-009955

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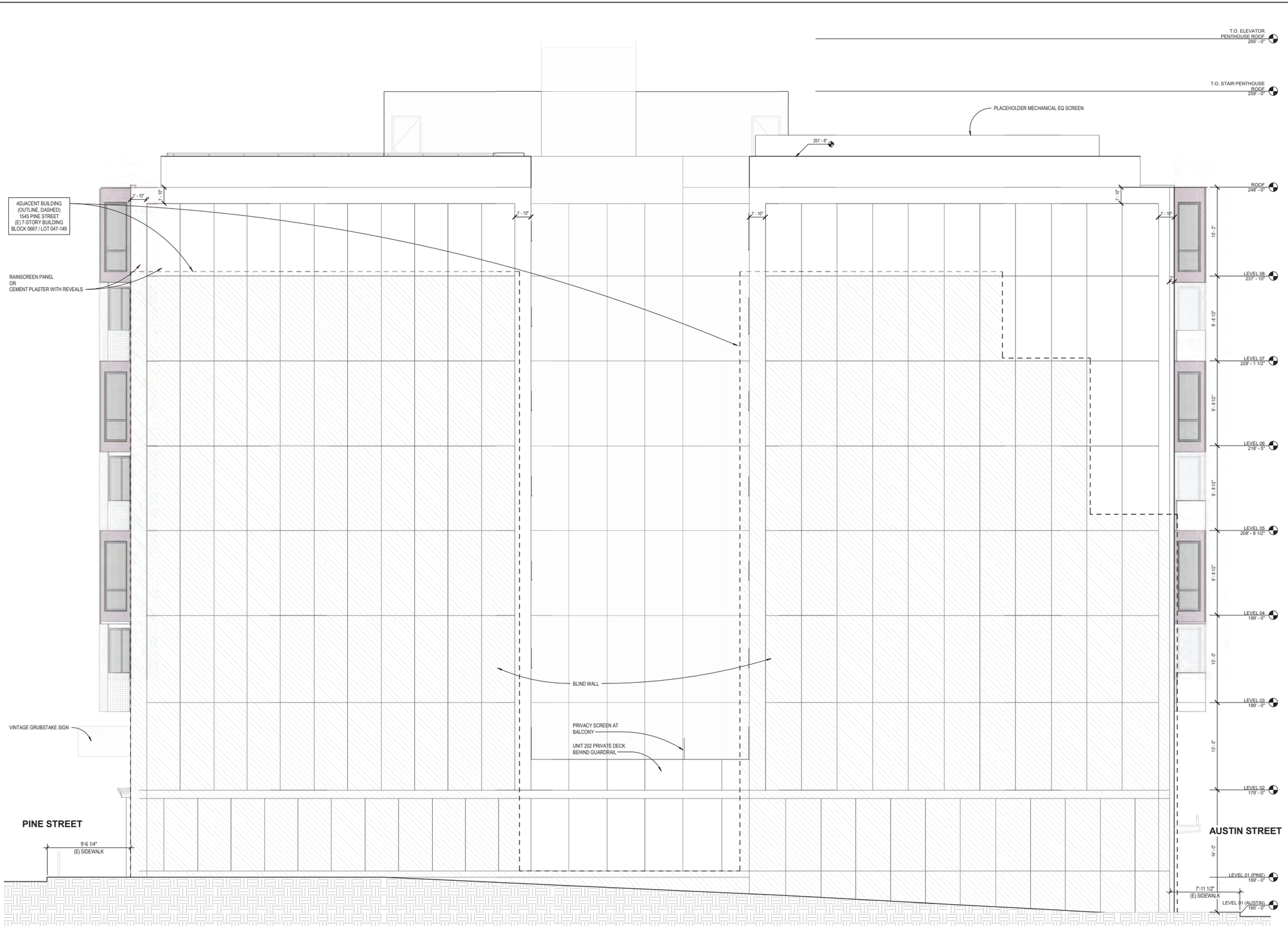
EXTERIOR ELEVATION - SOUTH

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.03

2018-0208-0768
SBI PERMIT APPLICATION NUMBER



1 WEST ELEVATION
1/4" = 1'-0"

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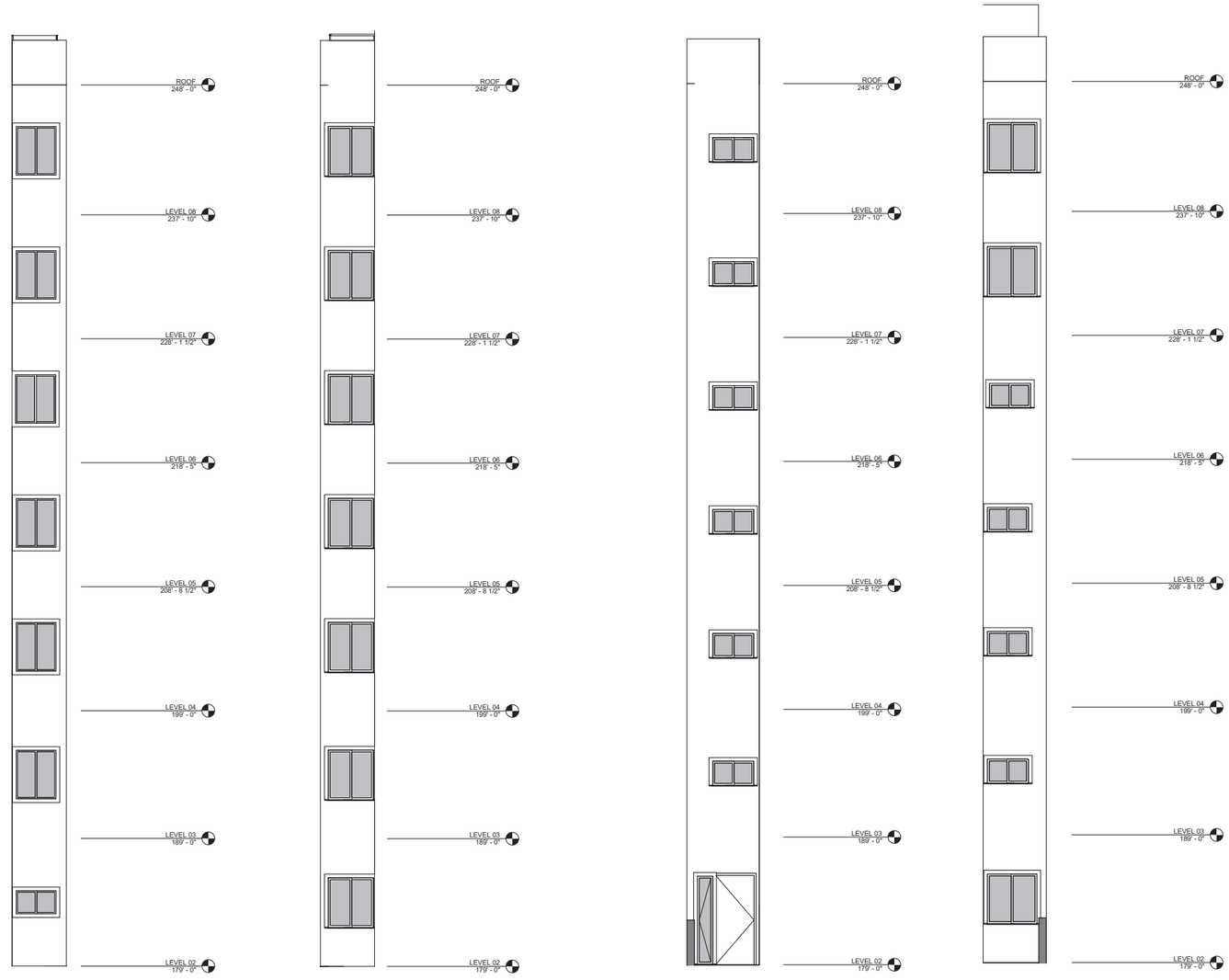
EXTERIOR ELEVATION - WEST

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.04

LBI PERMIT APPLICATION NUMBER
2018-0208-0768



4 LIGHTWELL B, SOUTH
1/4" = 1'-0"

3 LIGHTWELL B, NORTH
1/4" = 1'-0"

2 LIGHTWELL A, SOUTH
1/4" = 1'-0"

1 LIGHTWELL A, NORTH
1/4" = 1'-0"

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CONSTRUCTION OF MULTI-FAMILY HOUSING OVER RESTAURANT AND BASEMENT IMPLEMENTING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS

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EXTERIOR ELEVATION - LIGHTWELLS

DATE	04/20/2021
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A5.05

2018-0208-0768
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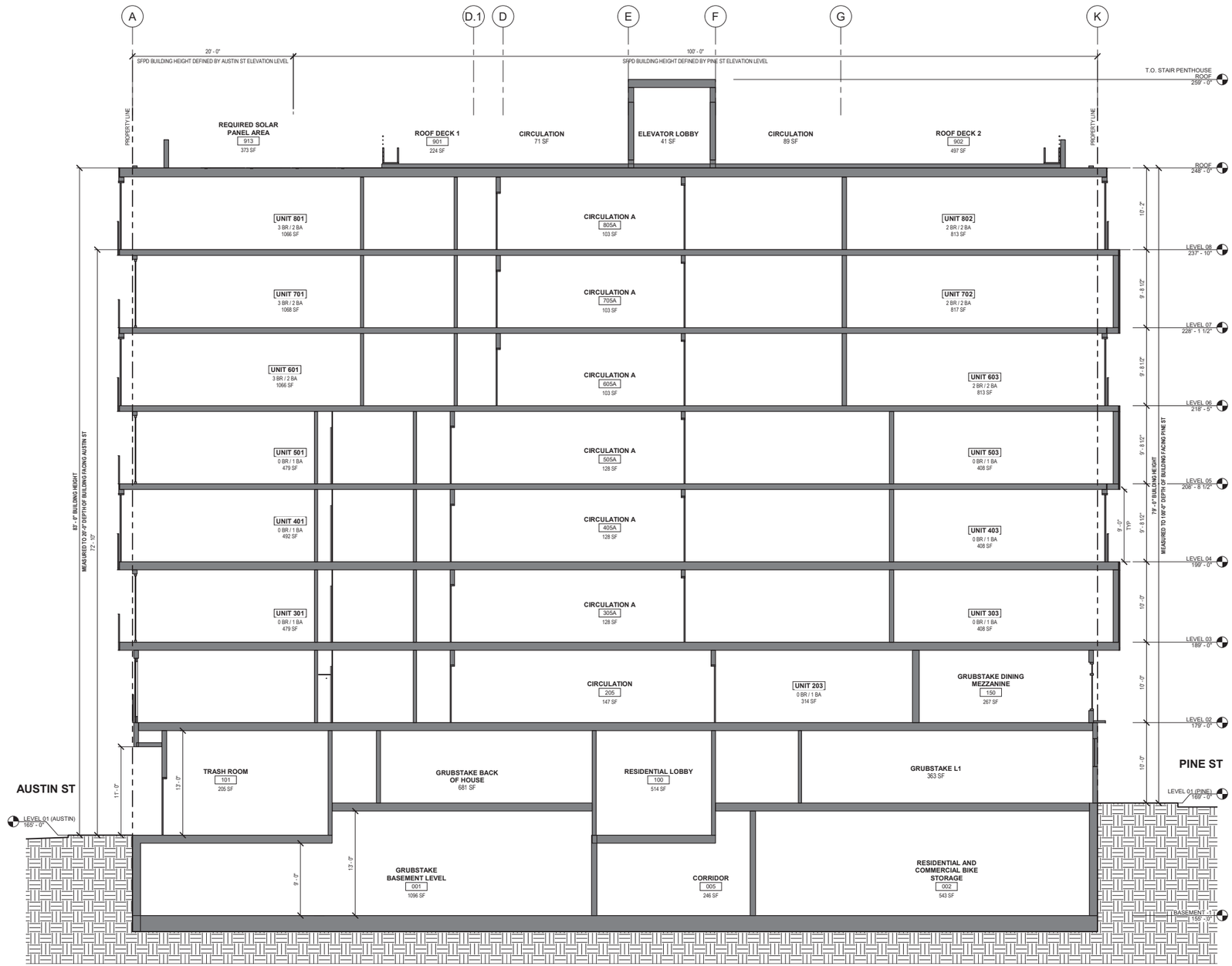

1 SECTION - NORTH/SOUTH 01
3/16" = 1'-0"

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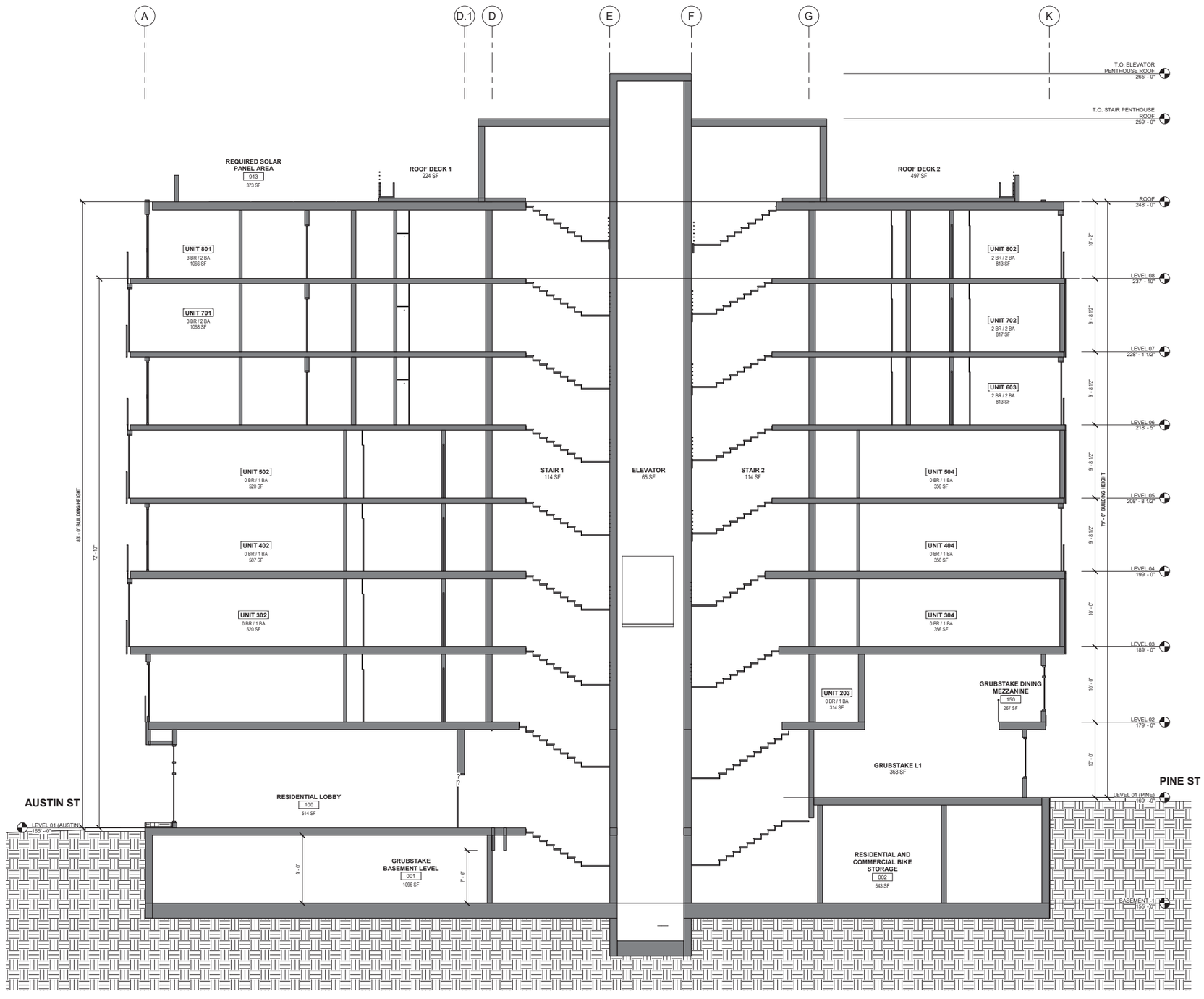
BUILDING SECTIONS

DATE	04/20/2021
SCALE	3/16" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A7.01

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



1 SECTION - NORTH/SOUTH 02
3/16" = 1'-0"

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Revisions

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BLOCK 0667 / LOT 020
SFDBI BPA: 2018-0208-0768
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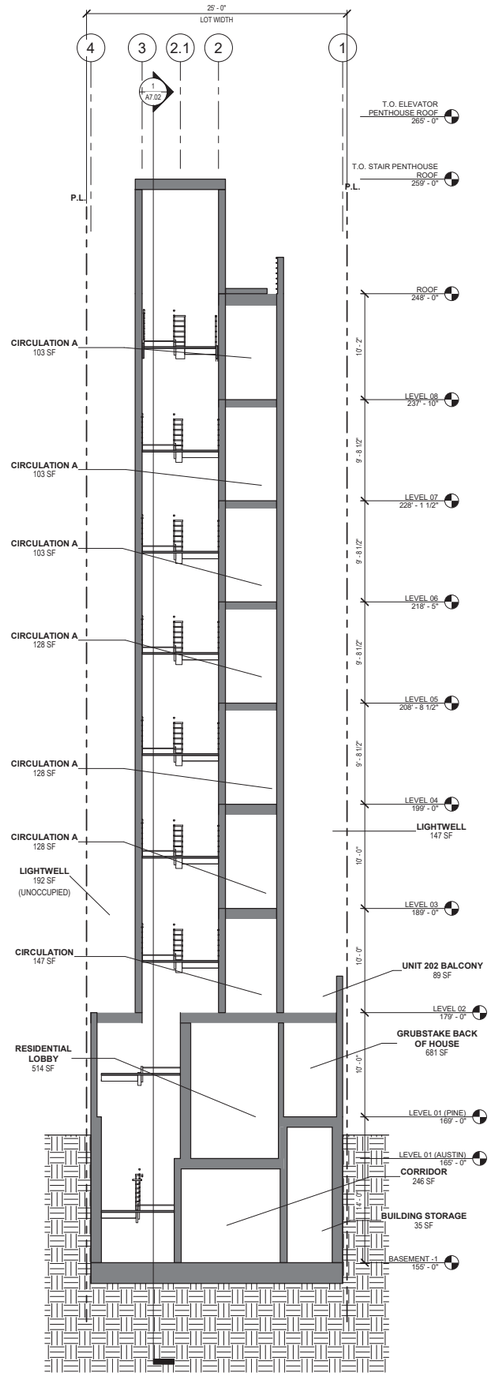
BUILDING SECTIONS

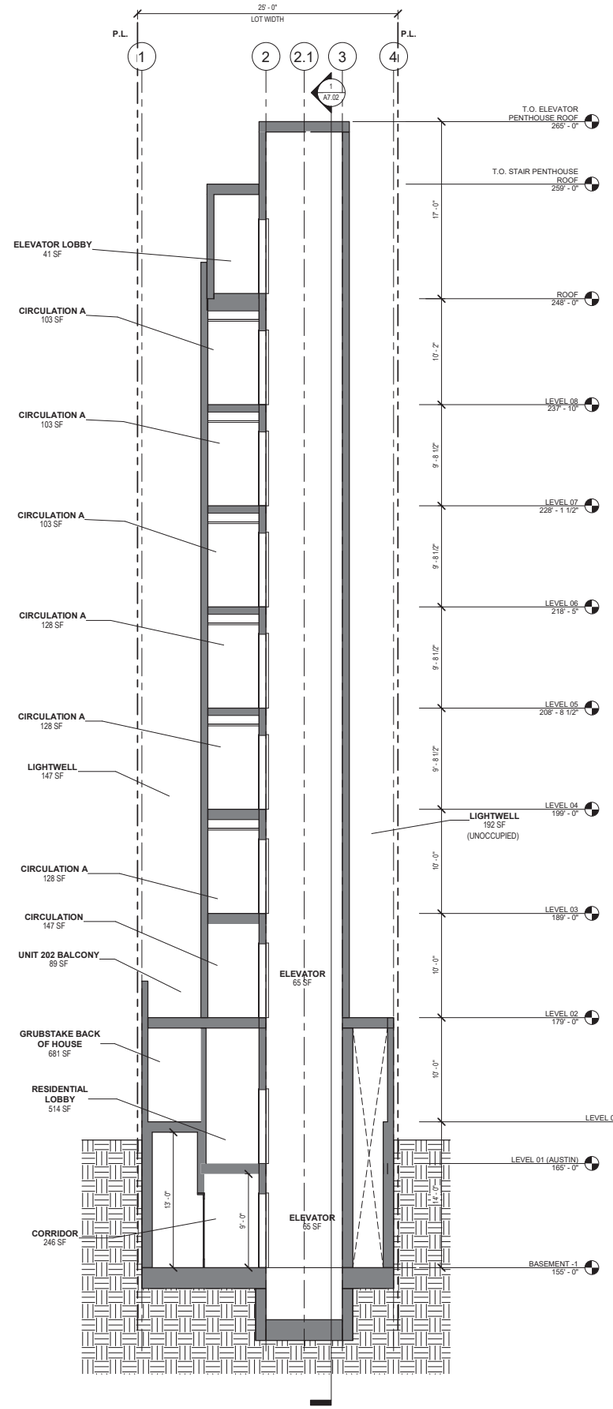
DATE	04/20/2021
SCALE	3/16" = 1'-0"
DRAWN BY	APC
CHECKED BY	TM
JOB NO.	1914

A7.02

2018-0208-0768
DBI PERMIT APPLICATION NUMBER



2 SECTION - EAST-WEST 02
3/16" = 1'-0"



1 SECTION - EAST-WEST 01
3/16" = 1'-0"

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BUILDING SECTIONS

DATE	04/20/2021
SCALE	3/16" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1914

A7.03

DBI PERMIT APPLICATION NUMBER:
2018-0208-0768

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ATTACHMENT B

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.:	**2015-009955ENV**	*Block/Lot:*	0667/020
Project Title:	1525 Pine Street	*Lot Size:*	3,000 square feet
BPA Nos:	201802080768	*Project Sponsor:*	1525 Pine Street Dev LLC – c/o Toby Morris, (415) 749-0302
Zoning:	Polk Street NCD 65-A Height and Bulk District	*Lead Agency:*	San Francisco Planning Department
		Staff Contact:	Michael Li, (628) 652-7538

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

	Period of Compliance			
Adopted Mitigation Measure	**Prior to the start of Construction***	**During Construction****	**Post-Construction or Operational**	**Compliance with MM completed?**
Mitigation Measure M-CR-2: Archeological Testing	X	X		
Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program		X	X	
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction	X	X	X	
Mitigation Measure M-AQ-2: Construction Air Quality	X	X		
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training	X	X		
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources		X		

Adopted Improvement Measure	Prior to the start of Construction*	During Construction**	Post-Construction or Operational	Compliance with IM completed?
Improvement Measure I-CR-1a: Documentation	X			
Improvement Measure I-CR-1b: Interpretation	X		X	
Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse	X	X	X	
Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan	X	X		

*Prior to any ground disturbing activities at the project site.

**Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

NP I agree to implement the attached mitigation measure(s) as a condition of project approval.

Property Owner or Legal Agent Signature

01/25/2021
Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

ATTACHMENT B

MITIGATION MONITORING AND REPORTING PROGRAM

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Mitigation Measure M-CR-2: Archeological Testing				
Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources and on human remains and associated or unassociated funerary objects. The project sponsor shall retain the services of an archeological consultant from the rotational Qualified Archeological Consultants List (QACL) maintained by the Planning Department (Department) archeologist. After the first project approval action or as directed by the Environmental Review Officer (ERO), the project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological interpretation, monitoring, and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the ERO. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	ERO	Considered complete after Final Archeological Resources Report is approved.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5(a) and (c).				
Archeological Testing Program. The archeological consultant and the ERO shall meet and consult on the scope of the archeological testing program reasonably prior to commencement of any project-related soils-disturbing activities. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.	Project sponsor's qualified archeological consultant and construction contractor.	Prior to issuance of construction permits and throughout the construction period.	Planning Department	Considered complete after approval of Archeological Testing Report.
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If, based on the archeological testing program, the archeological consultant finds that significant archeological resources may be present, the ERO, in consultation with the archeological consultant, shall determine if additional measures are warranted. Additional measures that may be required include preservation in place, archeological interpretation, monitoring, additional testing, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, the ERO, in consultation with the project sponsor, shall determine whether preservation of the resource in place is feasible. If so, the proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource. If preservation in place is not feasible, a data recovery program shall be implemented, unless the ERO determines	Project sponsor / archeological consultant at the direction of the ERO.	After completion of the Archeological Testing Program.	Archeological consultant shall submit report of the findings of the ATP to the ERO.	Archeological Testing Result report or memo on file with Environmental Planning, with email or other written documentation of concurrence on need to archeological data recovery.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.				
Consultation with Descendant Communities. On discovery of an archeological site[1] associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group, an appropriate representative[2] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.	The archeological consultant, project sponsor, and project contractor at the direction of the ERO.	Monitoring of soils disturbing activities.	Consultation with ERO on identified descendant group.	Descendant group provides recommendations and is given a copy of the FARR.
Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils-disturbing activity shall comply with all applicable state and federal laws. This shall include immediate notification of the Medical Examiner of the City and County of San Francisco and, in the event of the Medical Examiner's determination that the human remains are Native American remains, notification of the Native American Heritage Commission, which shall appoint a Most Likely Descendant (MLD). The MLD shall complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code Section 5097.98). The ERO shall also be notified immediately upon discovery of human remains. The project sponsor and the ERO shall make all reasonable efforts to develop a Burial Agreement ("Agreement") with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as	Project sponsor / archeological consultant in consultation with the San Francisco Medical Examiner, NAHC, and MLD.	In the event that human remains are uncovered during the construction period.	Planning Department	Considered complete after approval of Final Archeological Results Report and disposition of human remains has occurred as specified in Agreement.

1 The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

2 An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
detailed in CEQA Guidelines Section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing state regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. However, if the ERO, project sponsor, and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the ERO, in cooperation with the project sponsor, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code Section 5097.98). Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soils-disturbing activity additionally shall follow protocols laid out in the archeological testing program and any agreement established between the project sponsor, the Medical Examiner, and the ERO.				
Archeological Monitoring Program. If the ERO, in consultation with the archeological consultant, determines that an archeological monitoring program shall be implemented, the archeological monitoring program shall minimally include the following provisions: • The ERO, in consultation with the archeological consultant, shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context; • The archeological consultant shall undertake a worker training program for soils-disturbing workers that will include an overview of	Project sponsor and archeological consultant at the direction of the ERO.	Prior to issuance of site permits.	Consultation with ERO on scope of AMP.	After consultation with and approval by ERO of AMP.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
			MONITORING AND REPORTING PROGRAM[1]	

expected resource(s), how to identify the evidence of the expected resource(s), and the appropriate protocol in the event of apparent discovery of an archeological resource;

- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;

- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving or deep foundation activities (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving or deep foundation activities may affect an archeological resource, the pile driving or deep foundation activities shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO for a determination as to whether the resources are significant and implementation of an archeological data recovery program therefore is necessary.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
Archeological Data Recovery Program. archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements: • *Field Methods and Procedures*. Descriptions of proposed field strategies, procedures, and operations. • *Cataloguing and Laboratory Analysis*. Description of selected cataloguing system and artifact analysis procedures. • *Discard and Deaccession Policy*. Description of and rationale for field and post-field discard and deaccession policies. • *Interpretive Program*. Consideration of an on-site/off-site public interpretive program for significant finds. • *Security Measures*. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • *Final Report*. Description of proposed report format and distribution of results.	Project sponsor's qualified archeological consultant and construction contractor.	In the event that an archeological site is uncovered during the construction period.	Planning Department	Considered complete upon approval of Final Archeological Results Report.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
• *Curation*. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.				
Public Interpretation. If project soils disturbance results in the discovery of a significant archeological resource, the ERO may require that information provided by archeological data recovery be made available to the public in the form of a non-technical, non-confidential archeological report, archeological signage and displays or another interpretive product. The project archeological consultant shall prepare an Archeological Public Interpretation Plan that describes the interpretive product(s), locations, or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The draft interpretive plan may be a stand-alone document or may be included as an appendix to the Final Archeological Resources Report, depending on timing of analyses. The draft interpretive plan shall be subject to the ERO for review and approval and shall be implemented prior to project occupancy.	Archeological consultant at the direction of the ERO.	Following completion of cataloguing, analysis, and interpretation of recovered archeological data.	Preparation of APIP.	APIP is complete on review and approval of ERO. Interpretive program is complete on certification to ERO that program has been implemented.
Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. The Draft FARR shall include a curation and deaccession plan for all recovered cultural materials. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, the consultant shall also prepare a public distribution version of the FARR. Copies of the FARR shall be distributed as follows: the California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the Planning Department shall receive one bound and one unlocked, searchable PDF copy of the FARR on CD or other electronic medium, along with GIS shapefiles of the site and feature locations and copies of any formal site recordation forms (CA DPR 523 series) and/or	Project sponsor's qualified archeological consultant.	At completion of archeological investigations.	Planning Department	Considered complete after Final Archeological Resources Report is approved.

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Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.				
TRIBAL CULTURAL RESOURCES				
Mitigation Measure M-TC-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program				
In the event of the discovery of an archeological resource of Native American origin, the Environmental Review Officer (ERO), the project sponsor, and the tribal representative shall consult to determine whether preservation in place would be feasible and effective. If it is determined that preservation-in-place of the TCR would be both feasible and effective, then the archeological consultant shall prepare an archeological resource preservation plan, which shall be implemented by the project sponsor during construction to ensure the permanent protection of the resource. If the ERO, in consultation with the project sponsor and the tribal representative, determines that preservation in place of the TCR is not a sufficient or feasible option, then the project archeologist shall prepare an interpretive program of the TCR in consultation with affiliated Native American tribal representatives and the project sponsor. The plan shall identify proposed locations for displays or installations, the proposed content and materials of those displays or installations, the producers or artists of the displays or installations, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays. Upon approval by the ERO and prior to project occupancy, the interpretive program shall be implemented by the project sponsor.	Project sponsor, archeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.	If a significant archeological resource is present, during implementation of the project.	Planning Department	Considered complete upon project redesign, completion of ARPP, or interpretive program of the TCR, if required.
NOISE				
Mitigation Measure M-NO-2: Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction				
Prior to issuance of any demolition or building permit, the property owner shall submit a project-specific Pre-construction Survey and Vibration Management and Monitoring Plan to the Planning Department (Lead Agency) for approval. The plan shall identify all feasible means to avoid				

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
damage to potentially affected buildings. The property owner shall ensure that the following requirements of the Vibration Management and Monitoring Plan are included in contract specifications.				
Pre-construction Survey. Prior to the start of any ground-disturbing activity, the property owner or their designees shall engage a consultant to undertake a Pre-construction Survey of potentially affected buildings. If potentially affected buildings and/or structures are not potentially historic, a structural engineer or other professional with similar qualifications shall document and photograph the existing conditions of the potentially affected buildings and/or structures. The project sponsor shall submit the survey to the Lead Agency for review and approval prior to the start of vibration-generating construction activity. If nearby affected buildings are potentially historic, the project sponsor shall engage a historic architect or qualified historic preservation professional and a structural engineer or other professional with similar qualifications to undertake a Pre-construction Survey of potentially affected historic buildings. The Pre-construction Survey shall include descriptions and photographs of both the exterior and interior of all identified historic buildings including all facades, roofs, and details of the character-defining features that could be damaged during construction, and shall document existing damage, such as cracks and loose or damaged features. The report shall also include pre-construction drawings that record the pre-construction condition of the buildings and identify cracks and other features to be monitored during construction. The historic architect or qualified historic preservation professional should be the lead author of the Pre-construction Survey if historic buildings and/or structures could be affected by the project. These reports shall be submitted to the Lead Agency for review and approval prior to the start of vibration-generating construction activity.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional.	Prior to any ground disturbing or vibration-generating construction activities.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional to submit a Pre-construction Survey to the Lead Agency.	Considered complete upon approval of the Pre-construction Survey by the Lead Agency.
Vibration Management and Monitoring Plan. The property owner or their designee shall undertake a monitoring plan to avoid or reduce project-related construction vibration damage to adjacent buildings and/or structures and to ensure that any such damage is documented and repaired. The Vibration Management and Monitoring Plan shall apply to all potentially affected buildings and/or structures. Prior to issuance of	Project sponsor / contractor(s).	Prior to issuance of any demolition or building permits.	Project sponsor to submit a Vibration Management and Monitoring Plan to the Lead Agency.	Considered complete upon approval of the Vibration Management and Monitoring Plan by the Lead Agency.

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			MONITORING AND REPORTING PROGRAM[1]	

any demolition or building permit, the project sponsor shall submit the Vibration Management and Monitoring Plan that lays out the monitoring program to the Lead Agency for approval. If historic buildings could be affected, the Vibration Management and Monitoring Plan shall also be submitted to the Lead Agency's preservation staff for review and approval, if applicable.

The Vibration Management and Monitoring Plan shall include, at a minimum, the following components, as applicable:

- *Maximum Vibration Level.* Based on the anticipated construction and condition of the affected buildings and/or structures on adjacent properties, a qualified acoustical/vibration consultant in coordination with a structural engineer (or professional with similar qualifications) and, in the case of potentially affected historic buildings/structures, a historic architect or qualified historic preservation professional, shall establish a maximum vibration level that shall not be exceeded at each building/structure on adjacent properties, based on existing conditions, character-defining features, soil conditions, and anticipated construction practices (common standards are a peak particle velocity [PPV] of 0.25 inch per second for historic and some old buildings, a PPV of 0.3 inch per second for older residential structures, and a PPV of 0.5 inch per second for new residential structures and modern industrial/commercial buildings).
- *Vibration-generating Equipment.* The plan shall identify all vibration-generating equipment to be used during construction (including, but not limited to, site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction).
- *Alternative Construction Equipment and Techniques.* The plan shall identify potential alternative equipment and techniques that could be implemented if construction vibration levels are observed in excess of the established standard (e.g., pre-drilled piles could be substituted for driven piles, if feasible, based on

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soil conditions, or smaller, lighter equipment could be used in some cases).

- *Pile Driving Requirements.* For projects that require pile driving, the project sponsor shall incorporate into construction specifications for the project a requirement that the construction contractor(s) use all feasible means to avoid or reduce damage to potentially affected buildings. Such methods may include one or more of the following:
    - Incorporate "quiet" pile-driving technologies into project construction (such as predrilling piles, using sonic pile drivers, auger cast-in-place, or drilled-displacement), as feasible; and/or
    - Ensure appropriate excavation shoring methods to prevent the movement of adjacent structures
- *Buffer Distances.* The plan shall identify buffer distances to be maintained based on vibration levels and site constraints between the operation of vibration-generating construction equipment and the potentially affected building and/or structure to avoid damage to the extent possible.
- *Vibration Monitoring.* The plan shall lay out the method and equipment for vibration monitoring. To ensure that construction vibration levels do not exceed the established standard, the acoustical consultant shall monitor vibration levels at each affected building and/or structure on adjacent properties and prohibit vibratory construction activities that generate vibration levels in excess of the standard.
    - Should construction vibration levels be observed in excess of those established in the plan, the contractor(s) shall halt construction and put alternative construction techniques identified in the plan into practice, to the extent feasible.
    - The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance

historic and non-historic buildings and/or structures) shall inspect each affected building and/or structure in the event the development project exceeds the established standards.

- If vibration has damaged nearby buildings and/or structures that are not historic, the structural engineer shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
- If vibration has damaged nearby buildings and/or structures that are historic, the historic preservation consultant shall immediately notify the Lead Agency and prepare a damage report documenting the features of the building and/or structure that has been damaged.
- If no damage has occurred to nearby buildings and/or structures, then the historic preservation professional (if potentially affected buildings are historic) and/or structural engineer (for effects on historic and non-historic buildings) shall submit a monthly report to the Lead Agency for review. This report shall identify and summarize the vibration level exceedances and describe the actions taken to reduce vibration.

o Following incorporation of the alternative construction techniques and/or Lead Agency review of the damage report, vibration monitoring shall recommence to ensure that vibration levels at each affected building and/or structure on adjacent properties are not exceeded.

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• *Periodic Inspections.* The plan shall lay out the intervals and parties responsible for periodic inspections. The historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures) shall conduct regular periodic inspections of each affected building and/or structure on adjacent properties during vibration-generating construction activity on the project site. The plan will specify how often inspections and reporting shall occur. • *Repairing Damage.* The plan shall also identify provisions to be followed should damage to any building and/or structure occur due to construction-related vibration. The building(s) and/or structure(s) shall be remediated to their pre-construction condition at the conclusion of vibration-generating activity on the site. For historic resources, should damage occur to any building and/or structure, the building and/or structure shall be restored to its pre-construction condition in consultation with the historic architect or qualified historic preservation professional and Lead Agency.				
Vibration Monitoring Results Report. After construction is complete, the Lead Agency shall receive a final report from the historic architect or qualified historic preservation professional (for effects on historic buildings and/or structures) and/or structural engineer (for effects on historic and non-historic buildings and/or structures). The report shall include, at minimum, collected monitoring records, building and/or structure condition summaries, descriptions of all instances of vibration level exceedance, identification of damage incurred due to vibration, and corrective actions taken to restore damaged buildings and structures. The Lead Agency shall review and approve all Vibration Monitoring Results Reports.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional.	Following end of construction activities.	Project sponsor and structural engineer, historic architect, or qualified historic preservation professional to submit a Vibration Monitoring Results Report to the Lead Agency.	Considered complete after approval of the Vibration Monitoring Results Report by the Lead Agency.

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AIR QUALITY				
Mitigation Measure M-AQ-2: Construction Air Quality				
The project sponsor or the project sponsor's Contractor shall comply with the following: A. *Engine Requirements.* 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two minute idling limit. 4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. B. *Waivers.* 1. The Planning Department's Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of	Project sponsor / contractor(s).	Prior to construction activities requiring the use of off-road equipment.	Project sponsor and contractor(s) to submit certification statement to the ERO.	Considered complete upon submittal of certification statement.

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power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).

2. The ERO may waive the equipment requirements of Subsection (A)(1) if: a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible; the equipment would not produce desired emissions reduction due to expected operating modes; installation of the equipment would create a safety hazard or impaired visibility for the operator; or, there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next cleanest piece of off-road equipment, according to Table below.

Table – Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the ERO determines that the equipment requirements cannot be met, then the project sponsor would need to meet Compliance Alternative 1. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 1, then the Contractor must meet Compliance Alternative 2. If the ERO determines that the Contractor cannot supply off-road equipment meeting Compliance Alternative 2, then the Contractor must meet Compliance Alternative 3.
** Alternative fuels are not a VDECS.

C. *Construction Emissions Minimization Plan.* Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.

Project sponsor / contractor(s).

Prior to issuance of a permit specified in Section 106A.3.2.6 of the San Francisco Building Code.

Project sponsor and contractor(s) to prepare and submit a Plan to the ERO.

Considered complete on findings by ERO that Plan is complete.

1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may

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include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.				
2. The project sponsor shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.				
3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.				
D. *Monitoring.* After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsor shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.	Project sponsor / contractor(s).	Quarterly	Project sponsor and contractor(s) to submit quarterly reports to the ERO.	Considered complete upon findings by the ERO that the Plan is being/has been implemented.

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GEOLOGY AND SOILS				
Mitigation Measure M-GE-6a: Worker Environmental Awareness Training				
Prior to commencing construction, the project sponsor shall ensure that all workers are trained on the contents of the Paleontological Resources Alert Sheet, as provided by the Planning Department. The Paleontological Resources Alert Sheet shall be prominently displayed at the construction site during ground disturbing activities to provide pre-construction worker environmental awareness training regarding potential paleontological resources. In addition, the project sponsor (through a designated representative) shall inform construction personnel of the immediate stop work procedures and contact information to be followed if bones or other potential fossils are unearthed at the project site, and the laws and regulations protecting paleontological resources. As new workers arrive at the project site for ground disturbing activities, they would be trained by the construction supervisor. The project sponsor shall submit a letter confirming the timing of the worker training to the Planning Department. The letter shall confirm the project's location, the date of training, the location of the informational handout display, and the number of participants. The letter shall be transmitted to the Planning Department within five (5) business days of conducting the training.	Project sponsor / contractor(s).	Prior to and during ground disturbing activities	Project sponsor and contractor(s) to submit a confirmation letter to the Planning Department each time a training session is held. The letter shall be submitted within five (5) business days of conducting a training session.	Considered complete upon end of ground disturbing activities.
Mitigation Measure M-GE-6b: Discovery of Unanticipated Paleontological Resources				
In the event of the discovery of an unanticipated paleontological resource during construction, excavations within 25 feet of the find shall temporarily be halted until the discovery is examined by a qualified paleontologist (pursuant to Society of Vertebrate Paleontology standards (SVP 1995, 1996)). Work within the sensitive area shall resume only when deemed appropriate by the qualified paleontologist in consultation with the Planning Department.	Project sponsor, qualified paleontologist, and construction contractor.	During ground disturbing activities.	If necessary, the project sponsor and a qualified paleontologist shall submit a Paleontological Mitigation Program to the Planning Department.	Considered complete upon end of ground disturbing activities or, if necessary, approval of a Paleontological Resources Report by the Planning Department.

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The qualified paleontologist shall determine if: (1) the discovery is scientifically significant; (2) the necessity for involving other agencies and stakeholders; (3) the significance of the resource; and (4) methods for resource recovery. If a paleontological resource assessment results in a determination that the resource is not scientifically important, this conclusion shall be documented in a Paleontological Evaluation Letter to demonstrate compliance with applicable statutory requirements. The Paleontological Evaluation Letter shall be submitted to the Planning Department for review within 30 business days of the discovery. If a paleontological resource is determined to be of scientific importance and there are no feasible avoidance measures, a Paleontological Mitigation Program (mitigation program) must be prepared by the qualified paleontologist engaged by the project sponsor. The mitigation program shall include measures to fully document and recover the resource. The mitigation program shall be approved by the Planning Department. Ground disturbing activities in the project area shall be monitored as determined by the qualified paleontologist for the duration of such activities in collaboration with the Planning Department, once work is resumed. The mitigation program shall include: (1) procedures for construction monitoring at the project site; (2) fossil preparation and identification procedures; (3) curation into an appropriate repository; and (4) preparation of a Paleontological Resources Report (report or paleontology report) at the conclusion of ground disturbing activities. The paleontology report shall include dates of field work, results of monitoring, fossil identifications to the lowest possible taxonomic level, analysis of the fossil collection, a discussion of the scientific significance of the fossil collection, conclusions, locality forms, an itemized list of specimens, and a repository receipt from the curation facility. The project sponsor shall be responsible for the preparation and implementation of the mitigation program, in addition to any costs necessary to prepare and identify collected fossils and for any curation fees charged by the paleontological repository. The mitigation program shall be submitted to the Planning Department for review within 10 business days of the discovery. The paleontology report shall be submitted to the Planning Department for review within 30				

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business days from conclusion of ground disturbing activities or as negotiated following consultation with the Planning Department.				
IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Improvement Measure I-CR-1a: Documentation				
A. Historic American Building/Historic American Landscape Survey				
Prior to the issuance of demolition or site permits, the project sponsor should undertake Historic American Building/Historic American Landscape Survey-like (HABS/HALS-like) level documentation of the subject property, structures, objects, materials, and landscaping. The documentation should be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulation, Part 61) and will assist with the reuse and/or replication of character-defining features to be incorporated into the new construction and provide content to the interpretation program, both of which are part of the proposed project. The professional overseeing the documentation should meet with Planning Department staff for review and approval of a coordinated documentation plan before work on any one aspect may commence. The specific scope of the documentation should be reviewed and approved by the Planning Department. The documentation package created should consist of the items listed below.	Project sponsor and qualified professional who meets the standards for history, architectural history, or architecture.	Prior to the issuance of demolition, site, or building permits.	Project sponsor and qualified professional to submit HABS/HALS documentation to the Planning Department.	Considered complete upon approval of HABS/HALS documentation by the Planning Department.
Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. Planning Department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.) with modification to meet HABS guidelines as determined by Planning Department preservation staff. Planning Department preservation staff will assist the consultant in determining the appropriate level of measured drawings.				

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Historic American Buildings/Historic American Landscape Survey Level Photographs: Either Historic American Buildings/Historic American Landscape Survey (HABS/HALS) standard large-format or digital photography should be used. The scope of the digital photographs should be reviewed by Planning Department preservation staff for concurrence, and all digital photography should be conducted according to the latest National Park Service standards. The photography should be undertaken by a qualified professional with demonstrated experience in HABS/HALS photography. Photograph views for the data set should include contextual views; views of each side of the building and interior views, including any original interior features, where possible; oblique views of the building; and detail views of character-defining features, including landscape elements. All views should be referenced on a photographic key. This photographic key should be on a map of the property and should show the photograph number with an arrow to indicate the direction of the view. Historic photographs should also be collected, reproduced, and included in the data set. The professional(s) should prepare the documentation and the Planning Department should monitor its preparation. The HABS/HALS documentation scope will determine the requested documentation type for each facility, and the project sponsor will conduct outreach to identify other interested repositories. The professional(s) should submit the completed documentation for review and approval by Planning Department preservation staff before issuance of building permits. All documentation will be reviewed and approved by Planning Department preservation staff before any demolition or site permit is granted for the affected historical resource. The final approved documentation should be provided in both printed and electronic form to the Planning Department and offered to repositories including, but not limited to, the San Francisco Public Library, the Northwest Information Center, San Francisco Architectural Heritage, the California Historical Society, and the GLBT Historical Society. The Planning Department will make electronic versions of the documentation available to the public at no charge.				

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B. Video Recordation				
Prior to any demolition or substantial alteration of an individual historical resource or contributor to a historic district on the project site, the project sponsor should retain a qualified professional to undertake video documentation of the affected historical resource and its setting. This mitigation measure would supplement the traditional HABS/HALS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research. The documentation should be conducted by a professional videographer with experience recording architectural resources. The professional videographer should provide a storyboard of the proposed video recordation for review and approval by Planning Department preservation staff. The documentation should be narrated by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The documentation should include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historical use, and historic context of the historic resources. The final video should be reviewed and approved by Planning Department preservation staff prior to issuance of a demolition permit or site permit or issuance of any building permits for the project. Archival copies of the video documentation should be submitted to the Planning Department, and to repositories including: History Room at the San Francisco Public Library, Prelinger Archives, the California Historical Society, San Francisco Architectural Heritage, and the Northwest Information Center of the California Historical Information Resource System. This improvement measure would supplement the traditional HABS documentation, and would enhance the collection of reference materials that would be available to the public and inform future research.	Project sponsor, qualified professional videographer, and qualified narrator who meets the standards for history, architectural history, or architecture.	Prior to issuance of demolition, site, or building permits.	Project sponsor, qualified videographer, and qualified narrator to submit video documentation to the Planning Department.	Considered complete upon approval of video documentation by the Planning Department.

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Improvement Measure I-CR-1b: Interpretation				
The project sponsor should facilitate the development of an interpretive program focused on the history of the project site as outlined in the project description. The interpretive program should be developed and implemented by a qualified professional with demonstrated experience in displaying information and graphics to the public in a visually interesting manner, such as a museum or exhibit curator. The project sponsor should utilize the oral histories and subsequent transcripts prepared as part of the Historic Resource Evaluation review process. As feasible, coordination with local artists or community members should occur. The primary goal of the program is to educate visitors and future residents about the property's historical themes, associations, and lost contributing features within broader historical, social, and physical landscape contexts. These themes would include but not be limited to the subject property's historic significance as a contributor to the identified-eligible Polk Gulch LGBTQ Historic District and should include the oral histories previous undertaken for this project. This program should be initially outlined in a Historic Resources Public Interpretive Plan (HRPIP) subject to review and approval by Planning Department preservation staff. The HRPIP will lay out the various components of the interpretive program that should be developed in consultation with a qualified preservation professional. The HRPIP should describe the interpretive product(s), locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program. The HRPIP should be approved by Planning Department staff prior to issuance of a site permit or demolition permit. The interpretive program should include the installation of permanent on-site interpretive displays but may also include development of digital/virtual interpretive products. For physical interpretation, the plan should include the proposed format and accessible location of the interpretive content, as well as high-quality graphics and written narratives. The permanent display should include the history of 1525 Pine Street and the historical context of the Polk Gulch LGBTQ Historic District. The display should be placed in a prominent, public setting within, on, or in the exterior of the new building. The interpretive material(s) should be	Project sponsor and qualified professional with demonstrated experience in displaying information and graphics to the public (e.g., museum or exhibit curator).	Prior to issuance of the architectural addendum to the site permit.	Project sponsor and qualified professional to submit a HRPIP to the Planning Department.	Ongoing during project operation following approval of the HRPIP by the Planning Department.

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
installed within the project site boundaries and made of durable all-weather materials. The interpretive material(s) should be of high quality and installed to allow for high public visibility. The interpretive plan should also explore contributing to digital platforms that are publicly accessible, such as the History Pin website or phone applications. Interpretive material could include elements such as virtual museums and content, such as oral history, brochures, and websites. All interpretive material should be publicly available. The HRPIP should be approved by Planning Department preservation staff prior to issuance of the architectural addendum to the site permit. The detailed content, media and other characteristics of such interpretive program should be approved by Planning Department preservation staff prior to issuance of a Temporary Certificate of Occupancy. Prior to finalizing the HRPIP, the sponsor and consultant should attempt to convene a community group consisting of local preservation organizations and other interested parties such as SF Heritage and the GLBT Historical Society to receive feedback on the interpretive plan. The interpretive program should be developed in coordination with the archaeological program if archaeological interpretation is required. The interpretive program should also coordinate with other interpretive programs currently proposed or installed in the vicinity or for similar resources in the city.				
Improvement Measure I-CR-1c: Salvage Architectural Materials from the Site for Public Information and Reuse As included in the project description, the project sponsor proposes to reuse many of the significant features associated with Grubstake in the proposed project. Prior to the removal of the character-defining features of the historic district contributor that are proposed to be incorporated into the proposed project, the project sponsor should provide Planning Department preservation staff with a salvage plan that outlines the details of how the features to be reused and incorporated into the proposed project would be removed, stored, reinstalled, and maintained. The salvage plan should be reviewed and approved by Planning Department	Project sponsor / contractor(s).	Prior to issuance of the architectural addendum to the site permit.	Project sponsor and contractor(s) to submit a salvage plan to the Planning Department.	Considered complete upon approval of the salvage plan by the Planning Department and implementation of the salvage plan by the project sponsor and contractor(s).

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
			MONITORING AND REPORTING PROGRAM[1]	
preservation staff prior to issuance of the architectural addendum to the site permit.				
TRANSPORTATION AND CIRCULATION				
Improvement Measure I-TR-1: Coordinated Construction Traffic Management Plan				
The project sponsor should participate in the preparation and implementation of a coordinated construction traffic management plan that includes measures to reduce hazards between construction-related traffic and pedestrians, bicyclists, and transit vehicles. The coordinated construction traffic management plan should be prepared in coordination with other public and private projects within a one-block radius that may have overlapping construction schedules and should be subject to review and approval by the City's interdepartmental Transportation Advisory Staff Committee (TASC). The plan should include, but not necessarily be limited to, the following measures: *Restricted Construction Access Hours:* Limit truck movements and deliveries requiring lane closures to occur between 9:00 a.m. and 4:00 p.m., outside of peak morning and evening weekday commute hours. *Alternative Transportation for Construction Workers:* Provide incentives to construction workers to carpool, use transit, bike, and walk to the project site as alternatives to driving alone to and from the project site. Such incentives may include, but not be limited to, providing secure bicycle parking spaces, participating in the free-to-employee-and-employer ride matching program from www.511.org, participating in the emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers. *Construction Worker Parking Plan:* The location of construction worker parking will be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking will be discouraged.	Project sponsor / contractor(s).	Prior to and during construction activities.	Project sponsor and contractor(s) to prepare and submit a coordinated construction traffic management plan to the City's interdepartmental Transportation Advisory Staff Committee.	Considered complete upon end of construction activities.

	MONITORING AND REPORTING PROGRAM[1]			
Adopted Mitigation Measures	**Implementation Responsibility**	**Mitigation Schedule**	**Monitoring/ Reporting Responsibility**	**Monitoring Actions/ Schedule and Verification of Compliance**
Coordination of Temporary Sidewalk Closures: The project sponsor should coordinate sidewalk closures with other projects requesting concurrent lane or sidewalk closures through the TASC and interdepartmental meetings to minimize the extent and duration of requested closures. *Maintenance of Transit, Vehicle, Bicycle, and Pedestrian Access:* The project sponsor/construction contractor(s) should meet with Public Works, SFMTA, the Fire Department, Muni Operations, and other City agencies to coordinate feasible measures to include in the Coordinated Construction Management Plan to maintain access for transit, vehicles, bicycles, and pedestrians. This should include an assessment of the need for temporary transit stop relocations or other measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the project. *Proposed Project Construction Updates for Adjacent Businesses and Residents:* Provide regularly updated information regarding project construction, including a construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures (bicycle and parking) to nearby residences and adjacent businesses through a website, social media, or other effective methods acceptable to the Environmental Review Officer.				

[1] *Definitions of MMRP Column Headings:*
Adopted Mitigation Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.
*Implementation Responsibility***:** Entity who is responsible for implementing the mitigation measure. In most cases this is the project sponsor and/or project's sponsor's contractor/consultant and at times under the direction of the planning department.
Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented.
Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the Planning Department who is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor, their contractor, or consultant are responsible for any reporting requirements.
Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

From:	David Breitenbuecher
To:	Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChanStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS); sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, October 13, 2021 12:46:15 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:	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:	Tuesday, October 5, 2021 4:02:25 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.

Robert G Brown

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

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Thank you,

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

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

Dear Supervisors,

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

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

Yvette Cuca
ycuca@yahoo.com

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

Christian Damerow

cdamerow@gmail.com
646.325.8179 (c)

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

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Supervisor Peskin and Supervisors,

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

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

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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,
Sent from my iPhone

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

--
Bill Lenihan
415.722.8353

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

Sent from my iPhone

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

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

Dear Supervisor Peskin and Supervisors,

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

Sincerely, a concerned SF Citizen,

Lianni A Castro

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

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

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

Re: Grubstake Restaurant redevelopment plan: SUPPORT

Dear Supervisors,

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

Sincerely,
Carolyn and Richard Knee
San Francisco 94109

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

Virus-free. www.avast.com

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

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

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

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

NOT LOST-- for observers from Districts 3 and 6-- were demonstrations like we witnessed before:
Pay-to-play schemes;
Violations of IRS rules for non-profits, and California Non-profit law;
Acts that might be viewed as bribery, extortion, attempted collusion by project sponsors dealing with persons claiming "to represent our community."

I submit that supervisors should refer both the 1525 Pine approvals for investigating abuse of process--besides requiring the EIR.
Else, what prevents more sponsors from imposing damaging projects by threats and bullying?.
Residents accustomed to community participation are in awe to see city officials accept as spokesmen (for Nob Hill and beyond) the same individuals we saw manipulating, silencing, and otherwise oppressing our neighbors.

Now this **development group** takes it to the limit.
Not content to deceive and intimidate **neighbors--** they seemed to leave **Staff** afraid to apply regulations.
Brazenly, in the course of government proceedings-- **this group seemed to threaten our Planning Commission with litigation, in furtherance of arbitrary, unlawful demands.**

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

Supervisors are aware of a city official advising FBI contact for dealings that affected Nob Hill.
This project is not the grandest in scale. But the development group displayed grand ambitions.
Sponsors dictating terms of approval to city officials is not what we knew, in better times.

An FBI number I was instructed to call gave this response:
"If you think there is corruption in your city, **you need to report that to your City Council.**"

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

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

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

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

GRUBSTAKE HISTORY

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

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

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

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

historic district.

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

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

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

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

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

1525 PINE PROPOSAL

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

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

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

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

IS ANY GOOD NEWS TO BE FOUND HERE?

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

For a Unitarian Church forum, the **Lawyer** who chairs the Assembly Committee for Housing and Community Development made the same point I repeatedly raised to Planning Commissioners:
State law intended to increase housing-- State Density Bonus, Accessory Dwelling Units, SB9, SB10--
cannot negate our Planning and Building Code regulations for livable housing.

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

I relayed this **advice from a lawyer** to Planning Commissioners who previously disregarded my asks--
Consult the City Attorney about waivers the sponsors now claim "as of right"--
Stand up to bullying lawyers like Grubstake's Pelosi (try responding "You can go ahead and sue!")

Planning Code Section 303, Conditional Use, protects the vicinity of a project from adverse impacts.
I suppose those recent state laws likewise did not negate "Conditional Use."

MORE DETAILS: THE PROJECT AND LOCAL ENVIRONMENT

Proposal for 1525 Pine: 21 rental units (2 Below Market Rate) above **2-story restaurant**.
83 ft high building (on the lot zoned for 65-ft) **roof structures rising to 100 ft.**

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

Claims that Grubstake can't survive ADA--or outdated utilities--are transparent manipulation.
Greedy developers assume anyone can be fooled--this group beats all for firing misinformation at supporters, opponents, and public officials.

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

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

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

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

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

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

Alternatives resolve "ADA concerns" alleged by project sponsors--their dishonest arguments for destroying historic resources (where ADA provides exceptions).
New construction will comply with ADA.

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

Excess height proposed-- and 10 Code waivers extracted under threat ("we will sue") guarantee adverse conditions for 1525 Pine residents and neighborhood residents--
including the BMR units promised for 1525 Pine.
including adjacent BMR and market-rate condos. (The Austin was recently built at 1545 Pine)..

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

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

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

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

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

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

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

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

whose BMR condo was built with non-complying windows.

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

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

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

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

No realistic mitigations--

Science fiction electric "solution" substituting for daylight-- offers NO enforceable plan:
No commitments, for life-of-the building to include payment, maintenance, emergency repairs**.**

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

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

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

Wind impacts for pedestrians along Pine Street now are extreme-- between Polk and Van Ness.
Austin Alley is problematic.

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

Violent wind gusts resulted from adding 130 ft Austin condominium **close to a known wind hazard--**
besides adding mid-rise structures on lots zoned for 65 ft, to the west of Van Ness Avenue.

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

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

I was blocked (in average weather) from using the south sidewalk of Pine Street near the Austin:
a wall of wind was impenetrable; harrowing gusts threatened to knock me over during my retreat to Polk St.

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

Pine is my cross street for access to Polk and Van Ness. Now typical afternoon weather requires detours-- to Sacramento Street.
Recent buildings exceeding the 65-foot height limit add wind impacts for routes previously used to avoid wind hazard around the high rise hotel along California Street and the north sidewalk of Pine Street..

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

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

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

Linda Chapman
1316 Larkin Street SF 94109

415 516 5063

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

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

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

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

Linda

----- Forwarded Message -----
From: Linda <licwa@yahoo.com>
To: jdineen@sfchronicle.com <jdineen@sfchronicle.com>
Sent: Saturday, October 2, 2021, 5:48:05 PM PDT
Subject: Fw: 1525 Pine (Grubstake project): 1. Catastrophic impacts for HISTORIC RESOURCE, "livable" housing, neighborhood environment. 2. GOOD NEWS is the recent state laws do not negate local controls-- waivers are limited.

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

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

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

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

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

LPN officers told Grubstake they must pay MORE because "you see there is lots of opposition."
Then $40,000 more was mentioned.

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

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

We thought we live in NOB HILL-- before the supervisors started calling us "The Lower Polk Community."
Then an aide who spent a year sweeping me out of the office told me D3 "gets all the information he needs for Nob Hill-- from Lower Polk Neighbors."

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

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

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

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

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

Linda Chapman

516 5063

From:	malychi.casper@gmail.com
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, October 3, 2021 8:05:51 PM

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

Dear Supervisor Peskin and Supervisors,

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.

MaLychi Casper
San Francisco, CA

Sent from my iPhone

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

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

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

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

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9/5/ 2021

Board of Supervisors:

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

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

The project sets a number of bad precedents:

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

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

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

Adverse effects on residents of 1525 Pine Street:

Health and safety standards are waved to eliminate open space, natural light and setbacks. Some of the dwellings will have mo natural light or views of the outside world, but look out onto a dark wall that sunlight will not penetrate. There is some idea of using artificial light to simulate sunlight.

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

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

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

Adverse effects on residents in adjacent Building:

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

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

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

Mari Eliza
concerned citizen

From:	mrsfl96@aol.com
To:	mrsfl96@aol.com
Cc:	Peskin, Aaron (BOS); Safai, Ahsha (BOS); Board of Supervisors, (BOS); Stefani, Catherine (BOS); ChanStaff (BOS); Haneystaff (BOS); MandelmanStaff, [BOS]; Marstaff (BOS); MelgarStaff (BOS); PrestonStaff (BOS); RonenStaff (BOS); Waltonstaff (BOS)
Subject:	TIMELY RE Oct. 5 Board Meeting Agenda Items 35-38 [Hearing - Appeal of Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project] GRUBSTAKE DINER
Date:	Friday, October 1, 2021 6:23:08 PM
Attachments:	Grubstake Diner Petition to SF Planning Commission July 2021.pdf Support Letters 7.pdf Support Letters 6.pdf Support Letters 5.pdf Support Letters 4.pdf Support Letters 3.pdf Support Letters 2.pdf Support Letters 1.pdf help-save-the-grubstake_signatures_202110011155.pdf

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

DATE: October 1, 2021

TO: San Francisco Board of Supervisors

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

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

Dear Supervisors:

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

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

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

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

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

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

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

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

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

Sincerely,

Gary Virginia

(415) 867-5004; MrSFL96@aol.com.
*For reference only:
Past President, SF Pride
Past President, PRC (Positive Resource Center)
Former Member, LGBT Advisory Board, SF Human Rights Commission
Former Member, HIV/AIDS Planning Council
Advisory Boards, *SF Bay Times* and PRC
Founder, Krewe de Kinque charitable social club

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

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



San Francisco Planning Commission,
67 people have signed a petition on Action Network telling you to **Show Your Support for the Grubstake**.
Here is the petition they signed:

Dear Commissioners,

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

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

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

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

Thank you,
Jimmy Consos, The Grubstake SF

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

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

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

The San Francisco Board of Supervisors,

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

Here is the petition they signed:

> Dear Supervisor Peskin and Supervisors,
>
> We, the undersigned members of the LGBTQ+ community and allies, have been working with the Grubstake team for over six years on the meaningful rebuilding of the Grubstake Diner. The Grubstake holds great importance to our community. The project sponsor is using the State Density Bonus Program (SDBP), which encourages developers to elevate the height and development capacity of a project in order to generate increased housing in urban neighborhoods. The SDBP provides more flexibility in planning and financing new home development and will help ensure the preservation of this community treasure for future generations to enjoy while also building 21 units of middle-income housing in the Polk Gulch.
>
> The Grubstake team has worked tirelessly to address the concerns of our next-door neighbors – including having a light analysis prepared that found the project meets CEQA requirements and the units would still receive light from the interior courtyard. Additionally, even though residents of the Austin will receive sufficient light and the project does not pose a health and safety hazard, the project sponsor has in good faith voluntarily added UV lights to their building, timed to match daylight hours to further enhance the light in the interior courtyard. Despite these efforts, some owners at the Austin have continued their years-long abuse of the City's land use entitlement process, appealing the Mitigated Negative Declaration granted for the project by the Planning Commission, citing the impact on the light, air, and private terraces of the existing building's units, as well as the project's lack of parking, and the "over-supply of housing in the neighborhood."
>
> The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. It is important to note that all owners at the Austin were required to sign pre-sale disclosures stating the Grubstake site would be developed, and that light, air, and views on the eastern side of the building where the lightwell exists would be impacted.
>
> After six-plus years, it’s time to finally move forward with this modest proposal and pave the way for the Grubstake to continue to survive and thrive. We respectfully request your denial of the baseless appeal of the project’s Mitigated Negative Declaration.

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

Thank you,

Jimmy Consos

---

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

Save our culture!

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

3. Andy Gard (*ZIP code: 94115)*
The Grubstake is part of San Francisco history and culture. It's rich with character, and the City can hardly afford to lose any more of that!

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

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

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

7. Tao A. (*ZIP code: 94608)*
Our historic buildings really need our protection now more than ever.

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

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

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

11. Don Berger (*ZIP code: 94109)*
I have been a customer for 35 years. I enjoy the restaurant & don’t wish to see it gone. The Grubstake is one of the fine institutions of SF !

12. Betty Sullivan (*ZIP code: 94114)*
Please vote to override the appeal that is holding up the Grubstake development project. We have been working on this for more than 5 years and now, it has been held up once again by people who were fully informed before they signed up to move into the Austin condo building. Thank you!

Betty Sullivan

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

14. Brian O Connell (*ZIP code: 94587)*
Whenever I got to a late night event in SF, no matter how out of the way, I always stop at Grubbstake on the way home!

15. James Mccarty (*ZIP code: 94114)*
Gone there for over 50 years. Back in the ‘70s, it was a wonderful late nite crossroads for all kinds of gay after the bars closed.

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

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

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

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

19. Sid Franks (*ZIP code: 94803)*
Save our gay heritage

20. Patricia Wheeler (*ZIP code: 94115)*
Keep SF unique! __
Grubstake is original SF ..
Save our neighborhood jewels!!!
We want our affordable fun food!
Polk Gulch needs Grubstake,,,

21. Christopher Vasquez (*ZIP code: 94114)*
Grubstake is an LGBTQ safe space and needs to be protected!

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

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

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

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

26. Duncan Ley (*ZIP code: 94109)*
We need the housing. let's go!

27. Emily Weisensee (*ZIP code: 94110)*
Stop ripping the heart & soul out of SF!

28. Eric Stern (*ZIP code: 94114)*
Please save this beloved space - one that has historical importance to San Francisco's queer community. Thank you!

29. susan goodfellow (*ZIP code: 94109)*
there is a reason that tourists come to sf and people who live want to have our historic famed institutions The Grubstake is one of them just look at it ! tell how many dinning places in SF look like it ! If you take away places like the Grubstake you hurt more people in real estate values, Tourist money and local long time residents ! LOOK at the big picture rather than some developer to put up a sliver over valued housing no one’s coming here to see that !

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

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

32. Gary Contreras (*ZIP code: 94103)*
The grubstake has been around for a long time. It has been on this lot 1525 Pine Street from my understanding over 30 years.

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

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

35. Gypsy Love (*ZIP code: 94402)*
Save Grubstake!

36. Ian Renner (*ZIP code: 94103)*
More affordable housing now!

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

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

39. Jackalope Bar (*ZIP code: 94109)*
We love you!

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

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

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

43. Joseph Engle (*ZIP code: 95825)*
Grubsteak was an important part of many of us in recovery in SF Fellowship after AA/NA meetings in the area. I got sober in SF starting in 2001.

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

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

46. Juan Davila (*ZIP code: 94102)*
I think be great for all and bring more community for better City

47. John Goldsmith (*ZIP code: 94114)*
This is culturally significant, save our precious lgbt affirming spaces from gentrification. #SaveHarveyMilkPlaza

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

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

50. Joni Weinstein (*ZIP code: 94109)*
Please save The Grubstake and allow the new affordable units to be built. Don’t let gentrifiers suck the local color out of the neighborhood. We need to preserve the small gems that make San Francisco what it is.

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

52. Kenneth Henderson (*ZIP code: 94115)*
The Grubstake is an SF institution with a long history of supporting the LGBT community and other segments. After nearly 6 years of addressing concerns by neighbors, it is time to move on and approve the Grubstake's plans to preserve this important landmark.

53. Michael Kovacs (*ZIP code: 94109)*
screw those morons and their overpriced condos. they knew what they were getting into

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

55. Liz Ver (*ZIP code: 94142)*
Keep this Project going! Grubsteak is a Staple to Frisco's night light. Best place to get a fire ass burger and just some good ass food after partying on Polk Street. The 3am Grub stop. Keep The City The City PERIOD!
GRUBSTEAK??
GRUBSTEAK??
GRUBSTEAK?

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

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

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

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

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

61. Melissa Moss (*ZIP code: 94117)*
Save a SF institution!

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

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

64. Millie Tovar (*ZIP code: 94129)*
We need more housing! And we certainly need LGBTQI+ to continue to flourish in San Francisco.

65. Edgardo Moncada (*ZIP code: 94117)*
PLEASE SAVE THE GRUBSTAKE!

66. Gary Virginia (*ZIP code: 94114)*
San Francisco continues to lose LGBTQ+ venues including safe-haven, queer-friendly, late night restaurants that also cater to nightlife industry workers & patrons, & tourists. (Sparky's Diner & It's Tops have closed.) Help save historic Grubstake Diner. Stop the endless delays of 5+ years!

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

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

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

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

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

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

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

74. Linda Ayres-Frederick (*ZIP code: 94117)*
Let's keep the best of SF alive. The Grubstake is a landmark for locals and visitors. It's time to keep the best of our unique past preserved for future generations.

75. Esta Liederman (*ZIP code: 94122)*
Please save some of San Francisco's soul and provide housing for not just the rich.

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

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

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

79. Roxanne Lucas (*ZIP code: 94107)*
Love, love, love Grubstake; spent many late nights eating here in the early 2000's. So many significant places in SF have disappeared. It would be a tragedy if this gathering place disappeared as well.

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

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

81. Samantha Snook (*ZIP code: 94121)*
Love this gem!

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

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

84. Setg Abrahamson (*ZIP code: 94114)*
Keep grubstake alive!!!

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

86. Susan Englander (*ZIP code: 94110)*
The Grubstake and the planned housing above it will be a contribution to the physical and cultural community of San Francisco. Please do not honor this appeal. High-density housing is needed in SF and so is the Grubstake!

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

88. Shao-Lun Chien (*ZIP code: 94102)*
Design failure can not be the reason to block this project. Next door should find their architect to fix the mistake of only have light and ventilation from a light well.

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

90. Sharryl Rieth (*ZIP code: 95358)*
Grubsteaks is soon good and a fixture in the city! Taking it out would be a sad day in history

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

92. Stacy Thomas (*ZIP code: 94608)*
I live in Oakland but used to live on Pine Street at Polk in SF. The Grubstake should be preserved and affordable housing built. Just as more should be made available in Oakland. Its shameful that people who can afford high rents attempt to block housing for those who can not. Both SF and Oakland and all cities have a responsibility to do better for it's less affluent citizens.

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

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

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

96. BARRY LAWRENCE (*ZIP code: 94954)*
Out of towner who enjoys the drive to the city to eat here.

97. Tim O'Bayley (*ZIP code: 92262)*
The Grubstake is an icon in the City!

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

99. Christina Collins (*ZIP code: 94121)*
I love this place. So many after-hours post work fun. Thank you for that. I hope to visit again.

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

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

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Tevon Strand-Brown

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

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.

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

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

Dear Supervisors,

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

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

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

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

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

Thank you.

Regards,

Bill Lipsky
Author, *Gay and Lesbian San Francisco*

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

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

PLEASE!
-Isa

Dear Supervisor Peskin and Supervisors,

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

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

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

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Yours truly,

Deborah Gehlen

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

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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.

Sincerly,

Ian Ho-Wong
Grubstake aficionado

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

Dear Supervisor Peskin and the entire BoS,

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

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

Thank you for you time and consideration!

Mara Martin

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Mara Martin
*Pronouns: She/Her
Mobile +1 970-430-8425

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

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

Dear Supervisor Peskin and Supervisors,

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

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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.

Best,
Bernadine Posadas
(650) 892-7188

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

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

Thank you,
Brandun Kayal
1790 Broadway, SF 94109

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

Dear Supervisor Peskin and Supervisors,

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

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

--

Tessa Jorgensen

Unforeseen Events and Marketing
P: 916.532.8377

E: tessajorg@gmail.com

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

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.

Lynn McArdle
225 Lincoln Way
SF, CA 94122

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

Dear Supervisor Peskin and Supervisors,

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Jessica Perla
Real Estate Broker
https://urldefense.proofpoint.com/v2/url?u=http-3A__Jessicaperla.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=oeZu0-8JPlX4PzB3UOFNJBtyaC_lpp0X3zOsGp9k37c&m=TGEX_SA8xbgFknTbSpdHmVIf6dWC98pbRO-bNtKeE1s&s=CsWNM0fQ0ci6ijdumddjkQT5XERYwJdPZZj6TorZIlU&e=
https://urldefense.proofpoint.com/v2/url?u=http-3A__Nexusschools.com&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=oeZu0-8JPlX4PzB3UOFNJBtyaC_lpp0X3zOsGp9k37c&m=TGEX_SA8xbgFknTbSpdHmVIf6dWC98pbRO-bNtKeE1s&s=roForu9fke5bcRu-BadultFtMmOnHqdlO6vJoyvIdqY&e=

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

Dear Supervisor Peskin and Supervisors,

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

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

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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:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 26, 2021 8:59:46 PM

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

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Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 26, 2021 7:52:29 PM

Dear Supervisor Peskin and Supervisors,

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

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

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

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

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

Dear Supervisor Peskin and Supervisors,

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Sincerely,
Noelani Piters

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

Dear Supervisor Peskin and Supervisors,

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

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

Mark Langan
SF District 9 homeowner

Sent from my iPhone

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

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

Dear Supervisor Peskin and Supervisors,

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Marilynn Bean
1626 Northpoint St
San Francisco Ca 94123

Sent from my iPhone

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

SiDear Supervisor Peskin and Supervisors,

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Sincerely
Liz Torres San Francisco Voter
Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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Sincerely,
Andy Gutierrez

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

Dear Supervisor Peskin and Supervisors,

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Sent from my iPad

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

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Sent from my iPhone

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

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

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

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Sent from Mail for Windows

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

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Sent from my iPhone

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

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

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 may types of people. The opponents of this project appear to be fighting this project to protect their own interests without thinking of the collective good this building could achieve.

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

Thank you very much!

-Malinda Tuazon

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

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Get Outlook for iOS

From:	Cesar Abella
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
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Date:	Thursday, September 23, 2021 4:59:46 PM

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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.

Best,

Cesar Abella
Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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Rebecca

Sent from my iPhone

From:	Shoshanah Dobry
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
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From:	Cesar Abella
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
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Best,

Cesar Abella
Sent from my iPhone

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

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Get Outlook for iOS

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

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Sent from my iPhone

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

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

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Resident Cathy Asmus

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

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Sent from my iPhone

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

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Best Regards,

Ms. Janet Witkosky

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

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

Dear Supervisor Peskin and Supervisors,

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Sent from my iPad

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

Dear Supervisor Peskin and Supervisors,

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

Dear Supervisor Peskin and Supervisors,

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Thank you for listening!
Angela Layton

Sent from my iPhone

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

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

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

Dear Supervisor Peskin and Supervisors,

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- Ruth

Ruth Nott

415-793-5330

Preferred Gender Pronouns: she/her/hers

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

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

Dear Supervisor Peskin and Supervisors,

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-Anthony

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

Dear Supervisor Peskin and Supervisors,

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Terri Fellers
1890 Clay ST

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

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Regards,
Stacey Haysler

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

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Sent from my iPhone

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

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Ken Jackman
SF Resident 16 years

Sent from my iPhone

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

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Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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

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

Thank you,

Marissa Barker

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Thanks,

Lidia G Davis

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Dear Supervisor Peskin and Supervisors,

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

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

carolyn conwell

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

Dear Supervisor Peskin and Supervisors,

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

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

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

Please support The Grubstake.

Sincerely,

C. Martin

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

Dear Supervisor Peskin and Supervisors,

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

Sent from my iPad

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

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

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.

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

Sent from my iPhone

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

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

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

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

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

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

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

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

Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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Thank you,
David Mauroff

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

Dear Supervisor Peskin and Supervisors,

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Samuel L. Krauth
701.318.9362
samuelkrauth@gmail.com

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

Dear Supervisor Stefani,

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Michael Gonos
Resident of District Two
San Francisco, CA

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

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Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors:

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- Sid Frank's
Sent from my iPhone

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

Dear Supervisor Peskin and Supervisors,

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Sincerely yours,
David S Colbert

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

Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

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

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

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Get Outlook for Android

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

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Sent from my iPhone

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

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Steve Gallagher

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

Dear Supervisor Peskin and Supervisors,

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

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

Dear Supervisor Peskin and Supervisors,

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

Dear Supervisor Peskin and Supervisors,

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

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Please save grubstake!!!

Sent from my iPhone

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

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Sent from my iPhone

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

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Sent from my iPhone

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

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Eddie Jen
5 Corbett ave
San Francisco ca
94114

From:	Kimya Dawson
To:	Aaron.Peskin@sfgov.org; Ahsha.Safai@sfgov.org; Board.of.Supervisors@sfgov.org; Catherine.Stefani@sfgov.org; RonenStaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; mandelmanstaff@sfgov.org; marstaff@sfgov.org; melgarstaff@sfgov.org; prestonstaff@sfgov.org; sfgrubstake@gmail.com; waltonstaff@sfgov.org
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, September 21, 2021 12:40:37 AM

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

From:	Lawrence Helman
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, September 21, 2021 4:52:14 AM

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Sent from my iPad

From:	Kimya Dawson
To:	Aaron.Peskin@sfgov.org; Ahsha.Safai@sfgov.org; Board.of.Supervisors@sfgov.org; Catherine.Stefani@sfgov.org; RonenStaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; mandelmanstaff@sfgov.org; marstaff@sfgov.org; melgarstaff@sfgov.org; prestonstaff@sfgov.org; sfgrubstake@gmail.com; waltonstaff@sfgov.org
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From:	William Hack
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 9:48:01 PM

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William Hack
1728 Laguna street

From:	Martha
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 10:01:36 PM

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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.

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

From:	marowak105
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 8:18:37 PM

Dear Supervisor Peskin and Supervisors,

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

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 Galaxy

From:	Roger Adkins
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 4:44:30 PM

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.

Please Save Grubstake, they have great food there and we don't need to see another long time business, that is loved by many, go kerplunk! Please save it, Thanks!

Sincerely,

Roger Adkins

From:	marowak105
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 8:18:37 PM

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Sent from my Galaxy

From:	Julian Carey
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 4:35:39 PM

Dear Supervisor Peskin and Supervisors,

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From:	Bruce R Parnas
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 4:04:53 PM

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:	Kenneth Cross
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 2:18:24 PM

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

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Thank you for hearing my concerns.
Ken Cross
Pine Street neighbor of Grubsteak

From:	marcella sanchez
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 2:06:44 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.

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

Sincerely,

Marcella Sanchez

Sent from my iPhone

From:	Jim Kroupa
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 12:35:39 PM

Dear Supervisor Peskin and Supervisors,

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Sincerely,
Jim Kroupa

From:	lisa moschetti
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 12:28:38 PM

Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

From:	John Shifler
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 11:52:56 AM

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Sent from my iPhone

From:	Debbie Persselin
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 11:50:34 AM

Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

From:	Candace Jordan
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 11:42:09 AM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From:	Lewis Brown Jr
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 9:32:47 AM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

Thank you,
Lewlu Brown
Tenderloin resident

Sent from my iPhone

From:	Rob Rothrock
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 6:13:28 AM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my Verizon, Samsung Galaxy smartphone

From: ddozier@gmail.com
To: Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Sunday, September 19, 2021 6:46:02 PM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From:	Anna Lederman
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 19, 2021 7:07:22 PM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Thank you very much for your time,
-Anna Lederman

Sent from my iPhone

From:	Marco Place
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 19, 2021 10:14:21 PM

Dear Supervisors,

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

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

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

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

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

Respectfully,
Marco Place

From:	Robyn
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 20, 2021 2:39:40 AM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sincerely,
Robyn Marsh
San Francisco, CA

From:	Justine Stanis
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 19, 2021 4:07:55 PM

Dear Supervisor Peskin and Supervisors,

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

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

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

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

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

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

Sent from my iPhone

From:	David Maddox
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 19, 2021 1:45:16 PM

Dear Supervisor Peskin and Supervisors,

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

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

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

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



David Maddox
Creative Services
2092 University Circle
Memphis, Tennessee 38112
9901.489.8548
dminmem@yahoo.com

From:	Gilbert A Villareal
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 19, 2021 11:59:33 AM

Dear Supervisor Peskin and Supervisors,

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

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

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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.

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

Sent from my iPhone
Please forgive any typos.

From:	Maaike Jacobson
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Sunday, September 19, 2021 9:17:51 AM

Dear Supervisor Peskin and Supervisors,

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

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

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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.

Sent from my iPhone

From:	Brent Pogue
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support the Rebuilding of the Grubstake Diner
Date:	Saturday, September 18, 2021 1:43:45 PM

Dear Supervisor Peskin and Supervisors,

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

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:
http://www.linkedin.com/in/brentpogue
415.309.2309

From:	Jeff Suntech Gmail
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Saturday, September 18, 2021 2:11:15 PM

Dear Supervisor Peskin and Supervisors,

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

Sent from my iPhone

From:	Adam Warrick
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Saturday, September 18, 2021 5:40:24 PM

Dear Supervisor Peskin and Supervisors,

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Adam Warrick
Realtor®

408.712.0719
www.AdamWarrick.com

Sent from iPhone

From:	Jennivine Lee
To:	Aaron.Peskin@sfgov.org; Ahsha.Safai@sfgov.org; Board.of.Supervisors@sfgov.org; Catherine.Stefani@sfgov.org; RonenStaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; mandelmanstaff@sfgov.org; marstaff@sfgov.org; melgarstaff@sfgov.org; prestonstaff@sfgov.org; sfgrubstake@gmail.com; waltonstaff@sfgov.org
Subject:	Support Rebuilding Grubstake Diner
Date:	Saturday, September 18, 2021 11:51:53 AM

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

--

Be Well,
Jennivine Lee
Certified Ideal Protein Coach/
CEO iWellness Plan
Direct-415-562-5881
Click here for more info.:
Introduction to Fundamentals of Ideal Protein

Clinic Locations:

San Mateo Clinic
951 Mariners Island Blvd., Suite 300
San Mateo, CA 94404

****REMOTE/VIRTUAL via JOIN.ME or Google Hangouts (Weekly)***

From:	Robert Young
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Saturday, September 18, 2021 11:29:52 AM

Dear Supervisor Peskin and Supervisors,

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Robert Young

From:	Laura Mahoney
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Saturday, September 18, 2021 12:12:07 AM

Dear Supervisor Peskin and Supervisors,

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Sent from my iPhone

From:	Kelly Hernandez
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 11:57:02 PM

Dear Supervisor Peskin and Supervisors,

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From:	Sarena Foster
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 7:51:55 PM

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From:	Erick Francisco
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 8:59:19 PM

Dear Supervisor Peskin and Supervisors,

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Erick Francisco

From:	James Rumohr
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 11:27:34 PM

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

From:	Christopher Wichlan
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 11:41:24 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.

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

dispute and compromise for both parties.

Kind Regards,

Chris Wichlan

From:	Lou Cook
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 6:31:53 PM

Dear Supervisor Peskin and all Supervisors,

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

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

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

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

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

The Grubstake team has made every attempt possible to address

all the issues brought forth. We urge you see the value of this project in the proposed form.

Please deny this frivolous appeal.

Sincerely,
Louise D. Cook, San Francisco Resident

From:	devinposey@aol.com
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 7:15:56 PM

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

From:	Chip Gower
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 6:58:07 PM

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.

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

Sent from my phone----

From:	Brigida Vaccaro
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 8:53:55 PM

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.

Thank you for your kind attention
Brigida

From:	Ernie Gilbert
To:	Aaron.Peskin@sfgov.org; Ahsha.Safai@sfgov.org; Board.of.Supervisors@sfgov.org; Catherine.Stefani@sfgov.org; RonenStaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; mandelmanstaff@sfgov.org; marstaff@sfgov.org; melgarstaff@sfgov.org; prestonstaff@sfgov.org; sfgrubstake@gmail.com; waltonstaff@sfgov.org
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 5:54:44 PM

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

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

www.erniegilbert.com

From:	Robert G Brown
To:	Peskin, Aaron (BOS); Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 5:23:01 PM

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.

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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:	William OConnor
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 5:49:45 PM

Dear Supervisor Peskin and Supervisors,

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

From:	Brianne Ligon
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 5:19:52 PM

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.

Brianne

From:	Aaron VanDevender
To:	Aaron Peskin; Catherine Stefani; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha Safai; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; SF Grubstake
Subject:	Please Support Rebuilding Grubstake Diner and More Housing!
Date:	Friday, September 17, 2021 4:28:13 PM

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.

Yours, Truly
-Aaron VanDevender

From:	Vivien
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:52:16 PM

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.

Vivien Lee, BSN, RN-BC

From:	craig Jones
To:	Aaron.Peskin@sfgov.org; Ahsha.Safai@sfgov.org; Board.of.Supervisors@sfgov.org; Catherine.Stefani@sfgov.org; RonenStaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; mandelmanstaff@sfgov.org; marstaff@sfgov.org; melgarstaff@sfgov.org; prestonstaff@sfgov.org; sfgrubstake@gmail.com; waltonstaff@sfgov.org
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:57:56 PM

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--

Craig A. Jones

From:	Lauren Graffort
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 5:13:29 PM

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:	Jo Anne Appel
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:17:22 PM

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Sent from my iPhone

From:	Margaret Lawrence
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:12:29 PM

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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.
Sent from Mail for Windows

From:	Danielle Lopez
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:11:36 PM

Dear Supervisor Peskin and Supervisors,

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Kind regards,
Danielle Lopez

From:	Ryan Stout
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:10:29 PM

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From:	Brett Marlin
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Cc:	Kate Colantuono
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:09:44 PM

Dear Supervisor Peskin and Supervisors,

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--
Brett Marlin
(415) 851-4679

From:	Brett Marlin
To:	Aaron.Peskin@sfgov.org; Catherine.Stefani@sfgov.org; marstaff@sfgov.org; prestonstaff@sfgov.org; chanstaff@sfgov.org; haneystaff@sfgov.org; melgarstaff@sfgov.org; mandelmanstaff@sfgov.org; RonenStaff@sfgov.org; Ahsha.Safai@sfgov.org; waltonstaff@sfgov.org; Board.of.Supervisors@sfgov.org; sfgrubstake@gmail.com
Cc:	Kate Colantuono
Subject:	Support Rebuilding Grubstake Diner
Date:	Friday, September 17, 2021 4:09:44 PM

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--
Brett Marlin
(415) 851-4679

From:	Jon Liggett
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Thursday, July 22, 2021 10:30:10 AM

Dear Commissioners,

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

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Corey Fusco
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Saturday, July 24, 2021 3:32:54 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

As an Executive Chair for the Castro LGBTQ Advisory Board, I find it not only important, but absolutely necessary to keep San Francisco's Queer institutions apart of the fabric of our community and to not have them fade out but integrated into an ever evolving City. Thank you for your consideration.

Best,

Corey Fusco
Castro LGBTQ Advisory Board Treasurer
corey.fusco@castrolgbtq.org

From:	Lucas Montgomery-Davis
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Thursday, July 22, 2021 7:03:21 AM

Dear Commissioners,

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From:	alan choy
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Thursday, July 22, 2021 8:09:48 AM

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From:	Mark Abramson
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Thursday, July 22, 2021 4:48:29 AM

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Sent from my iPhone

From:	J.Emmett Patterson
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; rachael.tanner@sfgov.org; jonas.ionin@sfgov.org; aaron.peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Thursday, July 22, 2021 2:03:58 AM

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Emmett Patterson

From:	Jason Castleberry
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 11:57:23 PM

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Sent from my iPhone

From:	Darwin Bell
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 11:46:20 PM

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Thank you,

Darwin Bell

Sent from my iPhone

From:	Eric Press
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 11:11:32 PM

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Sent from my iPhone

From:	William Hack
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 11:44:42 PM

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Sent from my iPad
William Hack
P Wibowo
1728 Laguna street
94115

From: Norman Golchehreh
To: joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Wednesday, July 21, 2021 10:31:01 PM

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Sent from my iPhone

From:	David Nemoyten
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 10:16:35 PM

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Sent from my iPhone

From:	Joey Ereñeta
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 8:27:49 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Joey Ereñeta
(510) 205-4777

From:	Jonathan Scott
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 8:00:55 PM

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Sent from my iPhone

From:	robertmorrison942
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 7:43:36 PM

Dear Commissioners,

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my Verizon, Samsung Galaxy smartphone

From:	David Albert
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 7:24:28 PM

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.
Sincerely,
David Albert
Grubstake patron since 1980

From:	Laurel Jansen
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 7:03:44 PM

Dear Commissioners,

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- laurel

From:	tommie murphy
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 6:00:54 PM

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Cheers!

Tommie Murphy
Intrinsic Events and Design
415-734-7381

From:	Tyler Underwood
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 5:07:06 PM

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Loads of Love

MOREboy Tyler

From:	Jim Love
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 5:20:12 PM

Dear Commissioners,

We don't want to lose anymore historical and legacy businesses in this wonderfully cultural city.

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Thank you,
Jim Fleming
31 year San Francisco resident

From:	Kurtiss Tews
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 5:23:24 PM

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Sincerely,

Kurtiss J. Tews

From:	Florencia Martinez
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 5:37:17 PM

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Florencia Martinez

Sent from my iPhone

From:	Dinysio walloe
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; rachael.tanner@sfgov.org; jonas.ionin@sfgov.org; aaron.peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 5:44:36 PM

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I recently went there remembering going there with freind Cockette Angel of Light 'Hibiscus' aka George ♥ Harris on our way in and out of North Beach to do shows. A true beloved historic sacred place LuvtoU

Dinysio Scotz Walloe thanxoxo

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Get Outlook for Android

From:	Ray Tilton
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 5:48:57 PM

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From:	Dinysio walloe
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; rachael.tanner@sfgov.org; jonas.ionin@sfgov.org; aaron.peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
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Get Outlook for Android

From:	Florencia Martinez
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
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Florencia Martinez

Sent from my iPhone

From:	Kurtiss Tews
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
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Sincerely,

Kurtiss J. Tews

From:	Jim Love
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
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Thank you,
Jim Fleming
31 year San Francisco resident

From:	Tyler Underwood
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
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Loads of Love

MOREboy Tyler

From:	Rolo Talorda
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:36:37 PM

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From:	César Cadabes
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:40:48 PM

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Best regards,
Cesar Cadabes

From:	Scott Louis
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:48:20 PM

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Tadd Tobias
To:	Aaron.Peskin@sfgov.org; Rachael.Tanner@sfgov.org; deland.chan@sfgov.org; frank.fung@sfgov.org; joel.koppel@sfgov.org; jonas.ionin@sfgov.org; kathrin.moore@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com; sue.diamond@sfgov.org; theresa.imperial@sfgov.org
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:49:47 PM

Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

--

Tadd Tobias NP-C
Email: taddtobias@gmail.com
Web: www.linkedin.com/in/taddtobias

From:	Jason Armenta
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:52:58 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Cabure Bonugli
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:59:13 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Scott Louis
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:48:20 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	César Cadabes
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:40:48 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Best regards,
Cesar Cadabes

From:	Rolo Talorda
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:36:37 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Greg Pennington
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	The Grubstake
Date:	Tuesday, July 20, 2021 8:07:58 PM

Dear Commissioners,

I moved to San Francisco in 1977 and have lived in the Polk area for more than 40 years. I ate at the grubstake my very first week here and have frequented it ever since. It is a uniquely valuable San Francisco asset. San Francisco needs more housing and the owners of the Grubstake need to be able to create a financially viable way to preserve the Grubstake. This classic diner must be preserved. Please support the Grubstake project.

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Candi Whitman
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 1:27:44 AM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Elaine Carney
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 10:02:35 AM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.
Sent from Mail for Windows 10

I first went to the Grubstake in 1976 when I was 18. Coming from the East Coast where one heard everyday the words "faggot" and "queer" being hurled as obscenities. The Grubstake to me was Oz, everyone was gay or simply woke! OMG community? That concept was first learned and embraced at the Grubstake. In these days of franchises and chains, help preserve community and non-tech jobs!

Angel B Carney
bodhibsteele@yahoo.com

From:	Lois Langevin-King, LMT CD
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:26:37 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Lois Langevin-King

From:	Paul Miller
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:27:15 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	lrog515@gmail.com
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, July 21, 2021 4:32:05 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

From:	Khalilah Alston
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, July 20, 2021 6:21:04 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thanks!

Sent from my Illudium Q-36 Space Modulator

From:	Stacey Haysler
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Save the Grubstake
Date:	Tuesday, July 20, 2021 4:57:03 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

The Grubstake project needs to start without further delay—real housing can't wait.

Regards,
Stacey Haysler

From: Dockery Zomant
To: joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject: Support Rebuilding Grubstake Diner
Date: Tuesday, July 20, 2021 9:07:07 AM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

From:	gus riker
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, July 20, 2021 4:57:36 AM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

From:	CJ Jones
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, July 19, 2021 11:32:19 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Joyce** <magiccity@cox.net>
Date: Mon, Jul 19, 2021, 8:34 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Patrick Thompson** <ptatws@twc.com>
Date: Mon, Jul 19, 2021, 1:11 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	Daniel Oden
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, July 19, 2021 4:46:01 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From:	tomaquinas
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, July 19, 2021 7:02:59 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my Verizon, Samsung Galaxy smartphone

From:	stevdroide@gmail.com
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, July 19, 2021 8:42:39 PM

Dear Commissioners,
The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Best,
Stiven

From:	MARIAN YAP
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, July 19, 2021 10:41:25 PM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Marian Yap
Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Cindy Chang** <ccchang@earthlink.net>
Date: Mon, Jul 19, 2021, 7:27 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Cordially,

Dr Cynthia Chang, OMD
67 Granada Avenue
San Francisco, Ca

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Cindy Chang** <ccchang@earthlink.net>
Date: Mon, Jul 19, 2021, 7:27 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Cordially,

Dr Cynthia Chang, OMD
67 Granada Avenue
San Francisco, Ca

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Stan Wong** <stanwg@aol.com>
Date: Mon, Jul 19, 2021, 2:13 AM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

Dear Commissioners,

I have been eating at the Grubstake since 1975. Their hamburgers along with their specialty soups are delicious were comfort food to a young guy man who had just come out. Whenever I am in the area I look forward to eating there.

This is a vital part of not only the LGBT community but to all.

I support rebuilding this important piece of San Francisco. What other restaurant in a train car with such a history exists in San Francisco.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Please vote for rebuilding the Grubstake.

Thanks,

Stan Wong
120 Delmar St
San Francisco, CA 94117

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Eileen Murphy** <eileen.murphy@me.com>
Date: Mon, Jul 19, 2021, 2:33 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Crystal Subhi Caleb Dean** <quadhomesearch@gmail.com>
Date: Mon, Jul 19, 2021, 2:43 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Keith B Ward** <sftraveler@ymail.com>
Date: Mon, Jul 19, 2021, 3:25 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Keith B Ward

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Nancy Wecker** <nwecker@earthlink.net>
Date: Mon, Jul 19, 2021, 12:19 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners, The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing. The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd. Additionally, please consider how many lgbTq individuals can no longer afford the rents or purchase prices in SF and having fewer and fewer community venues only sends a message that SF is only for a richer and well-connected group. Please remember the heart in SF. Also, do everything you can to develop housing that is really affordable to people already here and who work here in rather low paying essential jobs so that we middle class people can enjoy our life here. I realize it's a balancing job you have with competing interests, advocate for the best interest of our unique city and don't bend to those with the most money having the most influence.
Thank you,
Nancy Wecker

From:	Jim Oerther
To:	joel.koppel@sfgov.org; kathrin.moore@sfgov.org; deland.chan@sfgov.org; sue.diamond@sfgov.org; frank.fung@sfgov.org; theresa.imperial@sfgov.org; Rachael.Tanner@sfgov.org; jonas.ionin@sfgov.org; Aaron.Peskin@sfgov.org; mandelmanstaff@sfgov.org; sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, July 19, 2021 12:32:48 AM

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22, 2021.

Jim Oerther
4343 3rd Street #301
San Francisco, CA 94124

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **James McCarty** <jcmccarty@me.com>
Date: Mon, Jul 19, 2021, 7:16 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Wendy Bear** <bbnut1@icloud.com>
Date: Mon, Jul 19, 2021, 7:08 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Respectfully,
W. Bear

Sent from my iPad

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **C L Burns** <cbgiants25@gmail.com>
Date: Mon, Jul 19, 2021, 6:25 AM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure. It was one of the first places I hung out when I moved here in 1976.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Thank you for your time and attention. Regards, cindy l burns

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **James Hurwitz** <jimhurwitz@yahoo.com>
Date: Fri, Jul 16, 2021, 10:41 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, rachael.tanner@sfgov.org <rachael.tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, aaron.peskin@sfgov.org <aaron.peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.
Please support this venerable San Francisco small business.

Jim Hurwitz

Cell: 415-948-4336

jimhurwitz@yahoo.com

Stay Positive, Test Negative, Get Vaccinated!

This message sent via mobile device (pleeze excuse typos).

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Erica Burkeen** <ericaburkeen@comcast.net>
Date: Fri, Jul 16, 2021, 10:20 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Thank you
Erica

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **George Comninos** <gcomninos@gmail.com>
Date: Fri, Jul 16, 2021, 10:02 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Christopher Noceti** <chrisnoceti@gmail.com>
Date: Fri, Jul 16, 2021, 8:47 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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<FROM CHRIS>

I would also like to add that I am a resident of The Austin and do not oppose the plan as long as it brings low to moderate income housing to those in need.

Sincerely,

Chris Noceti

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **vagelis lambiris** <elambiris@hotmail.com>
Date: Fri, Jul 16, 2021, 8:27 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, Aaron.Peskin@sfgov.org <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

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Sent from my Verizon, Samsung Galaxy smartphone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **vagelis lambiris** <elambiris@hotmail.com>
Date: Fri, Jul 16, 2021, 8:27 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, Aaron.Peskin@sfgov.org <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

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Sent from my Verizon, Samsung Galaxy smartphone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Ian Schnaidt** <ian_schnaidt@hotmail.com>
Date: Fri, Jul 16, 2021, 8:20 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, Aaron.Peskin@sfgov.org <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

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Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Betty Sullivan** <bettysnie@aol.com>
Date: Fri, Jul 16, 2021, 8:01 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Jo Anne Appel** <JAppel@mindspring.com>
Date: Fri, Jul 16, 2021, 2:52 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **John M.** <jwmanning95@hotmail.com>
Date: Fri, Jul 16, 2021, 3:06 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, Aaron.Peskin@sfgov.org <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

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John Manning

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Luigi Silverman** <luigi.silverman@gmail.com>
Date: Fri, Jul 16, 2021, 3:09 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **sl76246** <sl76246@aol.com>
Date: Fri, Jul 16, 2021, 3:16 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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Thank you for your time.
Susan Lima

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Please Support Rebuilding Grubstake Diner!!

---------- Forwarded message ---------
From: **Denise Halbe** <cabngirl@pacbell.net>
Date: Fri, Jul 16, 2021, 3:24 PM
Subject: Please Support Rebuilding Grubstake Diner!!
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

The Grubstake has always been one of my favorite eating establishments in SF. I have so many fond memories of late nights there, and big brunches, wonderful wait staff and cooks going back to the 80s. It is heartbreaking to me to see so much of what made the city the place I was born and grew up in, the quirky personalities and vibrant colorful businesses that have represented the beauty of San Francisco's character being lost to gentrification and other impacts. The Grubstake is the epitome of what makes SF SF.

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Very sincerely yours,
Denise Halbe

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Javier Herrera** <japesqueda@gmail.com>
Date: Fri, Jul 16, 2021, 4:29 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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From Javi's phone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Troy Dye** <rtroy.dye@gmail.com>
Date: Fri, Jul 16, 2021, 6:07 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Colin McDonnell** <colinmcdonnell@yahoo.com>
Date: Fri, Jul 16, 2021, 6:03 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Jeff Suslow** <sfguy61@yahoo.com>
Date: Fri, Jul 16, 2021, 4:49 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Aleko Verrios** <alekoverrios@me.com>
Date: Fri, Jul 16, 2021, 4:45 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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Sincerely,
Aleko
(916)955-7827

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Andrew Mayer** <amayer1400@hotmail.com>
Date: Fri, Jul 16, 2021, 4:34 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, Aaron.Peskin@sfgov.org <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

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Get Outlook for iOS

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Peter C26** <zembeks@hotmail.com>
Date: Fri, Jul 16, 2021, 7:52 PM
Subject: Support Rebuilding Grubstake Diner
To: joel.koppel@sfgov.org <joel.koppel@sfgov.org>, kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>, deland.chan@sfgov.org <deland.chan@sfgov.org>, sue.diamond@sfgov.org <sue.diamond@sfgov.org>, frank.fung@sfgov.org <frank.fung@sfgov.org>, theresa.imperial@sfgov.org <theresa.imperial@sfgov.org>, Rachael.Tanner@sfgov.org <Rachael.Tanner@sfgov.org>, jonas.ionin@sfgov.org <jonas.ionin@sfgov.org>, Aaron.Peskin@sfgov.org <Aaron.Peskin@sfgov.org>, mandelmanstaff@sfgov.org <mandelmanstaff@sfgov.org>, sfgrubstake@gmail.com <sfgrubstake@gmail.com>

Dear Commissioners,

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

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

The Grubstake team has worked tirelessly to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and vote affirmatively on July 22nd.

Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Jen** <jrogers_26@yahoo.com>
Date: Fri, Jul 16, 2021, 7:48 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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Sent from my iPhone

From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Enzo Lombard** <enzolombard@gmail.com>
Date: Fri, Jul 16, 2021, 7:31 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

Dear Commissioners,

My partner and I have been regular patrons of the Grubstake for 30 years. The Grubstake Diner holds great importance to the LGBTQ+ community, and I am pleased to express my support for the rebuilding of this community treasure.

After waiting years to present the new building to the Planning Commission, the project is now facing opposition from adjacent residents who only recently moved into the neighborhood. The residents of the neighboring Austin condominium building have tried in every way possible to file appeals to various aspects of the project while their sole intent is to block any additional height adjacent to their building. Residents of the Austin were informed when they purchased their condos that the Grubstake was in the process of being redeveloped and would include additional height to allow for the housing units. Trying to undo that work now only serves to postpone the redevelopment of this community asset and much-needed middle-income housing.

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From: SF Grubstake
To: mrsfl96@aol.com
Subject: Fwd: Support Rebuilding Grubstake Diner

---------- Forwarded message ---------
From: **Christopher Chandler** <c.chandler80@gmail.com>
Date: Fri, Jul 16, 2021, 7:16 PM
Subject: Support Rebuilding Grubstake Diner
To: <joel.koppel@sfgov.org>, <kathrin.moore@sfgov.org>, <deland.chan@sfgov.org>, <sue.diamond@sfgov.org>, <frank.fung@sfgov.org>, <theresa.imperial@sfgov.org>, <Rachael.Tanner@sfgov.org>, <jonas.ionin@sfgov.org>, <Aaron.Peskin@sfgov.org>, <mandelmanstaff@sfgov.org>, <sfgrubstake@gmail.com>

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Sent from my iPhone

From:	Rafa Sonnenfeld
To:	Board of Supervisors, (BOS)
Subject:	1545 Pine Street - No. 2015-009955ENV
Date:	Friday, October 1, 2021 1:48:36 PM
Attachments:	1525 Pine St - YIMBY Law HAA Letter.pdf

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Good Afternoon Supervisors,

My organization is submitting the attached letter in regards to the CEQA appeal hearing for 1545 Pine Street, which we understand is scheduled for 10/5. The letter explains why the Housing Accountability Act compels the City to approve the project, or to conduct an EIR for the environmental impacts of a denial action. The prudent decision at this juncture is to deny the Appeal.

Thank you,

--

Rafa Sonnenfeld

Paralegal he/him



YIMBY Law

57 Post St, Suite 908
San Francisco, CA 94104
hello@yimbylaw.org

YIMBY LAW

10/1/2021

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

Board.of.Supervisors@sfgov.org
Via Email

Re: 1545 Pine Street
No. 2015-009955ENV, 2015-009955APL-02

Dear San Francisco Board of Supervisors,

YIMBY Law submits this letter to inform you that the Board of Supervisors has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

> (j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:
>
> > (1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

> (2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.
>
> . . .
>
> (4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The proposed Project consists of demolishing the existing one-story restaurant and constructing an eight story, 83-foot-tall building (plus an additional 17-foot-tall elevator penthouse) containing 21 dwelling units and approximately 2,855 square feet of commercial space. The existing restaurant, Grubstake, would vacate the premises during the demolition and construction period but would return to occupy the basement, ground floor, and mezzanine of the new building and will include reuse or replication of many of Grubstake's existing features. The dwelling units would be on the second through eighth floors. The proposed project would not include any automobile parking, and the existing curb cut on Austin Street would be removed.

The project was entitled by the Planning Commission at their July 22, 2021 meeting. When approving the project, the Planning Commission found "that the Project is, on balance, consistent with the Objectives and Policies of the General Plan."

On January 27, 2021, the planning department published a preliminary mitigated negative declaration (PMND) with an initial study, analyzing the potential environmental impacts of the project. On February 16, 2021, David Cincotta (Appellant) filed a letter appealing the PMND. On May 6, 2021, the Planning Commission held a public hearing on the merits of the appeal and adopted Motion No. 20909 affirming the decision to adopt a mitigated negative declaration. The final mitigated negative declaration (FMND) was published on May 6, 2021. David Cincotta filed an appeal of the FMND on August 20, 2021.

With the approved Density Bonus incentives and waivers, the above captioned Project is zoning compliant and general plan compliant, therefore, your local agency must approve the application, as the Planning Commission has already done once, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

The planning department staff "recommends that the board uphold the commission's adoption of the FMND and deny the appeal. Appellant has not provided substantial evidence

supporting a fair argument that the proposed project would have significant impacts on the environment with implementation of feasible mitigation measures identified in the FMND that would warrant preparation of an environmental impact report." We concur.

CEQA Analysis Must Balance Housing with Environmental Concerns

In addition to your obligation to approve this project based on it meeting the requirements of the HAA, the Board also has an obligation to make every effort to make decisions related to EIRs in support of increasing housing.

The state's approach to CEQA is one of balance; the state's interest is in both protecting the environment and "providing a decent home and satisfying living environment for every Californian." *Public Resource Code § 21000(g); 21001(d)*

It is important to note that CEQA does not give the City any new powers independent of the powers granted by other laws, and CEQA is specifically subject to limitations provided in other laws. § 21004; § 15040(a). *County of San Diego v. Grossmont-Cuyamaca Community College District, 141 Cal.App.4th 86, 102 (2006)* found that "an agency's authority to impose mitigation measures must be based on legal authority ***other than* CEQA**." In fact, the exercise of a city's powers under a law like the HAA must be within the scope of the city's authority provided by that law and needs to be consistent with the limitations set by that law. See § 15040(d) and (e).

The HAA Requires Projects to Comply With CEQA, However the HAA is Mainly Concerned with the Environmental Consequences of Project Disapprovals

Certainly, housing developments that are approved by lead agencies are required to comply with CEQA, but it's important to note that in its references to CEQA, the HAA is silent about the environmental consequences of *approving* housing developments. CEQA's statutory and regulatory mandate applies only to project approvals. However, the HAA is principally concerned with the environmental consequences of a lack of housing, and of disapproval of a particular housing project. Examples of supporting language in the HAA include,

> "The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California." § 65589.5(a)(1)(A)
>
> "Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects." § 65589.5(a)(1)(D)
>
> "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives." § 65589.5(a)(2)(A)
>
> "An additional consequence of the state's cumulative housing shortage is a

> significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences." § 65589.5(a)(2)(I)
>
> "**It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action** and without complying with subdivision (d)." § 65589.5(b)

The legislature recognizes that the statewide housing shortage, and local agencies' disapprovals of housing projects have a substantial negative impact on the environment. While CEQA is focused on the environmental effects of of project approvals, **the HAA policy framework clearly requires any local agency that denies approval of a housing project, or makes a housing project infeasible, to thoroughly analyze the environmental consequences of said denial or disapproval, even if the agency has valid HAA findings for disapproving a project. Denial of the Project would be a CEQA violation under HAA, and thus the denial itself is an action that needs its own initial study.**

The Conditions for a Project to be Lawfully Disapproved are Established by the HAA

The HAA determines the conditions under which a project that includes very low-, low-, or moderate-income households, can be lawfully disapproved in *§ 65589.5(d);* (also reference *North Pacifica, LLC v. City of Pacifica, supra, 234 F.Supp.2d at 1059-60).* There are five prescribed circumstances under which a project can be disapproved; and then any findings must be written, and based on a preponderance of evidence.

The City cannot disapprove a housing development project or place conditions upon approval if doing so would make the project infeasible unless it finds, based upon a record of a preponderance of evidence, that the proposed project, "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" § 65589(d)(2). The HAA also clarifies that "a 'specific, adverse impact' means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." Therefore, in order to lawfully disapprove the Project, the City would need to have a written document that existed on the date the application was deemed complete that contains objective, identified public health or safety standards, policies, or conditions.

If the City is able to to prove by a preponderance of the evidence that it does have written, objective, identified public health or safety standard, policy, or conditions, then the City would need to prove, by a preponderance of the evidence, that the Project would have a "significant, quantifiable, direct, and unavoidable" impact in order to lawfully disapprove the Project. **If the City cannot prove, based on a preponderance of evidence, that the Project would impact all four qualities: significant, quantifiable, direct, and unavoidable; using a document that itself is qualified under the meaning of the HAA, then it cannot legally deny approval of the Project.**

Hoffman Street, LLC v. City of West Hollywood, *179 Cal.App.4th 754, 771-72 (2009)* held that the city did not make the findings necessary to adopt an ordinance for failing to identify "a specific, adverse impact upon the public health or safety" and to identify any "written public health or safety standards, policies, or conditions."

CEQA Does Not Allow the City to Disapprove this Project

CEQA requires a specific process for cities to follow when planning an activity that could fall within its scope. § 15002(k):

1) Determination of whether or not an activity is a "project," that "may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." § 21065.

2) If the activity is determined to be a project, the City needs to determine if the project is exempt from the CEQA review, via either a statutory or categorical exemption process (§ 21080, §21084(a), § 15260-15285, § 15300-15333). If the project is not exempt, the City then must evaluate if the project imposes a significant environmental impact. If there's no such impact, then the City "must 'adopt a negative declaration to that effect.' " § 21080(c); § 15070.

3) If the City determines a project "may have a significant effect on the environment," it must go through the EIR process before approving the project. § 21100(a); §21151(a); §21080(d); §21082.2(d).

It's important to note that CEQA does not require disapproval of a project that the City finds having a significant environmental impact, nor is the City required to select the alternative "most protective of the environmental status quo" option. *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco, 102 Cal.App.4th 656, 695 (2002)* found if "economic, social, or other conditions" make alternatives and mitigation "infeasible," a project is allowed to be approved regardless of its significant environmental impacts as long as the City approves a "statement of overriding considerations" that determines that the project's benefits exceed the potential environmental impact. § 21002, §21002.1(c), § 5093. When the city determines whether or not a mitigation measure is feasible, it "involves a balancing of various 'economic, environmental, social, and technological factors.'" § 21061.1. *The CEQA Guidelines* define "feasible" as "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." § 15364.

The HAA determines the basis for the city to possibly deny a housing project under § 65589.5(d) and § 65589.5(j); neither subsection references CEQA or the environment. §65589.5(e), requires CEQA compliance, but that does not "relieve the local agency from making one or more of the findings required pursuant to Section 21081" if there is a proposed project with significant environmental effects. The HAA is what sets the only conditions where the City is permitted to disapprove a project or condition a project to make it infeasible *(see North Pacifica, LLC v. City of Pacifica, supra, 234 F.Supp.2d at 1059-60).*

The city has no feasible way to fail to approve the Project even if it is eventually found to have significant and unavoidable environmental effects under CEQA (see *Sequoyah Hills Homeowners Association v. City of Oakland, 23 Cal.App.4th 704 (1993)).* In the Sequoyah Hills case, NIMBYs sued over Oakland's EIR certification and the approval of a 45-unit housing development project that was covered by the HAA. The City of Oakland found that the HAA prevented it from requiring the developer to reduce the project's density, which was the remedy requested by the NIMBYs. The Oakland City Council decided that it would be legally infeasible to decrease the project's density under the HAA.

The NIMBYs lost their suit, appealed, and the Court of Appeal affirmed the trial court's denial of the NIMBY's attempt to affect the project, agreeing with Oakland and the developer that the HAA "is not a legislative will-o'-the-wisp. On the contrary, the legislature found that "The lack of affordable housing is a critical problem which threatens the economic, environmental, and social quality of life in California." The Court held: "the only way appellant can avoid the impact of section 65589.5, subdivision (j)(1), is by establishing that the project, at the approved density, will have a "specific, adverse impact upon the public health or safety." This they cannot do. There is no evidence to support such a conclusion, and the city specifically found that no such impact would result from the project. We conclude that the city did not abuse its discretion when it found that any decreased density alternative would be legally infeasible and approved the mitigated alternative."

Conclusion

It is clear that the City and County of San Francisco is required to approve the Project at 1525 Pine Street, which you will effectively do by denying to hear the CEQA Appeal. The City has not identified any health and safety impacts that cannot be mitigated with approval of this project, and even if it does identify significant environmental impacts in the future, the city will be obligated to evaluate the environmental consequences of *not* approving the Project if the Council fails to issue a statement of overriding considerations or approve another mitigated alternative that allows the development to proceed. It's also abundantly clear how the Project's benefits to the community exceed any environmental impacts of this infill development, which have not yet even been established.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

From:	Somera, Alisa (BOS)
To:	BOS Legislation, (BOS)
Subject:	FW: 5 Letters Regarding File No. 210901
Date:	Monday, October 4, 2021 12:04:46 PM
Attachments:	5 Letters regarding File No. 210901.pdf

Alisa Somera
Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click **HERE** to complete a Board of Supervisors Customer Service Satisfaction form.

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From: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Sent: Thursday, September 30, 2021 9:06 AM
To: BOS-Supervisors <bos-supervisors@sfgov.org>
Cc: Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Ng, Wilson (BOS) <wilson.l.ng@sfgov.org>; Laxamana, Junko (BOS) <junko.laxamana@sfgov.org>
Subject: 5 Letters Regarding File No. 210901

Hello,

Please see attached 45 Letters regarding File No. 210901.

File No. 210901 – Hearing of persons interested in or objecting to the approval of a Final Mitigated Negative Declaration under the California Environmental Quality Act for the 1525 Pine Street Project, identified in Planning Case No. 2015-009955ENV, and affirmed on appeal by the Planning Commission and issued on May 6, 2021. (District 3) (Appellant: David P. Cincotta of Law Offices of David P. Cincotta, on behalf of Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street) (Filed August 20, 2021).

Regards,

Arthur Khoo
Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184 | (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

Complete a Board of Supervisors Customer Service Satisfaction Form by clicking http://www.sfbos.org/index.aspx?page=104

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From:	NICK ...
To:	Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChanStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS); sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, September 29, 2021 9:22:10 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.

Sent from my iPhone

From:	James Nickolopoulos
To:	Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChanStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS); sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, September 29, 2021 9:22:51 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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The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Sent from my iPhone

From:	James Nickolopoulos
To:	Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChanStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS); sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Wednesday, September 29, 2021 9:23:33 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 iPhone

From:	iddefusco@gmail.com
To:	Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChanStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS); sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, September 28, 2021 3:22:34 PM

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

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

PLEASE!
-Isa

Dear Supervisor Peskin and Supervisors,

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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:	bc
To:	Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChanStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, [BOS]; RonenStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS)
Cc:	sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, September 28, 2021 5:11:46 PM

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

Dear Supervisors,

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

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

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

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

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

Thank you.

Regards,

Bill Lipsky
Author, *Gay and Lesbian San Francisco*

From:	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.

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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.

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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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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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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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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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

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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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

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.
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

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:	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.

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

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

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

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

Thank you,
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

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.

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); MelgarStaff (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 you 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 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.

Sincerly,

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); MelgarStaff (BOS); PrestonStaff (BOS); sfgrubstake@gmail.com; Waltonstaff (BOS)
Subject:	Support Rebuilding Grubstake Diner
Date:	Monday, September 27, 2021 12:46:55 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.

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

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

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

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

--

Tessa Jorgensen

Unforeseen Events and Marketing
P: 916.532.8377
E: tessajorg@gmail.com

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 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.

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

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Dear Supervisor Peskin and Supervisors,

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

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

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

Tevon Strand-Brown

From:	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.

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:	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.

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 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

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:	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.

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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:	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

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.

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

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:	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

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,
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

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 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

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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

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 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

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

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:	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

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

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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

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

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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

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:	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 may 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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Dear Supervisor Peskin and Supervisors,

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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); MelgarStaff (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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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.

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

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:	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,

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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,

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:	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); sfgrubstake@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.

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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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,

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

Best Regards,

Ms. Janet Witkosky

From:	hsumax
To:	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

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 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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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:	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

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

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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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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.

-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

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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- 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

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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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Dear Supervisor Peskin and Supervisors,

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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

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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:	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 Armienti
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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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, 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.

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.

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.

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.

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

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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:	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.

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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.

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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:	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

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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.

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

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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.

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

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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:	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

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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:	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); sfgrubstake@gmail.com
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, September 21, 2021 1:52:10 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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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

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

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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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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

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Dear Supervisor Peskin and Supervisors,

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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.

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.

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

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Dear Supervisor Peskin and Supervisors,

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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:	Alexxi 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

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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.

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

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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:	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); MelgarStaff (BOS); PrestonStaff (BOS); sfgrubstake@gmail.com; Waltonstaff (BOS)
Subject:	Support Rebuilding Grubstake Diner
Date:	Tuesday, September 21, 2021 7:10:48 AM

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

Eddie Jen
5 Corbett ave
San Francisco ca
94114

From:	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

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Dear Supervisor Peskin and Supervisors,

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

Sent from my iPad

From:	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); MelgarStaff (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

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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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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.

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

Sent from my Galaxy

From:	Roger Adkins
To:	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

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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.

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,

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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

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:	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

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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,

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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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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

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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

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,
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

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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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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

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Dear Supervisor Peskin and Supervisors,

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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

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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

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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 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."

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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:	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.

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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.

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: Adam Warrick
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 5:40:47 PM

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

Dear Supervisor Peskin and Supervisors,

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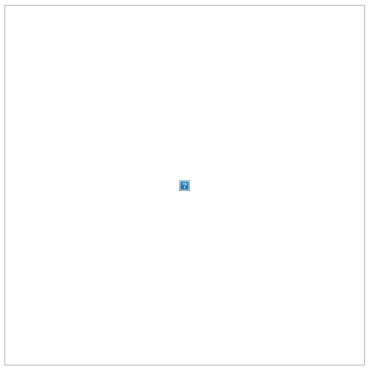
The Grubstake team has made every attempt possible to address any issues brought forth by the Austin residents and we hope that you see the value of this project in its proposed form and deny this frivolous appeal.

Adam Warrick
Realtor®

408.712.0719
https://avanan.url-protection.com/v1/url?
o=www.AdamWarrick.com&g=NDBkYzEzZDY0NDdjODg4ZQ==&h=MjA0NWNjY2RiZDkwMjIwODE4NGIyNWUzNmY1MjQ5NTYyMWJjYzBhMzRjMjQxNTQ2YjY3NWY3OGVkNTdkOTZkYw==&p=YXAzOnNmZHQyOmF2YW5hbjpvOjA4MTYxZDhhNWE3NTY2ZjNkMDUwZjRjNzlmZTBiMWJjOnYx

Sent from iPhone



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."

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

Sent from my iPhone

From: Brent Pogue
To: Peskin, Aaron (BOS); Stefani, Catherine (BOS); Marstaff (BOS); PrestonStaff (BOS); ChenStaff (BOS); Haneystaff (BOS); MelgarStaff (BOS); MandelmanStaff, (BOS); RowerStaff (BOS); Safai, Ahsha (BOS); Waltonstaff (BOS); Board of Supervisors, (BOS); sfgrubstake@gmail.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.

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

Best Regards,
Brent D Pogue
Linked In Profile:
https://avanan.url-protection.com/v1/url?
o=http%3A//www.linkedin.com/in/brentpogue&g=YWU1NjhiYzYwYWI1NTI1Zg==&h=YTI0YzQ2NjNiZTc2NzY1M2QwYmI1MzFkYjMyNWQzMGI5NGYwMzg3ZDExYTdiNzVlNzJhN2IzMjU3YTBjMmUwYQ==&p=YXAzOnNmZHQyOmF2YW5hbjpvOmFkMzA2Yjk0ZjE5ZDJjZjA2MWRkYzdlNThjNGIzN2RkOnYx
415.309.2309

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); MelgarStaff (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

****REMOTE/VIRTUAL via JOIN.ME or Google Hangouts (Weekly)***



Qualify for $50 food credit for every referral of friend and/or loved one that we help get healthier!

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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.

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.

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

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:	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

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, 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.

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

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.

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.

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

Thank you for your kind attention

Brigida

From:	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

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:	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.

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.

— 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); MelgarStaff (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,

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

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

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

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

Robert G Brown

From:	Brianne 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

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 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.

Brianne

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

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:	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.

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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); MelgarStaff (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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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:	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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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

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 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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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

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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

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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--
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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From:	BOS Legislation, (BOS)
To:	"davidc@dpclawoffices.com"; toby@kermanmorris.com; alexis@pzlandlaw.com
Cc:	PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Hillis, Rich (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Li, Michael (CPC); Rosenberg, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of CEQA Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021
Date:	Tuesday, September 21, 2021 8:48:46 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled a remote hearing for Special Order before the Board of Supervisors on **October 5, 2021, at 3:00 p.m.**, to hear an appeal of CEQA Final Mitigated Negative Declaration, for the proposed 1525 Pine Street project.

Please find the following link to the hearing notice for the matter:

Public Hearing Notice - September 21, 2021

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 210901

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Tuesday, October 5, 2021**

Time: **3:00 p.m.**

Location: **City Hall, Room 250 (Remote Public Participation)**

Watch: **www.sfgovtv.org or**
SF Cable Channel 26, 78 or 99 *(depending on your provider)* once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: https://sfbos.org/remote-meeting-call

Subject: **File No. 210901.** Hearing of persons interested in or objecting to the approval of a Final Mitigated Negative Declaration under the California Environmental Quality Act for the 1525 Pine Street Project, identified in Planning Case No. 2015-009955ENV, and affirmed on appeal by the Planning Commission and issued on May 6, 2021. (District 3) (Appellant: David P. Cincotta of Law Offices of David P. Cincotta, on behalf of Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street) (Filed August 20, 2021)

DATED ~ MAILED ~ EMAILED ~ POSTED: September 21, 2021

On March 17, 2020, the Board of Supervisors (Board) authorized their Board and Committee meetings to convene remotely and allow remote public comment via teleconference. Effective June 29, 2021, the Board and staff began to reconvene for in-person Board proceedings. Committee meetings will continue to convene remotely until further notice. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings, or to watch meetings on demand.

PUBLIC COMMENT CALL-IN
WATCH: SF Cable Channel 26, 78 or 99 *(depending on your provider)* once the meeting starts, the telephone number and Meeting ID will be displayed on the screen; or
VISIT: https://sfbos.org/remote-meeting-call

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, October 1, 2021.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew (lisa.lew@sfgov.org ~ (415) 554-7718)
Jocelyn Wong (jocelyn.wong@sfgov.org ~ (415) 554-7702)

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jw:ll:ams

DATED ~ MAILED ~ EMAILED ~ POSTED: September 21, 2021

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File No. 210901

Description of Items: Hearing - Appeal of Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project - 3 Notices Mailed

I, Lisa Lew , an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: September 21, 2021

Time: 10:00 a.m.

USPS Location: Repro Pick-up Box in Building Management's Office (Rm 8)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: _____

Instructions: Upon completion, original must be filed in the above referenced file.

From:	BOS Legislation, (BOS)
To:	Ko, Yvonne (CPC); Yeung, Tony (CPC)
Cc:	BOS-Operations; BOS Legislation, (BOS)
Subject:	APPEAL FILING FEE PICKUP: Appeal of CEQA Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021
Date:	Tuesday, August 31, 2021 8:47:01 AM
Attachments:	image001.png Appeal Check Pickup.doc

Hi Yvonne and Tony,

The check for the appeal filing fee for the CEQA Final Mitigated Negative Declaration appeal of the proposed 1525 Pine Street project, is ready to be picked up at the Clerk's Office, Monday through Friday from 8:00 a.m. to 5:00 p.m. A fee waiver was not filed with this project.

Ops,
Check No. 108 should be in your possession currently. Please have Planning sign the attached pick up form and scan it to leg clerks when completed.

Thank you.

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Monday, August 30, 2021 8:40 PM
To: 'davidc@dpclawoffices.com' <davidc@dpclawoffices.com>
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC)

<scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Li, Michael (CPC) <michael.j.li@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of CEQA Final Mitigated Negative - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021

Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on **October 5, 2021, at 3:00 p.m.** Please find linked below an appeal letter regarding the proposed 1525 Pine Street project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

Appeal Letter - August 20 2021
Planning Department Memo - August 25, 2021
Clerk of the Board Letter - August 30, 2021

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 210901

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

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BOARD of SUPERVISORS

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TDD/TTY No. (415) 554-5227

August 31, 2021

File Nos. 210901-210904
Planning Case No. 2015-009955ENV, 2015-009955APL-02

Received from the Board of Supervisors Clerk's Office one check, in the amount of Six Hundred Sixty Five Dollars ($665), representing the filing fee paid by David P. Cincotta for the appeal of the CEQA Final Mitigated Negative Declaration for the proposed 1525 Pine Street project:

Planning Department
By:

Tony Young
Print Name

8/31/21
Signature and Date

From:	BOS Legislation, (BOS)
To:	"davidc@dpclawoffices.com"
Cc:	PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Hillis, Rich (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Li, Michael (CPC); Rosenberg, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of CEQA Final Mitigated Negative - Proposed 1525 Pine Street Project - Appeal Hearing October 5, 2021
Date:	Monday, August 30, 2021 8:39:53 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on **October 5, 2021, at 3:00 p.m.** Please find linked below an appeal letter regarding the proposed 1525 Pine Street project, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

Appeal Letter - August 20 2021
Planning Department Memo - August 25, 2021
Clerk of the Board Letter - August 30, 2021

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 210901

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

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TDD/TTY No. (415) 554-5227

August 30, 2021

David P. Cincotta
Law Offices of David P. Cincotta
140 Geary Street, 7th Floor
San Francisco, CA 94108

Subject: File No. 210901 - Appeal of California Environmental Quality Act (CEQA) Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project

Dear Mr. Cincotta:

The Office of the Clerk of the Board is in receipt of a memorandum dated August 25, 2021, from the Planning Department regarding their determination on the timely filing of appeal of the Final Mitigated Negative Declaration for the proposed 1525 Pine Street project.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a remote hearing date has been scheduled for **Tuesday, October 5, 2021, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

20 days prior to the hearing: *Wednesday, September 15, 2021*	names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
11 days prior to the hearing: *Friday, September 24, 2021*	any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to bos.legislation@sfgov.org.

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, or Brent Jalipa at (415) 554-7712.

Very truly yours,

Angela Calvillo
Clerk of the Board

jw:ll:ams

c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Rich Hillis, Director, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Michael Li, Staff Contact, Planning Department
Julie Rosenberg, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

FINAL MITIGATED NEGATIVE DECLARATION APPEAL TIMELINESS DETERMINATION

Date: August 25, 2021
To: Angela Calvillo, Clerk of the Board of Supervisors
From: Devyani Jain, Deputy Environmental Review Officer – (628) 652-7574

RE: **Appeal Timeliness Determination – 1525 Pine Street Final Mitigated Negative Declaration; Planning Department Case No. 2015-009955ENV, 2015-009955APL-02**

On August 20, 2021, David Cincotta (Appellant) filed an appeal with the Office of the Clerk of the Board of Supervisors of the Final Mitigated Negative Declaration (FMND) for the proposed project at 1525 Pine Street. As explained below, the appeal is timely.

Date of Approval Action	30 Days after Approval Action	Appeal Deadline (Must Be Day Clerk of Board's Office Is Open)	Date of Appeal Filing	Timely?
Thursday, July 22, 2021	Saturday, August 21, 2021	Monday, August 23, 2021	Friday, August 20, 2021	Yes

Approval Action: On January 27, 2021, the Planning Department issued a preliminary mitigated negative declaration (PMND) for the proposed project at 1525 Pine Street. An appeal was filed by David Cincotta on behalf of Patricia Rose, Claire Rose, and other neighbors on February 16, 2021. On May 6, 2021, the Planning Commission affirmed the PMND on appeal. On May 6, 2021, the Planning Department issued the Final MND (FMND). The Approval Action for the project was Conditional Use Authorization by the Planning Commission, which occurred on July 22, 2021 (Date of the Approval Action).

Appeal Deadline: San Francisco Administrative Code Chapter 31, Section 31.16(d) states that any person or entity that has filed an appeal of the PMND with the Planning Commission during the public comment period provided in Chapter 31 may appeal the Planning Commission's approval of the FMND. The code further provides that the appellant shall submit a letter of appeal to the Clerk of the Board within 30 days after the Date of Approval Action for the project taken in reliance of the FMND. The Approval Action occurred on Thursday, July 22, 2021, and the 30th day after the Date of the Approval Action is Saturday, August 21, 2021.

The next day when the Office of the Clerk of the Board of Supervisors was open was Monday, August 23, 2021 (Appeal Deadline).

Appellant Standing: The appellant appealed the PMND to the Planning Commission, which held an appeal hearing on May 6, 2021. Therefore, the appellant has standing to appeal the FMND.

Appeal Filing and Timeliness: The Appellant filed the appeal of the FMND on Friday, August 20, 2021, prior to the end of the Appeal Deadline on Monday, August 23, 2021. Therefore, the appeal is timely.

From:	BOS Legislation, (BOS)
To:	Hillis, Rich (CPC)
Cc:	PEARSON, ANNE (CAT); STACY, KATE (CAT); JENSEN, KRISTEN (CAT); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lewis, Don (CPC); Varat, Adam (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Ionin, Jonas (CPC); Li, Michael (CPC); Rosenberg, Julie (BOA); Longaway, Alec (BOA); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of CEQA Mitigated Negative Declaration - Proposed Project - 1525 Pine Street
Date:	Monday, August 23, 2021 4:30:29 PM
Attachments:	Appeal Ltr 082021.pdf COB Ltr 082321.pdf image001.png

Dear Director Hillis,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Mitigated Negative Declaration for the proposed project at 1525 Pine Street. The appeal was filed by David P. Cincotta of Law Offices of David P. Cincotta, on behalf of Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination. Thank you.

Regards,

Jocelyn Wong
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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TDD/TTY No. (415) 554-5227

August 23, 2021

To: Rich Hillis
Planning Director

From: *for* Angela Calvillo
Clerk of the Board of Supervisors

Subject: Appeal of California Environmental Quality Act (CEQA) Issuance of Mitigated Negative Declaration - 1525 Pine Street Project

An appeal of the CEQA Mitigated Negative Declaration for the proposed 1525 Pine Street project, was filed with the Office of the Clerk of the Board on August 20, 2021, by David P. Cincotta of Law Offices of David P. Cincotta, on behalf of Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner. The Planning Department's determination should be made within three (3) working days of receipt of this request.

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, or Brent Jalipa at (415) 554-7712.

c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Michael Li, Staff Contact, Planning Department
Julie Rosenberg, Executive Director, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

ll:jw:

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

☐ 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)

☐ 2. Request for next printed agenda Without Reference to Committee.

☒ 3. Request for hearing on a subject matter at Committee.

☐ 4. Request for letter beginning "Supervisor _____ inquires"

☐ 5. City Attorney request.

☐ 6. Call File No. _____ from Committee.

☐ 7. Budget Analyst request (attach written motion).

☐ 8. Substitute Legislation File No. _____

☐ 9. Reactivate File No. _____

☐ 10. Question(s) submitted for Mayoral Appearance before the BOS on _____

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Final Mitigated Negative Declaration - Proposed 1525 Pine Street Project

The text is listed below or attached:

Hearing of persons interested in or objecting to the approval of a Final Mitigated Negative Declaration under the California Environmental Quality Act for the 1525 Pine Street Project, identified in Planning Case No. 2015-009955ENV, and affirmed on appeal by the Planning Commission and issued on May 6, 2021. (District 3) (Appellant: David P. Cincotta of Law Offices of David P. Cincotta, on behalf of Patricia Rose and Claire Rose and other neighbors of 1545 Pine Street) (Filed August 20, 2021)

Signature of Sponsoring Supervisor: _____

For Clerk's Use Only: