



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 2, 2016

Continued from January 7, 2016

Date: May 26, 2016
Case No.: **2014.0599ENX**
Project Address: **540 DE HARO STREET**
Zoning: UMU (Urban Mixed Use) District
40-X Height and Bulk District
Block/Lot: 4008/002
Project Sponsor: Sternberg Benjamin Architects
Mitchell Benjamin
1331 Harrison Street
San Francisco, CA 94103
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org
Recommendation: **Approval with Conditions**

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BACKGROUND

The project was before the Commission on January 7, 2016. The Commission discussed concerns expressed by members of the public regarding the importance preserving light to the adjacent church. In response the Commission gave the project sponsor direction to sculpt the project further along the property line shared with the church. Additional items discussed were landscaping, public outreach efforts by the project sponsors and the status of the existing PDR tenant.

The Commission after hearing the case and discussion continued the item to June 2, 2016.

CURRENT PROPOSAL

In response to the Commission's concerns, the project sponsors have sculpted the project on the northern side of the property adjacent to the church. The project proposes a 10 foot setback for the full length of the property line adjacent to the church at the 4th and 5th floors. The number of units has been changed from 17 to 16.

The proposed project includes the demolition of the existing industrial building on the subject lot, and the new construction of a four to five story, 40-foot tall, 36,356 square feet, residential building with 16 dwelling units, 16 off-street parking spaces and at least 16 Class I bicycle parking spaces. The project involves a dwelling unit mix consisting of (14) 2-bedrooms and (2) 1-bedrooms. The project includes 6,427 square feet of open space provided in a combination of private terraces, balconies, and a common roof deck. The project would also include landscaping and streetscape improvements along De Haro Street.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to allow the new construction of a four-story residential building with 16 dwelling units and up to 16 off-street parking spaces, and to allow exceptions to the requirements for rear yard (Planning Code Section 134) and permitted obstructions (Planning Code Section 136).

BASIS FOR RECOMMENDATION

- The Project is located in a zoning district where residential use is principally permitted.
- The Project produces a new residential development with significant site updates, including landscaping and common open space.
- The Project is compatible with and respects the existing neighborhood character.
- The Project adds 16 new dwelling units to the City's housing stock. In addition, the project significantly exceeds the 2-bedroom unit requirement – which provides for family housing.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.
- The proposed Project meets applicable requirements of the Planning Code with exceptions only for rear yard at the 1st residential floor and minor variation for the bay window/balconies.

RECOMMENDATION: Approve with Conditions

Attachments:

Draft Motion

Plans

Public Comments



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414A) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Other (EN Impact Fees, Sec 423; TSF, Sec 411A) |

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Planning Commission Draft Motion

HEARING DATE: JUNE 2, 2016

Case No.: **2014.0599ENX**
Project Address: **540 DE HARO STREET**
Zoning: **UMU (Urban Mixed Use) Zoning District**
40-X Height and Bulk District
Block/Lot: **4008/002**
Project Sponsor: **Mitchell Benjamin, Sternberg Benjamin Architects**
1331 Harrison Street
San Francisco, CA 94103
Staff Contact: **Kimberly Durandet – (415) 575-6816**
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, AND 2) PERMITTED OBSTRUCTIONS PURSUANT TO PLANNING CODE SECTION 136, TO ALLOW CONSTRUCTION OF A NEW FOUR-STORY, 40 FOOT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 36,356 GSF) WITH 16 DWELLING UNITS LOCATED AT 540 DE HARO STREET, LOT 002 IN ASSESSOR'S BLOCK 4008, WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 5, 2015 Sternberg Benjamin Architects (Attn: Mitchell Benjamin) (hereinafter "Project Sponsor") filed Application No. 2014.0599ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new four-story residential building with 17 dwelling units at 540 De Haro Street (Block 4008 Lot 002) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA").

The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On April 6, 2015, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2014.0599ENX at 1650 Mission Street, Fourth Floor, San Francisco, California.

On January 7, 2016, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2014.0599ENX. At this hearing, the Commission continued the item to June 2, 2016.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2014.0599ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located within the Urban Mixed Use (UMU) Zoning District and 40-X Height and Bulk District within the Potrero Hill neighborhood on a steeply sloping lot on the west side of De Haro Street between Mariposa and 18th Streets in Block 4008, Lot 002. The 10,000 square foot parcel has a length of 100 feet along De Haro Street and 100 feet depth. It is currently occupied by a 22-foot-tall, two-story, industrial building, approximately 7,147 square feet, in size, with two off-street loading spaces. The existing building was constructed in 1975 and the present use of the building is motorcycle repair service.
3. **Surrounding Properties and Neighborhood.** The property immediately adjacent to the south contains seven one to two story, single family and multi-family residential buildings with a total of 12 dwelling units that are arranged in a roughly u-shaped plan. The property immediately adjacent to the north consists of the St. Gregory Nyssen Episcopal Church and a two-story residential building. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site, Jackson Playground is located approximately two blocks to the northeast, and the International Studies Academy High School is located one block to the south. All of the surrounding parcels are within the 40-X Height and Bulk District, while Zoning Districts in the vicinity of the project site include RH-2 (Residential House, Two Family) immediately abutting to the west and south, PDR-1-G (Production, Distribution, and Repair - General), and UMU (Urban Mixed Use) to the north, and P (Public).
4. **Project Description.** The proposed project includes the demolition of the existing industrial building on the subject lot, and the new construction of a 40 feet tall, 36,356 square foot, residential building with 16 dwelling units, 16 off-street parking spaces, and 16 Class I bicycle parking spaces. The project involves a dwelling unit mix consisting of (14) 2-bedrooms and (2) 1-

bedrooms. The project includes 6,427 square feet of open space provided in a combination of private terraces, balconies, and a common roof deck. The project would also include landscaping and streetscape improvements along De Haro Street.

5. **Public Comment.** The Department has received a substantial number of comments in the form of letters, email, postcards and petitions in opposition to the Project blocking light to the adjacent church's clerestory windows and sanctuary space.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in UMU Zoning Districts.** Planning Code Section 843.20 states that residential use is a principally permitted use within the UMU Zoning District.

The proposed Project would construct a new residential use within the UMU Zoning District; therefore, the Project complies with Planning Code Section 843.20.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25% of the total lot depth of the lot to be provided at every residential level. Therefore, the Project would have to provide a rear yard, which measures approximately 2,500 sf, located along the rear property line.

The rear yard measures approximately 25 feet in depth by 100 feet in width (2,500 sf) at the 2nd floor of residential use. The Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization since the proposed rear yard is not located at the first floor of residential use.

- C. **Useable Open Space.** Planning Code Section 135 requires a minimum of 80 sf of open space per dwelling unit, if not publically accessible, or 54 sf of open space per dwelling unit, if publically accessible. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sf is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sf if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sf.

Of the proposed 16 dwelling units, 5 units satisfy their requirement through the provision of qualifying private open spaces. However, the required open space the remaining 11 dwelling units, is satisfied though a common usable open space roof deck 1,287 sf in area. The Project is required to provide 1,280 sf of open space, whereas, the Project provides a total of 6,427 sf of open space.

- D. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located within an Urban Bird Refuge. The Project will meet the requirements of feature-related standards pursuant to Planning Code Section 139.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or other open area that meets minimum requirements for area and horizontal dimensions.

All dwelling units face onto a public street or the rear yard, which is code complying at the level of the dwelling units.

- F. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. At grade, within the first 25 feet from the street-fronting property lines, the ground floor plan consists of either residential walk-up units with direct, individual pedestrian access to a public sidewalk or a residential lobby meeting the active street frontage Code requirements. In addition, the Project meets ground-level transparency and fenestration requirements. Parking is also setback from the street frontage.

- G. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows off-street parking at a maximum ratio of .75 per dwelling unit generally, and a ratio of 1.0 for units with at least 2-bedrooms and at least 1,000 sf. For those units 2-bedrooms or larger and at least 1,000 sf (14 dwelling units total) the following additional criteria apply:
1. Vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district;
 2. Accommodating excess accessory parking does not degrade the overall urban design quality of the project proposal;
 3. All above-grade parking is architecturally screened and lined with active uses according to the standards of Section 145.1, and the project sponsor is not requesting any exceptions or variances requiring such treatments elsewhere in this Code; and

4. Excess accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements.

For the 16 dwelling units proposed, the Project is allowed a maximum of 16 off-street parking spaces. With a total of (14) 2-bedroom or larger units at least 1,000 sf in area, the Project is permitted up to 14 off-street parking spaces (1 x 14 units = 14 spaces) for these units. The remaining 2 dwelling units are permitted up to 2 off-street parking spaces (.75 x 2 units = 1.5 spaces rounded to the nearest whole). The Project provides 16 off-street parking spaces. Of these 16 off-street parking spaces, one ADA van accessible parking space has been identified.

With regard to the additional criteria applicable to those units with at least 2-bedrooms and at least 1000 sf, the Project meets Code as follows:

1. *The proposed parking garage provides all parking and vehicle movement off-street and reduces vehicular access to a single curb cut off of De Haro Street in order to minimize impact to pedestrian space or movement, transit service, bicycle movement and overall movement in the area.*
2. *All residential accessory parking does not degrade the overall urban design quality of the Project in that the parking placement adheres to active frontage Code requirements and reduces vehicular access to a single curb cut.*
3. *The Project parking area is sufficiently screened from the public right-of-way by being recessed from the street-fronting property lines and by a garage door limited to a width of 10-feet.*
4. *The proposed accessory parking does not diminish the quality and viability of existing or planned streetscape enhancements in that all parking is entirely off-street, adheres to active street frontage requirements and provides adequate area of vehicle movement off-street within the garage.*

- H. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least one Class 1 bicycle parking spaces for each dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units.

The Project includes 16 dwelling units; therefore, the Project is required to and will provide at least 16 Class 1 bicycle parking spaces and 0 Class 2 bicycle parking spaces. The Project complies with Planning Code Section 155.2.

- I. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project complies with Planning Code Section 167.

- J. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40% of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30% of the total number of proposed dwelling units contain at least three bedrooms.

For the 16 dwelling units, the Project is required to provide at least (7) 2-bedroom or larger units or (5) 3-bedroom or larger units. The Project provides (14) 2-bedroom and (2) 1- bedroom units. Therefore, the Project complies with Planning Code Section 207.6.

- K. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

The residential child care fee became effective on February 16, 2016 under Ordinance 2-16) and applies for the construction of new residential units. This fee must be paid prior to the issuance of the building permit application.

- L. **Inclusionary Affordable Housing Program.** Planning Code Section 415 and 419 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program in the UMU Zoning District. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 419, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide.

The Project Sponsor has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing and Community Development at a rate equivalent to an off-site requirement of 23%. The project sponsor has not selected an alternative to payment of the Fee. The EE application was submitted on July 3, 2014.

- M. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed-Use) Zoning District that results in the addition of at least one net new residential unit.

The Project proposes the replacement of an existing industrial building with new construction of a four-story, 36,356 square foot, residential building with 16 dwelling units. Therefore, the Project is subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. This fee must be paid prior to the issuance of the building permit application.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of adjacent residential zones. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to residential parcel widths. The project also steps upward with the topography of the site.

- B. Architectural treatments, facade design and building materials:

The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rain-screen concrete panels are juxtaposed with stained wood siding and industrial metal stairs. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. Overall, the Project includes high quality architectural treatment which provides for a unique and expressive architectural design that is compatible with the surrounding neighborhood.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

Multiple residential entry stoops and a drought tolerant landscape design at the front setback further complement the use and contribute positively to the design quality of the project. The building is also modulated vertically with the street elevation terracing laterally up the hill.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

The Project provides the required open space for its 16 dwelling units through private patios and common open space at the roof deck. In total, the Project provides 6,427 sf of open space, which exceeds the required amount for the dwelling units, or 1,280 sf.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The Project is not subject to the mid-block alley requirements of Planning Code Section 270.2.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the Project provides a range of improvements to the pedestrian streetscape. The Project Sponsor would pay an in-lieu fee for any required street trees not provided due to proximity of underground utilities, etc., as specified by the Department of Public Works. The Department finds that these improvements would significantly improve the public realm.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways;

Vehicular access is limited to one entry/exit on the De Haro Street façade.

- H. Bulk limits;

The Project is within an 'X' Bulk District, which does not restrict bulk.

- I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan;

The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.

- 8. Interim Zoning Controls-Additional Design Standards for LPAs within the Showplace Square, Potrero Hill and Central Waterfront Area Plans.** Per Board of Supervisors Resolution No. 51-16 (File No. 151281), the Planning Commission shall consider additional Design Standards for Large Projects within the Showplace Square, Potrero Hill, and Central Waterfront Area Plans, including:

- A. An awareness of urban patterns, and harmonizes visual and physical relationships between existing buildings, streets, open spaces, natural features, and view corridors;

The urban pattern of this part of Potrero Hill is a mix of land uses, building types and scale, and architectural styles. Adjacent to the project site there is housing with typical residential twenty-five foot wide parcels uphill to the west, a wood shingled church to the north, a proposed multi-family residential project to the south, and a poured concrete brewery complex encompassing half of the block across the street to the east. All existing structures were completed in different eras in a variety of architectural languages. There is no adjacent open spaces or prominent natural features, and the project is an infill development within the existing block pattern, such that no public view corridors are affected.

- B. An awareness of neighborhood scale and materials, and renders building facades texture, detail, and depth; and

The proposed project provides a transition between the various scales and uses in the immediate vicinity. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site, Jackson Playground is located approximately two blocks to the northeast, and the International Studies Academy High School is located one block to the south. The façade, although one cohesive composition, is discretely rendered in five segments of similar proportion to residential parcel widths. The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rain-screen concrete panels are juxtaposed with stained wood siding and industrial metal stairs.

- C. A modulation of buildings vertically and horizontally, with rooftops and facades designed to be seen from multiple vantage points;

Multiple residential entry stoops and a drought tolerant landscape design at the front setback further describe the use and design quality of the building. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. The building is also modulated vertically with the street elevation terracing laterally up the hill. Landscaped roof decks will provide the view of the view of the building when seen from uphill.

9. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

- A. Rear Yard: Exception for rear yards, pursuant to the requirements of Section 134(f);

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329...provided that:

- (1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The rear yard measures approximately 25 feet in depth by 100 feet in width (2,500 sf) at the 2nd floor of residential use which meets the dimensional requirements of the Code. The Project is seeking a modification of the rear yard requirement as part of the Large Project Authorization since the proposed rear yard is not located at the first level of the townhouse units.

- (2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The Project is providing a Code complying rear yard at the 2nd residential level and above. Therefore, the Project does not impede access to light and air for the adjacent properties.

(3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

The Project is not seeking an exception to the requirements for required open space or exposure.

- B. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located;

In addition to the exception for rear yard, the Project is seeking an exception to the requirements permitted obstructions over the street (Planning Code Section 136). Specifically, the Project is seeking an exception for the dimension of bay windows and balconies, which do not meet one or more of the requirements for glazing, bay separation and length. The Commission finds this exception to be warranted, as it contributes positively to the design, adds additional fenestration on the exterior, and provide for a variety of private balconies.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The Project is a residential development in a transitioning industrial area. The Project site is an infill site that was rezoned to UMU as part of a long range planning goal to create a cohesive, higher density residential and mixed-use neighborhood.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The Project fosters a housing stock that meets the needs of a diverse resident population by providing (14) 2-bedroom and (2) 1-bedroom units.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of adjacent residential zones. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to standard residential parcel widths. The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rain-screen concrete panels are juxtaposed with stained wood siding and industrial metal stairs. Multiple residential entry stoops and a drought tolerant landscape design at the front setback further describe the use and design quality of the building. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. The building is also modulated vertically with the street elevation terracing laterally up the hill. Overall, the Project offers a high quality architectural treatment and provides a unique and expressive architectural design that is compatible with the surrounding neighborhood.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

Policy 4.6:

Assure the provision of adequate public open space to serve new residential development.

The Project provides opportunities for recreation and enjoyment of open space by providing a mixture of private and common open space areas in a new residential development.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3:

Install pedestrian-serving street furniture where appropriate.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project proposes a landscape plan for improvement to the pedestrian environment and buffering the residential entry with in ground planting bed and permeable surface treatment of the walkways.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes the required Class 1 and Class 2 bicycle parking spaces.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project provides 16 off-street parking spaces. These parking spaces are accessed by a single ingress/egress on De Haro Street. The amount of parking is adequate for the Project and complies with the parking maximums prescribed by the Planning Code.

SHOWPLACE SQUARE/POTRERO AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

The proposed four-story, 16 unit, residential building maximizes its development potential in a manner that is generally compatible with the surrounding neighborhood character. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to residential parcel widths. The project is an appropriate addition to the surrounding urban fabric.

Housing

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS.

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

The proposed project provides 15 2-bedroom and 2 1-bedroom dwelling units and will be subject to Eastern Neighborhoods Fees.

Built Form

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REFLECTS SHOWPLACE SQUARE AND POTRERO HILL'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.2

Development should respect the natural topography of Potrero Hill.

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

The Project architecture responds to the site's location as a transition between industrial zones and the contemporary and traditional architecture of adjacent residential zones. The proposed project provides a transition between the various scales and uses in the immediate vicinity. The facade is discretely rendered in five segments of similar proportion to residential parcel widths. The building will be clad with superior quality materials respecting the historical precedents of neighboring structures. Rain-screen concrete panels are juxtaposed with stained wood siding and industrial metal stairs. Multiple residential entry stoops and a drought tolerant landscape design at the front setback further complement the use and the design quality of the building. The various elements of the street elevation are at different planes to each other, while bay windows and a receding top floor allow for a visually engaging facade from various vantage points. The building is also modulated vertically with the street elevation terracing laterally up the hill. In addition, the project complements the midblock open space by providing a Code complying rear yard at the upper levels which mirrors the rear yards of dwellings to the rear. Overall, the Project offers a high quality architectural treatment and provides a unique and expressive architectural design that is compatible with and positively contributes to the surrounding neighborhood.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project does not displace any neighborhood-serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project does not displace any existing housing, nor would the existing units in the surrounding neighborhood be adversely affected. The Project will enhance the neighborhood character in that the proposed mass, scale and architectural design are compatible with the neighborhood context.

- C. That the City's supply of affordable housing be preserved and enhanced.

The Project does not displace any existing affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The site is located on the west side of De Haro between 18th and Mariposa with the 19 Polk MUNI line running northbound along De Haro from Hunters Point to Fisherman's Wharf approximately 15 minutes apart during peak commute hours. Traffic and transit ridership generated by the project would not impede transit or overburden neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project involves the demolition of an existing one-story, industrial building. The Project does not contain any commercial office component.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the project site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.

- 10. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2014.0599** under Planning Code Section 329 to allow the new construction of a 4-story, residential building with 16 dwelling units and 16 off-street parking spaces, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); and, 2) permitted obstructions (Planning Code Section 136), within the UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 2, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a 4-story residential building with 16 dwelling units, with a modification to the requirements for rear yard and permitted obstructions located at 540 De Haro Street, Lot 002 in Assessor's Block 4004 pursuant to Planning Code Section 329 within the UMU (Urban Mixed-Use) Zoning District, and a 40-X Height and Bulk District; in general conformance with plans, dated December 18, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0599ENX and subject to conditions of approval reviewed and approved by the Commission on June 2, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 2, 2016 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Diligent Pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2014.0599ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

Unbundled Parking. All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 16 off-street parking spaces for the 16 dwelling units contained therein.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 16 Class 1 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

Anti-Discriminatory Housing. The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Transportation Sustainability Fee. The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Child Care Fee - Residential. The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

MONITORING

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation Due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

INCLUSIONARY HOUSING

1. **Requirement.** Pursuant to Planning Code Section 415.5 and 419, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty-three percent (23%). The Project Sponsor shall pay the applicable Affordable Housing Fee at the time such Fee is required to be paid.

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.

2. **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 the terms of the 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 Mayor's Office of Housing and Community Development ("MOHCD") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing and Community Development'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.

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.

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this

approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

- c. If project applicant 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 Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.



540 DE HARO STREET

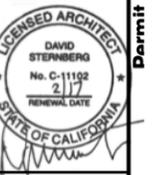


LANDSCAPE DETAIL - 540 DE HARO STREET

1331 HARRISON STREET
 SAN FRANCISCO, CA 94103
 TEL 415.882.0783 FAX 415.882.0786

DAVID STERNBERG BENJAMIN ARCHITECTS

www.sternbergbenjamin.com



**FRONT SHEET
 RENDERINGS**

540 DE HARO
 16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

REV/ISSUE	DATE
DATE:	05.17.16
SCALE:	No Scale
DRAWN:	M.P.B.
SHEET:	

FS.00

ABBREVIATIONS			
&	AND	KIT.	KITCHEN
<	ANGLE	LANDG	LANDING
@	AT	LAV.	LAVATORY
A	ANCHOR BOLT	LT.	LIGHT
A.C.	ASPHALTIC CONCRETE	MAX.	MAXIMUM
ACOUS.	ACOUSTICAL	M.C.	MEDICINE CABINET
A.D.	AREA DRAIN	MECH.	MECHANICAL
ADJ.	ADJACENT	MFR.	MANUFACTURER
ALUM.	ALUMINUM	MIN.	MINIMUM
AUTO.	AUTOMATIC	MTD.	MOUNTED
BALC.	BALCONY	MTL.	METAL
BD.	BOARD	MULL.	MULLION
BLD.	BUILDING	N/A	NOT APPLICABLE
BM.	BEAM	NIC	NOT IN CONTRACT
B.O.C.	BOTTOM OF CURB	NTS	NOT TO SCALE
BTM.	BOTTOM	O	OVER
B.S.W.	BACK OF SIDEWALK	O.C.	ON CENTER
BTWN.	BETWEEN	OFF.	OFFICE
CABT.	CABINET	O.H.	OVERHANG
CEM. PLAS.	CEMENT PLASTER/STUCCO	OPNG.	OPENING
C.J.	CONTROL JOINT	PERF.	PERFORATED
CL.	CENTERLINE	PL.	PROPERTY LINE
CLG.	CEILING	PLAS. LAM.	PLASTIC LAMINATE
CLKG.	CAULKING	P.O.	PARTIALLY OPERABLE
CL.	CLOSET	P.T.	PRESSURE TREATED, OR, POST TENSIONED
CLR.	CLEAR	PTD.	PAINTED
CMU.	CONCRETE MASONRY UNIT	PWD.	PLYWOOD
COL.	COLUMN	R.	RISER
CONC.	CONCRETE	REC.	RECESSED
CONN.	CONNECTION	REF.	REFRIGERATOR
CONT.	CONTINUOUS	REINF.	REINFORCED
CONST.	CONSTRUCTION	REQD.	REQUIRED
CNTR.	COUNTER	RM.	ROOM
CSMT.	CASEMENT	RO.	ROUGH OPENING
D.	DRYER	RWL.	RAIN WATER LEADER
DA.	DRESSING AREA	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DBL.	DOUBLE	S.A.F.	SELF ADHERED FLASHING
DET.	DETAIL	SC.	SOLID CORE
DIA.	DIAMETER	S.C.D.	SEE CIVIL DRAWINGS
DIM.	DIMENSION	SCH.	SCHEDULE
DR.	DOOR	SEC.	SECTION
D.S.	DOWNSPOUT	S.E.D.	SEE ELECTRICAL DRAWINGS
DWG.	DRAWING	S.F.	SUBFLOOR
EA.	EACH	S.G.	SAFETY GLAZING
E.J.	EXPANSION JOINT	SH.	SHelf
ELEV.	ELEVATION	SHT.	SHEET
ELECT.	ELECTRICAL	SIM.	SIMILAR
ENCL.	ENCLOSURE	S.L.D.	SEE LANDSCAPE DRAWINGS
E.P.	ELECTRICAL PANEL	S.M.	SHEET METAL
EQ.	EQUAL	S.M.D.	SEE MECHANICAL DRAWINGS
EQPT.	EQUIPMENT	S.P.	STANDPIPE
EXT.	EXTERIOR	S.P.D.	SEE PLUMBING DRAWINGS
F.A.I.	FRESH AIR INTAKE	SPECS.	SPECIFICATIONS
FAB.	FLUID APPLIED BARRIER	SQ.	SQUARE
FAM.	FLUID APPLIED MEMBRANE	S.S.	STAINLESS STEEL
FAWRB.	FLUID APPLIED WEATHER RESISTIVE BARRIER	S.S.D.	SEE STRUCTURAL DRAWINGS
FBH.	FACTORY BUILT HOUSING	S.S.C.D.	SEE STRUCTURAL CONCRETE DRAWINGS
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
F.E.	FIRE EXTINGUISHER	STOR.	STORAGE
FF.	FINISH FLOOR	STRUCT.	STRUCTURAL
FFE.	FINISH FLOOR ELEVATION	T.B.	TOWEL BAR
FIN.	FINISHED	T&G.	TONGUE & GROOVE
FLR.	FLOOR	TEL.	TELEPHONE
FLSHG.	FLASHING	TEMP. GL.	TEMPERED GLASS.
FLEX.	FLEXIBLE	TEMP.	TEMPORARY
F.O.B.	FACE OF BEAM	THRES.	THRESHOLD
F.O.C.	FACE OF CONCRETE	T.O.	TOP OF
F.O.F.	FACE OF FINISH	T.O.C.	TOP OF CURB, OR, TOP OF CONCRETE
F.O.S.	FACE OF STUD	T.O.P.	TOP OF PLATE
F.O.W.	FACE OF WALL	T.O.S.	TOP OF SLAB
FT.	FOOT	T.O.W.	TOP OF WALL
FTG.	FOOTING	TPH.	TOILET PAPER HOLDER
GA.	GAUGE	TRO.	TREAD
G.B.	GRAB BAR	T.S.	TUBE STEEL
GL.	GLASS	TYP.	TYPICAL
GLAZ.	GLAZING	U.O.N.	UNLESS OTHERWISE NOTED
GSM.	GALVANIZED SHEET METAL	V.C.T.	VINYL COMPOSITE TILE
GWB.	GYPSPUM WALL BOARD	VERT.	VERTICAL
GYP.	GYPSPUM	VEST.	VESTIBULE
GYPBD.	GYPSPUM WALL BOARD	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
H.B.	HOSE BIB	V.I.F.	VERIFY IN FILED
H.C.	HANDICAPPED (ACCESSIBLE)	W.	WASHER
HDWR.	HARDWARE	WI.	WITH
H.M.	HOLLOW METAL	W.C.	WATER CLOSET
HORIZ.	HORIZONTAL	WD.	WOOD
HPR.	HOPPER	W.H.	WATER HEATER
H.R.	HANDRAIL	W/O.	WITHOUT
HT.	HEIGHT	WDW.	WINDOW
IN.	INCHES	W.P.	WATERPROOF
INSUL.	INSULATION	W.O.	WHERE OCCURS
INT.	INTERIOR		
INTERM.	INTERMEDIATE		
JT.	JOINT		

LEGEND	
⊞	ONE-WAY SWITCH
⊞	TWO-WAY SWITCH
⊞	DIMMER SWITCH
⊞	24 HOUR TIMER SWITCH
⊞	DUPLEX RECEPTACLE
⊞	240: 220/240 VOLT W/P: WATERPROOF CA: ABOVE COUNTER
⊞	FLOOR DUPLEX RECP. W/ REMOVABLE FLUSH COVER FOURPLEX RECEPT.
⊞	DIRECT CONNECTION RECEPTACLE
⊞	RECEPTACLE STRIP (OUTLETS @ 6" O.C.)
⊞	RECESS MOUNTED ELEC. PANEL BOX
⊞	TELEPHONE RECEPT. (W: WALL MTD.) CEILING HEATER
⊞	SMOKE DETECTOR (AC POWERED W/ BATTERY BACK-UP U.O.N.)
⊞	CARBON MONOXIDE DETECTOR (AC POWERED W/ BATTERY BACK-UP U.O.N.)
⊞	EMERGENCY ILLUMINATION WITH BATTERY BACKUP
⊞	SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT WALL, LED PC=PULL CHAIN, LV=LOW VOLTAGE
⊞	SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT CEILING, PC=PULL CHAIN, LV=LOW VOLTAGE
⊞	SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT WALL, LV=LOW VOLTAGE
⊞	SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING, LV=LOW VOLTAGE
⊞	RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING. H: HEAT LAMP LV: LOW VOLT.)
⊞	RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING.
⊞	UNDER CABINET FLUOR. LIGHT STRIP
⊞	FLUORESCENT LIGHT FIXTURE
⊞	INCANDESCENT TRACK LIGHT FIXTURE
⊞	HALOGEN TRACK LIGHT FIXTURE
⊞	T.V. OUTLET; VIACOM COMPATIBLE CABLE
⊞	INTERCOM
⊞	THERMOSTAT
⊞	DOOR BELL
⊞	LIGHTED EXIT SIGN W/ BATTERY BACK-UP SECURITY ALARM
⊞	SECURITY ALARM PANEL BOX
⊞	IN-SINK TRASH DISPOSAL
⊞	EXHAUST FAN
⊞	GAS METER
⊞	ELECTRIC METER
⊞	WATER CONNECTION AS REQUIRED
⊞	HOSE BIB
⊞	GAS HOOK-UP
⊞	FLOOR SUPPLY
⊞	FLOOR RETURN
⊞	CEILING SUPPLY
⊞	CEILING RETURN
⊞	WALL/TOE SPACE SUPPLY WALL/TOE SPACE RETURN
⊞	ELECTRIC WALL HEATER
⊞	FLOOR DRAIN

ADDENDA SCHEDULE:			
EXT.	EXTERIOR	S.P.D.	SEE PLUMBING DRAWINGS
F.A.I.	FRESH AIR INTAKE	SPECS.	SPECIFICATIONS
FAB.	FLUID APPLIED BARRIER	SQ.	SQUARE
FAM.	FLUID APPLIED MEMBRANE	S.S.	STAINLESS STEEL
FAWRB.	FLUID APPLIED WEATHER RESISTIVE BARRIER	S.S.D.	SEE STRUCTURAL DRAWINGS
FBH.	FACTORY BUILT HOUSING	S.S.C.D.	SEE STRUCTURAL CONCRETE DRAWINGS
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
F.E.	FIRE EXTINGUISHER	STOR.	STORAGE
FF.	FINISH FLOOR	STRUCT.	STRUCTURAL
FFE.	FINISH FLOOR ELEVATION	T.B.	TOWEL BAR
FIN.	FINISHED	T&G.	TONGUE & GROOVE
FLR.	FLOOR	TEL.	TELEPHONE
FLSHG.	FLASHING	TEMP. GL.	TEMPERED GLASS.
FLEX.	FLEXIBLE	TEMP.	TEMPORARY
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F.O.S.	FACE OF STUD	T.O.P.	TOP OF PLATE
F.O.W.	FACE OF WALL	T.O.S.	TOP OF SLAB
FT.	FOOT	T.O.W.	TOP OF WALL
FTG.	FOOTING	TPH.	TOILET PAPER HOLDER
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H.C.	HANDICAPPED (ACCESSIBLE)	W.	WASHER
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H.M.	HOLLOW METAL	W.C.	WATER CLOSET
HORIZ.	HORIZONTAL	WD.	WOOD
HPR.	HOPPER	W.H.	WATER HEATER
H.R.	HANDRAIL	W/O.	WITHOUT
HT.	HEIGHT	WDW.	WINDOW
IN.	INCHES	W.P.	WATERPROOF
INSUL.	INSULATION	W.O.	WHERE OCCURS
INT.	INTERIOR		
INTERM.	INTERMEDIATE		
JT.	JOINT		

SCOPE OF WORK

CONSTRUCTION OF A NEW FIVE STORY, SEVENTEEN (17) UNIT, RESIDENTIAL WITH GROUND FLOOR AUTO GARAGE BUILDING. FOUR STORY TYPE V, ONE-HOUR BUILDING OVER ONE STORY TYPE I BUILDING.

GENERAL CONDITIONS

CONTRACTORS RESPONSIBILITIES:

- CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 2010 CBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.
- CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE CONTRACT DOCUMENTS, OR IMPLIED BY EXISTING CONDITIONS.
- ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY; WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / CAPPING OFF OF ALL EXISTING UTILITIES AND RE-CONNECTION WHERE RE-USE IS POSSIBLE.
- CONFIRM ALL WINDOW SIZES WITH ACTUAL / EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.
- SLOPE ALL FLOORS / ROOFS TO DRAIN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFETY PERMIT FOR ANY WORK OVER 36' IN HEIGHT, INVOLVING EXCAVATION OVER 5' & AS OTHERWISE REQUIRED.

DRAWINGS:

- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.
- REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING.

ASSEMBLIES:

- PROVIDE MINIMUM 1-HOUR WALL AND FLOOR / CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.
- PROVIDE MINIMUM 50 STC AND IIC REQUIREMENT AT ALL UNITS AT FLOORS, CEILINGS, AND WALLS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS. SEE ALSO ACOUSTIC REPORT. ACOUSTIC REPORT SHALL GOVERN.
- INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS: R-30 MIN AT ROOFS, R-13 MIN. AT WALLS, R-19 MIN AT FLOORS; UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.
- PROVIDE VENTILATION OF ALL JOIST, STUD AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPET AND RAILING WALLS, ETC.
- ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.
- ALL PROPERTY LINE WINDOWS SHALL BE STEEL SASH WITH FIXED WIRE GLASS, WITH SPRINKLER HEAD PROTECTION PER S.F. BUILDING CODE SECTION 503.5.
- PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONTINUOUS VAPOR BARRIER BEHIND MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB / SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS; USE 5/8" TYPE "X" GWB.

MECHANICAL AND ELECTRICAL:

- MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE. CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- ALL WORK TO BE PERFORMED UNDER SEPARATE PERMIT.
- PARKING GARAGE(S), CORRIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED PER CODE.
- PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL AS REQUIRED PER CODE.
- ALL INTERIOR COMMON AREA LIGHT FIXTURES, ETC. SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.
- PARKING GARAGE(S) AND ALL OTHER COMMON AREAS, NOT SERVED BY DAY LIGHTING WINDOWS, SHALL BE PROVIDED WITH ELECTRIC LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE.
- STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS BETWEEN UNITS TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATINGS.
- ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAUL INTERRUPTER (GFI) AS REQUIRED PER CODE.

WATERPROOFING:

- ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.
- PROVIDE STAINLESS STEEL FLASHING AT ALL WINDOW AND DOOR HEADS AND AT PODIUM LEVEL W.P. TERMINATIONS: INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDING PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS.
PROVIDE ADDITIONAL FLASHING MEMBRANE PER STANDARD WINDOW FLASHING DETAIL (SEE DETAIL SHEETS) AROUND ALL WINDOW AND DOOR OPENINGS.
- PROVIDE ETCH, PRIME AND PAINTED, GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL / ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.
- ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER.

RESCUE WINDOWS:

ALL REQUIRED SLEEPING AREA ESCAPE / RESCUE WINDOWS BELOW 4TH FLOOR ARE DESIGNATED "RESCUE" ON FLOOR PLAN ADJACENT TO WINDOW. RESCUE WINDOWS TO COMPLY W/ CBC SECTION 310.4 AND SHALL HAVE A MIN. NET CLR. AREA OF 5.7 SQ. FT. MIN. CLR. HT. DIM: 24", MIN. CLR. WIDTH DIM: 20" MAX SILL HT. DIM: 44 AFF.

CONFIRM ALL WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING.

SEE EXTERIOR ELEVATIONS FOR WINDOW LAYOUT AND OPERABLE LITES

METAL FABRICATIONS:

- FINISHES: MINIMUM HOT DIPPED G90 GALVANIZE AND PRIME PAINT ALL EXTERIOR WORK AND WORK IN NON CONDITIONED SPACES, AND PRIME PAINT ALL INTERIOR WORK. PROVIDE HIGH PERFORMANCE PAINT COATING FOR EXTERIOR WORK. PAINT FINISH ALL INTERIOR WORK.

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TS.03	PLANNING SECTION DIAGRAMS FOR HEIGHT LIMITS
TS.04	GREEN POINTS CHECKLIST
TS.05	SITE PLAN
TS.06	SHADOW STUDIES
CIVIL	
CT	SITE SURVEY
ARCHITECTURE	
A 1.01	GROUND FLOOR PLAN
A 1.02	SECOND FLOOR PLAN
A 1.03	THIRD FLOOR PLAN
A 1.04	FOURTH FLOOR PLAN
A 1.05	FIFTH FLOOR PLAN
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A 2.01	ELEVATION- DEHARO / EAST & REAR / WEST ELEVATION
A 2.02	ELEVATION- SOUTH & NORTH PROPERTY LINE ELEVATION
A 3.01	BUILDING SECTION-NORTH/SOUTH

WALL LEGEND:

NON RATED

NON RATED PARTITION

NON RATED CONCRETE WALL

NON RATED CONC. BLOCK WALL

1 HOUR RATED

FIRE PARTITION: 1 HOUR RATED

CONC. BLOCK WALL: 1 HOUR RATED

2 HOUR RATED

CONC BLOCK WALL: 2 HOUR RATED

FIRE BARRIER: SHAFT (AND OR EXIT ENLOSURE) 2-HOUR RATED WALL

FIRE BARRIER: HORIZONTAL EXIT-2-HOUR RATED WALL

PRIMARY STRUCTURAL ELEMENT 2-HOUR WALL - CONCRETE

DIRECTORY:

OWNER
XXX
XXX
XXX

ARCHITECT
STERNBERG BENJAMIN ARCHITECTS INC.
1331 HARRISON STREET
SAN FRANCISCO, CA 94103
415-882-9783

LANDSCAPE ARCHITECT
XXX
XXX
XXX

CIVIL ENGINEER
XXX
XXX
XXX

STRUCTURAL ENGINEER
XXX
XXX
XXX

PLANNING REV. 05.16.16
PLANNING REV. 05.02.16
L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV./ISSUE. DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET:
TS.00

1331 HARRISON STREET
SAN FRANCISCO, CA 94103
TEL 415 882 9783 FAX 415 882 9786

STERNBERG BENJAMIN ARCHITECTS

DAVID STERNBERG
No. C-11102
2/17
RENEWAL DATE

COVER SHEET
DRAWING INDEX

540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

Permit # 201502107867
www.sternbergbenjamin.com

P.P.A. Case No. 2014.0599U 540-552 DeHaro Street

PLANNING DEPARTMENT NOTES

PROJECT LOCATION:
540 DE HARO STREET, BLOCK 4008, LOT 002, SAN FRANCISCO, CA. 100'-0" ALONG DE HARO STREET. LOT SIZE: 10,000 SQUARE FEET.

NEIGHBORHOOD: EASTERN NEIGHBORHOOD

ZONING DISTRICT: UMU. (URBAN MIXED USE)

SPECIAL USE DISTRICT: NONE

DWELLING UNIT DENSITY: NO RESIDENTIAL DENSITY LIMIT BY LOT AREA.

PROPOSED BUILDING USE: SIXTEEN (16) UNIT RESIDENTIAL BUILDING OVER GROUND FLOOR RESIDENTIAL ENTRY, UTILITY ROOMS, BICYCLE PARKING AND GARAGE.

BUILDING HEIGHT LIMIT: 40'-X. THE PROPOSED BUILDING HEIGHT SHALL BE 40'-0" MEASURED AT DE HARO STREET FRONTAGE FROM CURB AT CENTERLINE OF BUILDING TO ROOF OF BUILDING.

PER SECTION 102.12 C) WHERE THE LOT SLOPES UPWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AT CURB LEVEL FOR PURPOSES OF MEASURING THE HEIGHT OF THE CLOSEST PART OF THE BUILDING WITHIN 10 FEET OF THE PROPERTY LINE OF SUCH STREET; AT EVERY OTHER CROSS-SECTION OF THE BUILDING, AT RIGHT ANGLES TO THE CENTERLINE OF THE BUILDING OR BUILDING STEP, SUCH POINT SHALL BE TAKEN AS THE AVERAGE OF THE GROUND ELEVATIONS AT EITHER SIDE OF THE BUILDING OR BUILDING STEP AT THAT CROSS-SECTION. THE GROUND ELEVATIONS USED SHALL BE EITHER EXISTING ELEVATIONS OR THE ELEVATIONS RESULTING FROM NEW GRADING OPERATIONS ENCOMPASSING AN ENTIRE BLOCK. ELEVATIONS BENEATH THE BUILDING SHALL BE TAKEN BY PROJECTING A STRAIGHT LINE BETWEEN GROUND ELEVATIONS AT THE EXTERIOR WALLS AT EITHER SIDE OF THE ENTIRE BUILDING IN THE SAME PLANE.

USABLE OPEN SPACE: PER TABLE 135B: MINIMUM 80 S.F. OF USABLE OUTDOOR OPEN SPACE REQUIRED PER RESIDENTIAL UNIT, WITH A MINIMUM HORIZONTAL DIMENSION OF 6' REQUIRED FOR PRIVATE AND 15' FOR COMMON. 11 UNITS (203, 204, 205, 301, 302, 303, 304, 305, 401, 402, 403) THAT DO NOT HAVE PRIVATE OPEN SPACE MEETING MINIMUM AREA OR DIMENSIONAL REQUIREMENTS, HAVE ACCESS TO A 1,287 SQ.FT COMMON OUTDOOR SPACE LOCATED ON THE 5TH FLOOR LEVEL WITH AN AREA 407 SQ.FT. GREATER THAN 880 SQ. FT. (11 X 80 SQ. FT. MIN. REQUIRED AREA) MEETING REQUIREMENTS. 5 UNITS (201, 202, 501, 502, 503) HAVE PRIVATE USABLE OPEN SPACE MEETING REQUIREMENTS.

REAR YARD SET-BACK: REQUIRED AT THE AT THE LOWEST STORY CONTAINING A RESIDENTIAL UNIT AND ABOVE AT EACH SUCCEEDING LEVEL ABOVE. PLANNING CODE SECTION 134 25% OF LOT DEPTH = 100' X .25 = 25' REQUIRED, 25' PROVIDED. 2,500 S.F. PROVIDED AT SECOND RESIDENTIAL FLOOR AND WILL THEREFORE REQUIRE A REAR YARD MODIFICATION FROM THE PLANNING COMMISSION THROUGH THE LARGE PROJECT AUTHORIZATION PROCESS OUTLINED IN PLANNING CODE SECTION 329.

FLOOR AREA RATIO (F.A.R.): FAR IS NOT REQUIRED FOR RESIDENTIAL IN UMU DISTRICT.

AUTO PARKING PERMITTED: RESIDENTIAL: UP TO 1 PARKING SPACE PER 280 RM UNIT OVER 1,000 SQ.FT. UNIT PERMITTED 14 UNITS MEET THIS REQUIREMENT= 1 PARKING SPACES PERMITTED. .5 SPACE PER 1 BD RM UNIT UNDER 1,000 SQ.FT. 2 UNITS MEET THIS RESTRICTION. 1 PARKING SPACE PROVIDED. = 16 TOTAL SPACES PROVIDED INCLUDING ONE ACCESSIBLE STALL.

BICYCLE PARKING REQUIRED: PER TABLE 155.2 ONE CLASS 1 PARKING SPACE REQUIRED PER RESIDENTIAL UNITS = 16 BICYCLE SPACES REQUIRED. 17 BICYCLE PARKING SPACES PROVIDED.

BUILDING GROSS FLOOR AREA CALCULATIONS: RESIDENTIAL UNIT COUNT & AREAS:

GROUND FLOOR:	
GARAGE/UTILITY:	6,610 SF
RESIDENTIAL/STAIRS/ENTRY	2,765 SF
TOTAL GROUND FLOOR:	9,375 SF
2ND FLOOR:	
RESIDENTIAL UNITS:	6,029 SF
PRIVATE DECKS/TERRACE	2,216 SF
TOTAL 1ST FLOOR:	8,245 SF
3RD FLOOR:	
RESIDENTIAL UNITS:	6,050 SF
PRIVATE DECKS:	236 SF
TOTAL 2ND FLOOR:	6,286 SF
4TH FLOOR:	
RESIDENTIAL UNITS:	5,460 SF
PRIVATE DECKS:	206 SF
TOTAL 3RD FLOOR:	5,666 SF
5TH FLOOR:	
RESIDENTIAL UNITS:	3,015 SF
COMMON ROOF TERRACE	1,287 SF
PRIVATE TERRACES	1,264 SF
TOTAL 4TH FLOOR:	5,566 SF
ROOF:	
PRIVATE TERRACE	1,218 SF
TOTAL RESIDENTIAL & GARAGE & UTILITY & COMMON:	29,929 SF
(THIS TOTAL DOES NOT INCLUDE OUTDOOR AREA)	
TOTAL COMMON / PRIVATE OUTDOOR AREA	6,427 SF

Floor	Residential Unit Count	Unit #	One Bed	Two Bed	Residential Sq. Ft.
2nd Floor	1	201		X	1,590
	2	202		X	1,515
	3	203		X	1,115
	4	204		X	1,495
	5	205		X	1,910
Total 2nd Floor	5			5	7,625
3rd Floor	1	301		X	1,570
	2	302		X	1,485
	3	303		X	1,115
	4	304	X		765
	5	305		X	1,115
Total 3rd Floor	5		1	4	6,050
4th Floor	1	401		X	1,335
	2	402	X		765
	3	403		X	1,180
Total 4th Floor	3		1	2	3,280
5th Floor	1	501		X	1,690
	2	502		X	1,510
	3	503		X	1,995
Total 5th Floor	3			3	5,195
Building Total	16		2	14	22,150
	[Unit Count]		One Bed	Two Bed	Sq. Ft.

DPW STREET IMPROVEMENT NOTES

DPW / BSM SITE MEETING REQUIRED; CALL 415-554-7149 TO ARRANGE APPOINTMENT WITH INSPECTOR.

OFFICIAL SIDEWALK SLOPE IS 1/5" PER FOOT RISE FROM CURB GRADE TO PROPERTY LINE. ALL ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR, SHALL MEET SIDEWALK GRADE. ALL RAMPING SHALL BE INSIDE OF PROPERTY LINE. DRIVEWAYS AND SIDEWALKS MUST CONFORM TO CITY REQUIREMENTS. FOR FURTHER INFORMATION CALL BUREAU OF STREET USE & MAPPING @ 415-554-6060.

ALL ENCROACHMENTS INTO OFFICIAL STREET OR SIDEWALK AREAS MUST BE GRANTED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS OR BY RESOLUTION OF THE BOARD OF SUPERVISORS. ALL RAMPING TO BE INSIDE PROPERTY LINE.

SEPARATE PERMIT REQUIRED FROM BUREAU OF STREET USE & MAPPING FOR POTTED PLANTS & STREET TREES IN SIDEWALK AREAS. FOR FURTHER INFORMATION CALL 415-554-6700.

DPW / BSM SIGN-OFF REQUIRED ON JOB CARD PRIOR TO DBI FINAL.

ALL WORK IS SUBJECT TO THE CONDITIONS NOTED ON PENDING DPW STREET IMPROVEMENT PERMIT (WHERE APPLICABLE).

BUILDING DEPARTMENT NOTES

2013 SAN FRANCISCO BUILDING CODE (CONSISTS OF 2013 CALIFORNIA BUILDING CODE W/ 2013 SFBC AMENDMENTS AND 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE); 2013 CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES; 2013 SAN FRANCISCO FIRE CODE & NFPA-13 2013 ENERGY CODE; 2013 SAN FRANCISCO HOUSING CODE.

2013 CBC CHAPTER 3: OCCUPANCY CLASSIFICATION: MIXED USE BUILDING CONTAINING: GROUP S-2, PARKING GARAGE, GROUP R-2, RESIDENTIAL UNITS, GROUP A-3, COMMON ROOF DECK.

2013 CBC CHAPTER 4: PER SECTION 406.2.2 CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7'-0".

PER SECTION 406.4.2 MECHANICAL VENTILATION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE CMC, FOR AN ENCLOSED GARAGE.

PER SECTION 420.2 WALLS SEPARATING DWELLING UNITS FROM OTHER DWELLING UNITS AND OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709.

PER SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS AND OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 712.

PER SECTION 420.4. NEWLY CONSTRUCTED GROUP R OCCUPANCIES LOCATED IN A BUILDING CONTAINING A FUEL-BURNING APPLIANCE OR ATTACHED GARAGE SHALL BE EQUIPT WITH A SINGLE STATION CARBON MONOXIDE ALARM INTERCONNECTED AND (420.4.1.2) RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP.

2013 CBC CHAPTER 5: PER SECTION 502.1: BUILDING AREA IS THE AREA WITHIN SURROUNDING EXTERIOR WALLS EXCLUDING VENT SHAFTS AND COURTS, AND AREAS WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

PER TABLE 503 MAXIMUM BUILDING HEIGHT, NUMBER OF STORIES AND AREA:
MAX HEIGHT ALLOWED: WITH SECTION 504.2 ALLOWANCES FOR FULLY SPRINKLERED BUILDING:
S-2, TYPE IA = UNLIMITED
R-2, TYPE VA SPRINKLERED = 60'-0"
PROPOSED BUILDING = 40'-0" < 60'-0", THE BUILDING COMPLIES
MAX STORIES ALLOWED: WITH SECTION 504.2 ALLOWANCES FOR FULLY SPRINKLERED BUILDING:
S-2, TYPE IA = UNLIMITED, 1 PROPOSED, BASEMENT LEVEL
R-2, TYPE VA SPRINKLERED = 4 STORIES PERMITTED, 4 STORIES PROPOSED
MAXIMUM AREA ALLOWED:
S-2, TYPE IA = UNLIMITED, XXX PROVIDED, BASEMENT LEVEL
R-2, TYPE IA = UNLIMITED, XXX SQ. FT. PROVIDED, GROUND FLOOR RESIDENTIAL LOBBY & COMMERCIAL
A-3, TYPE VA = 11,500 SQ.FT., XXX SQ.FT PROVIDED, OUTDOOR PODIUM TERRACE & COMMON ROOF DECK
R-2, TYPE VA = XXX SQ.FT., XXX SQ.FT. PROVIDED
SECTION 506 AREA INCREASE FOR FRONTAGE & MULTI-STORY BUILDING WITH AUTOMATIC SPRINKLER SYSTEM:
PER SECTION 506.1 A_s = 12,000 + (12,000 x .25) = (12,000 x 2) = 39,000
PER SECTION 506.2 I_f = (220/440 -.25)30/30 = .25
PER SECTION 506.3 I_b = 2
PER SECTION 506.4.1 ALLOWABLE BUILDING AREA = 39,000 x 2 = 78,000 > 36,900

PER SECT 508.3.3 EXCEPTION 2: R-2 DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND FROM OTHER OCCUPANCIES IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.

PER TABLE 508.4 REQUIRED SEPARATION BETWEEN OCCUPANCIES:
A : S-2 = NO SEPARATION REQUIREMENTS
A/M : R-2 = 1 HR
S-2 : R-2 = 1 HR
A : M = 1 HR

PER 509.2: HORIZONTAL BUILDING SEPARATION ALLOWANCE. THE BUILDINGS (TYPE V OVER TYPE I) ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A MINIMUM 3-HOUR FIRE RESISTANCE RATING. SHAFTS THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE RESISTANCE RATING. PROPOSED BUILDING SHALL COMPLY WITH ALL REQUIREMENTS OF THIS SECTION

PER 509.4 THE NUMBER OF STORIES PERMITTED FOR TYPE R SHALL BE MEASURED FROM THE FLOOR ABOVE THE PARKING GARAGE.

2010 CBC CHAPTER 6: CONSTRUCTION TYPE-1A
PER TABLE 601 FIRE RESTIVE RATING FOR BUILDING ELEMENTS:
PRIMARY STRUCTURAL FRAME: 3 HOUR.
BEARING WALLS EXTERIOR: 3 HOUR
BEARING WALLS INTERIOR: 3 HOUR
NON BEARING WALLS AND PARTITIONS (EXTERIOR) SHALL BE AS PER TABLE 602.
NON BEARING WALLS AND PARTITIONS (INTERIOR) CAN BE NON-RATED, BUT NOT LESS THAN THE

FIRE RESISTIVE
RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1.5 HOUR

CONSTRUCTION TYPE-5-A
PER TABLE 601 FIRE RESTIVE RATING FOR BUILDING ELEMENTS:
PRIMARY STRUCTURAL FRAME: 1 HOUR
BEARING WALLS EXTERIOR: 1 HOUR
BEARING WALLS INTERIOR: 1 HOUR
NON BEARING WALLS AND PARTITIONS (EXTERIOR) SHALL BE AS PER TABLE 602.
NON BEARING WALLS AND PARTITIONS (INTERIOR) CAN BE NON-RATED, BUT NOT LESS THAN THE
FIRE RESISTIVE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HOUR

PER TABLE 602: FIRE RESISTIVE RATING REQUIRED FOR EXTERIOR WALLS BASED UPON FIRE SEPARATION DISTANCE AND OCCUPANCY.

"X" < 5 FT 1 HOUR
5 FT < "X" < 10 FT 1 HOUR
10 FT < "X" < 30 FT 1 HOUR FOR TYPE VA AND IB, NON RATED FOR OPEN GARAGES
"X" > 30 FT NON RATED

ALL BASEMENT AND GROUND FLOOR EXTERIOR STRUCTURAL WALLS SHALL BE 2 HOUR RATED. STRUCTURAL COLUMNS TO BE 2 HOUR RATED. ALL BASEMENT AND GROUND FLOOR FLOORS TO BE 2 HOUR RATED.

ALL EXTERIOR WALLS AT RESIDENTIAL UNITS SHALL BE 1 HOUR RATED. ALL NON BEARING INTERIOR WALLS AT RESIDENTIAL UNITS ARE NON RATED. ALL FLOOR CONSTRUCTION AND ROOF CONSTRUCTION TO BE 1 HOUR RATED.

2013 CBC CHAPTER 7:
PER SECTION 702
A FIRE PARTITION IS A VERTICAL ASSEMBLY THAT RESTRICTS THE SPREAD OF FIRE WITH PROTECTED OPENINGS. A FIRE BARRIER IS A FIRE-RESISTENT-RATED WALL THAT RESTRICTS THE SPREAD OF FIRE WITH CONTINUITY MAINTAINED.
A FIRE-SMOKE BARRIER IS A FIRE-RESISTENT-RATED WALL THAT RESTRICTS THE SPREAD OF FIRE WITH CONTINUITY IN ACCORDANCE WITH SECTION 707 AND RESTRICTS THE THE MOVEMENT OF SMOKE IN ACCORDANCE WITH SECTION 710.
A FIRE WALL IS A FIRE-RESISTENT-RATED WALL WITH PROTECTED OPENING AND CONTINUITY THAT EXTENDS FROM THE FOUNDATION THROUGH TO THE ROOF.
A SMOKE BARRIER IS A CONTINUOUS MEMBRANE EITHER VERTICAL OR HORIZONTAL THAT RESTRICTS THE MOVEMENT OF SMOKE.
A HORIZONTAL ASSEMBLY IS A FIRE-RESISTENT-RATED FLOOR OR ROOF THAT RESTRICTS THE SPREAD OF FIRE WITH CONTINUITY.

2013 CBC CHAPTER 7 CONT:
PER SECTION 705.5 FIRE RESISTIVE RATINGS: EXTERIOR WALLS SHALL BE FIRE RESISTANCE RATED FOR EXPOSURE ON BOTH SIDES WHERE A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10'-0" OCCURS.

PER CBC SECTION 705.8.1 EXCEPTION 1.1.1: IN THE FIRST STORY ABOVE GRADE UNLIMITED UNPROTECTED OPENINGS ARE ALLOWED WHERE A WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15'-0".

MAXIMUM EXTERIOR WALL OPENINGS: PER TABLE 705.8:
FIRE SEPARATION DISTANCE:
3'-0" < "X" < 5'-0" 15% UNPROTECTED SPRINKLERED (UP,S) OPENINGS.
5'-0" < "X" < 10'-0" 25% UNPROTECTED SPRINKLERED (UP,S) OPENINGS.
10'-0" < "X" < 15'-0" 45% UNPROTECTED SPRINKLERED (UP,S) OPENINGS.
15'-0" < "X" < 20'-0" 75% UNPROTECTED SPRINKLERED (UP,S) OPENINGS.
"X" > 20'-0" UNLIMITED
PERCENTAGE ALLOWED IS AS AN AREA OF THE EXTERIOR WALL PER STORY. PERCENTAGE ALLOWED IS THE SAME FOR PROTECTED AND UNPROTECTED OPENINGS.

ALLOWABLE OPENING CALCULATIONS:
GROUND FLOOR:
UNLIMITED OPENINGS ALLOWED, ALL OPENINGS FACE A STREET WITH A FIRE SEPARATION DISTANCE GREATER THAN 15'-0"

RESIDENTIAL UNITS:
UNLIMITED OPENINGS ALLOWED, ALL OPENINGS HAVE A FIRE SEPARATION DISTANCE OF 20'-0" OR GREATER AND THE BUILDING HAS AN AUTOMATIC SPRINKLER SYSTEM.

PER SECTION 705.11 PARAPETS SHALL BE PROVIDED ON ALL EXTERIOR WALLS.
EXCEPTION 4.2 ALLOWS 1-HR RATED WALL TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB WHEN THE ROOF/CEILING IS NOT LESS THAN 1-HR RATED CONSTRUCTION.

PER TABLE 707.3.9 THE FIRE-RESISTANT-RATING FOR FIRE BARRIER OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS SHALL BE 2 HOURS.

PER SECTION 708.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTIVE RATING OF NOT LESS THAN 2 HOURS WHEN CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHEN CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES SHALL INCLUDE ANY BASEMENT. SHAFT ENCLOSURES SHALL NOT HAVE A FIRE RATING LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT, BUT NEET NOT EXCEED 2 HOURS.

PER SECTION 708.6 WHERE EXTERIOR WALLS SERVE AS PART OF A REQUIRED SHAFT ENCLOSURE SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE RESISTANCE RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY.

PER SECTION 708.14.1 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR. THE LOBBY ENCLOSURE SHALL SEPARATE THE ELEVATOR SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY FIRE PARTITIONS.

PER EXCEPTION 1: AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED TO BE ENCLOSED AT THE STREET FLOOR PROVIDED THE ENTIRE STREET FLOOR IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
AN ENCLOSED ELEVATOR LOBBY IS NOT REQUIRED AT THE GROUND FLOOR.

PER SECTION 709.1 DEMISING WALLS SEPARATING DWELLING UNITS, CORRIDOR WALLS, AND ELEVATOR LOBBIES SHALL BE A FIRE PARTITION.

PER SECTION 709.3 A FIRE PARTITION SHALL BE 1 HOUR FIRE RATED.

SECTION 709.4 FIRE PARTITIONS SHALL EXTEND FROM TOP OF FOUNDATION OR FLOOR/CEILING ASSEMBLY TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE RATED FLOOR/CEILING ABOVE.
EXCEPTION 6 FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

PER SECTION 709.5: WHERE EXTERIOR WALLS SERVE AS PART OF A REQUIRED FIRE RESISTANCE RATED SEPARATION, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE RATED SEPARATION REQUIREMENTS SHALL NOT APPLY. (EXCEPTION: EXTERIOR WALLS REQUIRED TO BE RATED IN ACCORDANCE WITH SECTION 1022.6 FOR EXIT ENCLOSURES)

2013 CBC CHAPTER 10:
PER SECTION 1002:
GROSS FLOOR AREA IS THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS & COURTS WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, INTERIOR WALLS, COLUMNS OR OTHER FEATURES, AND THE FLOOR AREA NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS UNDER THE HORIZONTAL PROJECTION OF THE FLOOR OR ROOF ABOVE.
NET FLOOR AREA IS THE ACTUAL OCCUPIED AREA NOT INCLUDING ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS, AND CLOSETS.

SECTION 1003.3.3 STRUCTURAL ELEMENTS, FIXTURES OR FURNISHINGS SHALL NOT PROJECT HORIZONTALLY MORE THAN 4 INCHES OVER ANY WALKING SURFACE BETWEEN THE HEIGHTS OF 27 AND 80 INCHES.

2010 CBC TABLE 1004.1.1 OCCUPANT LOAD CALCULATION & TABLE 1015.1:
ROOF:
OCCUPIED ROOF DECK: 1838 SQ.FT. /15 UNCONCENTRATED ASSEMBLY = 123 OCCUPANTS > 49. 2 EXITS REQ'D. 2 EXITS PROVIDED.
PER SECTION 1004.3 A PERMANENT SIGN INDICATING MAX. OCCUPANT LOAD ALLOWED SHALL BE POSTED.

FLOORS 2 THRU 4:
RESIDENTIAL UNITS: 9,525 SQ.FT. /200 RESIDENTIAL = 48 OCCUPANTS > 10. 2 EXITS REQ'D. 2 EXITS PROVIDED.
AREA OF LARGEST FLOOR WAS USED FOR CALCULATION

FLOORS 1:
RESIDENTIAL UNITS: 9,640 SQ.FT. /200 RESIDENTIAL = 49 OCCUPANTS
COURTYARD: 495 SQ.FT. / 15 ASSEMBLY OCCUPANCY = 33 OCCUPANTS
PER SECTION 1004.3 A PERMANENT SIGN INDICATING MAX. OCCUPANT LOAD ALLOWED SHALL BE POSTED.

49 + 33 OCCUPANTS = 82 OCCUPANTS > 49. 2 EXITS REQ'D. 2 EXITS PROVIDED.

GROUND LEVEL:
RESIDENTIAL LOBBY: 1,000 SQ.FT. / 200 RESIDENTIAL = 5 OCCUPANTS
TRASH ROOMS: 695 SQ. FT. / 300 ACCESSORY = 3 OCCUPANTS
5 + 492 + 3 OCCUPANTS = 500 OCCUPANTS 2 EXITS REQUIRED PER TABLE 1021.1 8 EXITS PROVIDED.

PER SECTION 1005.1 EGRESS WIDTH:
FOR EGRESS WIDTH COMPLIANCE OF INDIVIDUAL FLOORS SEE EXIT DIAGRAM SHEETS A0.05

1007 ELEVATORS REQUIRED AS ACCESSIBLE MEANS OF EGRESS:
1007.2.1 EXCEPTION 1 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH A HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE. **ELEVATOR IS NOT PART OF THE ACCESSIBLE MEANS OF EGRESS**

CBC CHAPTER 10 CONT:
1007.3, EXCEPTION 2: 48" MIN. CLEAR WIDTH BETWEEN HANDRAILS NOT REQUIRED IN FULLY SPRINKLERED BUILDING.
1007.3, EXCEPTION 3 AND 7: AREAS OF REFUGE ARE NOT REQUIRED THROUGHOUT FULLY SPRINKLERED BUILDING, INCLUDING PARKING GARAGE. EXCEPTION 7: AREAS OF REFUGE ARE NOT REQUIRED IN R-2 OCCUPANCIES.
AREA OF REFUGE NOT REQUIRED. NONE PROVIDED

PER SECTION 1007.8 A TWO WAY COMMUNICATION SYSTEM SHALL BE PROVIDED. COMMUNICATION SYSTEM SHALL MEET NFPA72 TWO HOUR SURVIVABILITY CONSTRUCTION REQUIREMENTS.

PER SECTION 1008.1.10: PANIC HARDWARE REQUIRED AT DOORS FROM A-3 ROOF DECK, AT STAIRS, AT PODIUM FLOOR AND ALONG THE PATH OF EXIT TO EXIT DISCHARGE.

PER SECTION 1014.3.4: COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET. EXCEPTION 4: THE LENGTH OF A COMMON PATH OF EGRESS TRAVEL IN A GROUP R-2 EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM SHALL NOT BE MORE THAN 125 FEET.

PER SECTION 1015.1.1 EXCEPTION 2: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE EXIT DOORS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA.

PER TABLE 1016.1: EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 250'.

PER SECTION 1018.4 EXCEPTIONS: WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 THE LENGTH OF THE DEAD END CORRIDOR SHALL NOT EXCEED 50'-0"

PER TABLE 1021.1: 2 EXITS REQUIRED AT PODIUM LEVEL. 2 EXITS ARE PROVIDED.

PER SECTION 1026.6 REQUIRES EXTERIOR EXIT STAIRWAYS TO BE SEPERATED FROM THE INTERIOR OF THE BUILDING BY A 2-HR RATED WALL IN ACCORDANCE WITH SECTION 1022.1

PER SECTION 1029.1, EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE PROVIDED FOR R OCCUPANCY SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE THE GRADE PLANE. SEE PLANS FOR "RESCUE" WINDOW DESIGNATION. SEE ELEVATIONS FOR EXACT FLOORS REQUIRED FOR COMPLIANCE

2013 CBC CHAPTER 11 (HOUSING ACCESSIBILITY):
PER SECTION 1102A.1 THE BUILDING IS EQUIPPED WITH A HOSPITAL GURNEY-SIZED ELEVATOR, AND ALL FLOORS SERVED BY THE ELEVATOR OR DIRECTLY ACCESSIBLE TO THE STREET ARE ACCESSIBLE AND ADAPTABLE.

PER SECTION 1102A.3.2.1 AT LEAST 1 POWDER ROOM SHALL BE LOCATED ON THE PRIMARY ENTRY FLOOR TO THE UNIT.
1 ACCESSIBLE BATHROOM PROVIDED.

PER SECTION 1107A DEFINITIONS: LEVEL AREA IS SPECIFIED AS A SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4" PER FOOT FROM THE HORIZONTAL. NO AREA ON AN ACCESSIBLE ROUTE SHALL EXCEED THIS REQUIREMENT.

PER SECTION 1109A.3 AND 4: 2% OF PARKING IS REQUIRED TO BE ACCESSIBLE. 16 X .02 = .4. 1 SPACE PROVIDED.

PER SECTION 117A.3 MAIN ENTRANCE TO ALL UNITS ARE INCORPORATED AT DE HARO STREET BUILDING ENTRANCE.

PER SECTION 1134 A.2 OPTION 2 ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY.

FIRE DEPARTMENT NOTES:

ALL ROOFING SHALL BE "CLASS A" FIRE RATED
2013 CFC
PER SECTION 510.1: ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED PER APPLICABLE CODES & STANDARDS AND IF THE TEST FAILS AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM SHALL BE INSTALLED

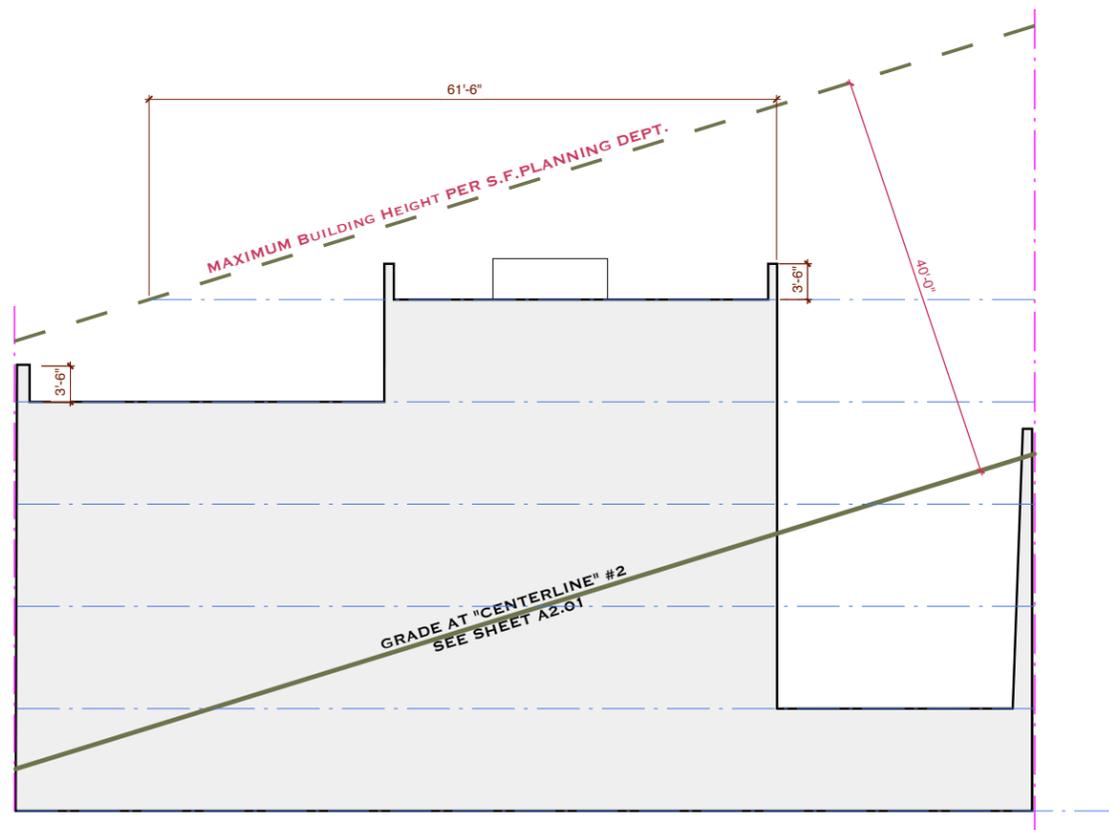
2013 CBC CHAPTER 4:
PER SECTION 420.4 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS THAT HAVE AN ATTACHED GARAGE.

PER SECTION 420.4.1.1 CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM PERMANENT BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE ALARM.

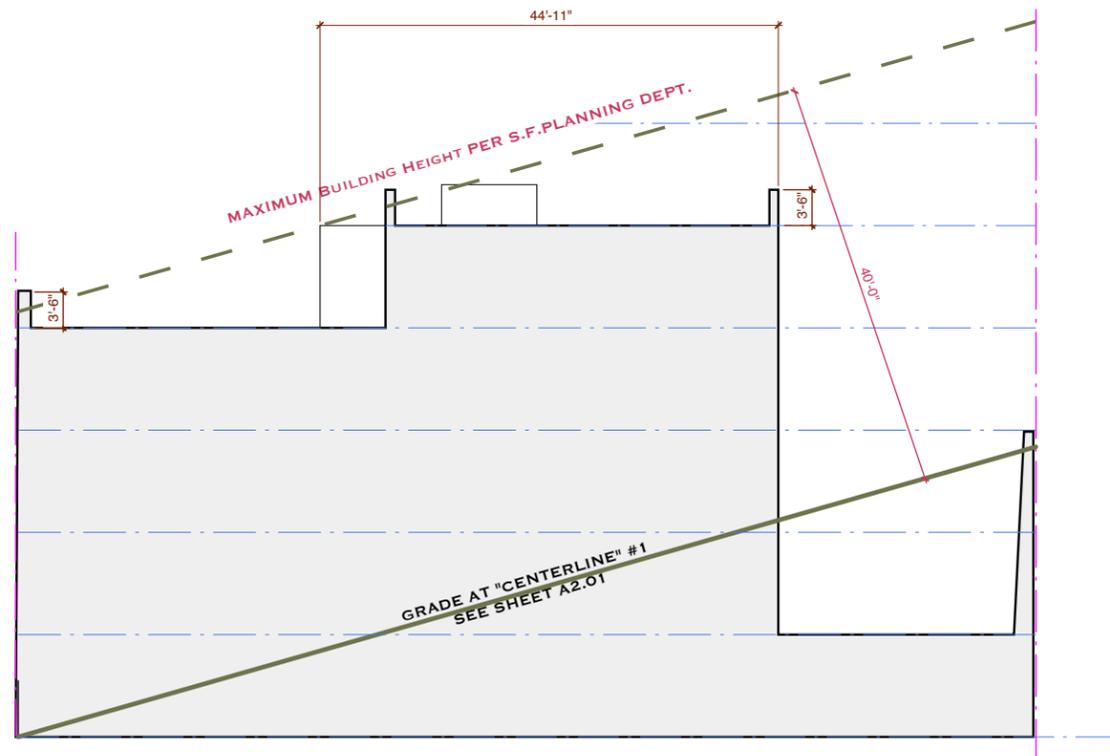
2013 CBC CHAPTER 7:
FIRESTOP / FIREBLOCKING IN TJI REQUIREMENT - CBC 717.2.1

2013 CBC CHAPTER 9:
PER SECTIONS 903.2.8 AND 903.2.10 BUILDING TO BE FULLY SPRINKLERED THROUGHOUT
PER SECTION 903.3.1.1 SPRINKLER SYSTEM REQUIRED TO MEET NFPA 13 2010 EDITION: LIGHT HAZARD- THIS IS A RESIDENTIAL BUILDING. NOTE: SEWER CONNECTIONS TO FIRE SPRINKLER DRAINS ARE NOT PERMITTED IN AN ENCLOSED STAIRWAY.

PER 905.2 STANDPIPE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14.
PER SECTION 905.3 STANDPIPE SYSTEM IS ALLOWED TO BE COMBINED WITH THE AUTOMATIC SPRINKLER SYSTEM
PER SECTION 9



SECTION CUT AT CENTER POINT OF MASSING #2



HEIGHT. THE PROJECT IS BROKEN UP INTO TWO BUILDING MASSES FOR THE PURPOSE OF MEASURING HEIGHT ON A LATERAL SLOPE AS INDICATED IN TABLE 260 OF THE PLANNING CODE.

SECTION CUT AT CENTER POINT OF MASSING #1

**PLANNING SECTION
DIAGRAMS
FOR HEIGHT LIMITS**

540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

PLANNING REV.	05.02.16
L.P.A.	12.18.15
Submittal	02.06.15
P.P.A.	04.18.14
REV./ISSUE	DATE

DATE:	02.20.14
SCALE:	1/8"=1'-0"
DRAWN:	M.P.B.
SHEET:	

TS.03

1171 - HARRISON STREET
SAN FRANCISCO, CA 94103
TEL 415.882.9783 FAX 415.882.9784

**DAVID
STERBERG
BENJAMIN
ARCHITECTS**

LICENSED ARCHITECT
No. C-11102
2/17
RENEWAL DATE
STATE OF CALIFORNIA

www.sterbergbenjamin.com
Permit # 201502107867

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 540 De Haro Street	Block/Lot 4008, LOT 002	Address 540 De Haro Street
Gross Building Area 35,285 GSF	Primary Occupancy RESIDENTIAL, R-2	Design Professional/Applicant: Sign & Date DAVID STERNBERG
# of Dwelling Units 17	Height to highest occupied floor 40'	Number of occupied floors 5

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	<input type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	<input type="checkbox"/>
Final number of required points (base number +/- adjustment)	<input type="checkbox"/>
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. **Attachment C3, C4, or C5 will be due with the applicable addendum.** To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

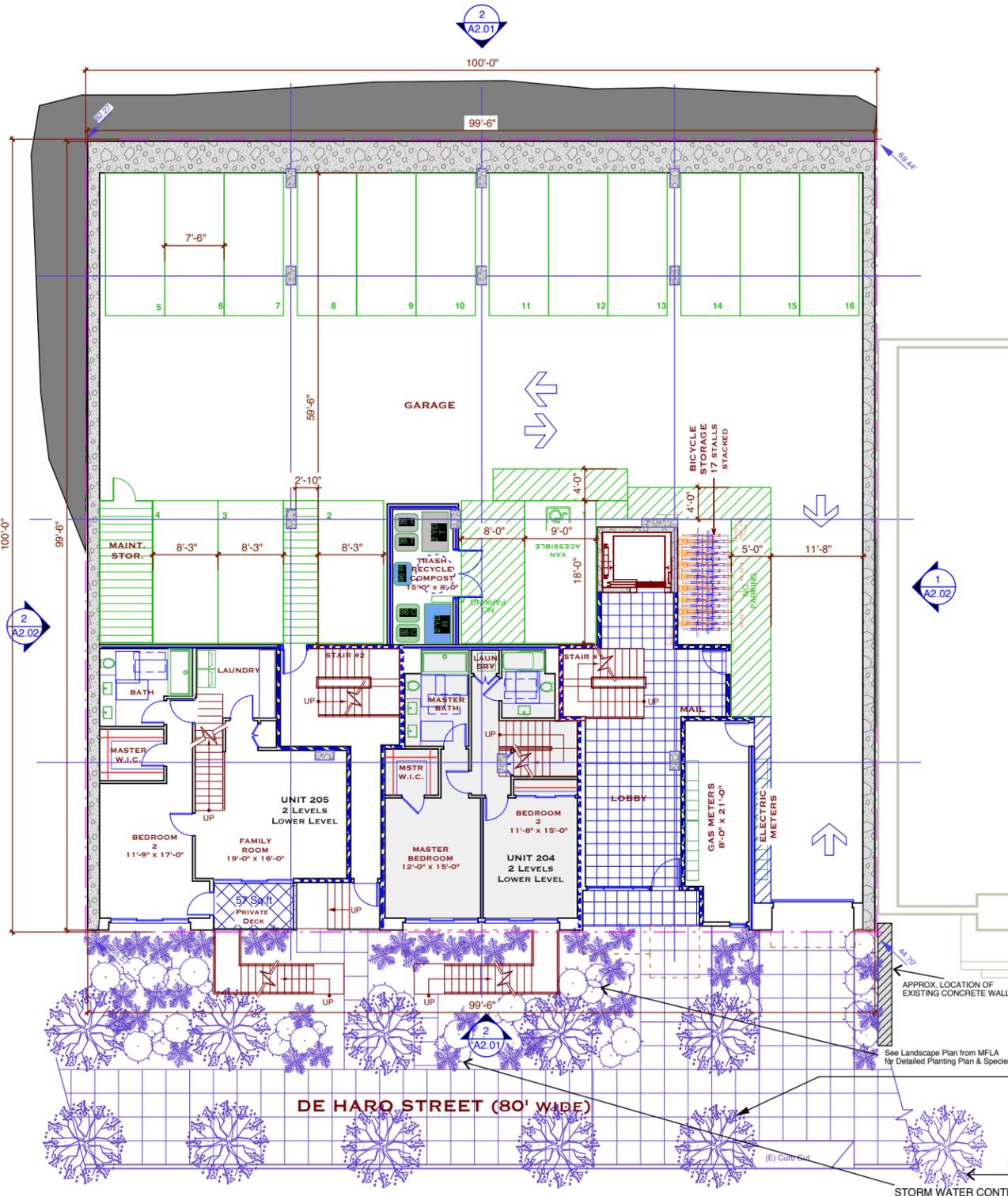
(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

1331 HARRISON STREET
 SAN FRANCISCO, CA 94103
 TEL 415.882.9783 FAX 415.882.9786
DAVID STERNBERG
 ARCHITECT
 LICENSED ARCHITECT
 No. C-11192
 2/17
 RENEWAL DATE
 STATE OF CALIFORNIA
 GREEN POINT CHECKLIST
 ATTACHMENT C-2
540 DE HARO
16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA
 PLANNING REV. 05.02.16
 L.P.A. 12.18.15
 Submittal 02.06.15
 P.P.A. 04.18.14
 REV./ISSUE DATE
 DATE: 02.20.14
 SCALE: NTS
 DRAWN: M.P.B.
 SHEET:
TS.04
 P.P.A. Case No. 2014.08990 540-552 DeHaro Street
 Permit # 201502107867
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GROUND FLOOR PLAN

1

DE HARO STREET IMPROVEMENT:
 PLANT STREET TREES (MAGNOLIA GRANDIFLORA), AND PROVIDE A PLANTING STRIP BETWEEN TREES FOR UNDERSTORY LANDSCAPING.
 ALL IMPROVEMENTS TO BE COORDINATED WITH SAN FRANCISCO PLANNING DEPT. (BETTER STREETS PLAN) AND D.P.W.

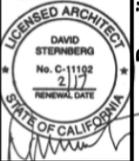
STORM WATER CONTROL AREA AT De HARO STREET EASEMENT PER P.U.C. MEETING - KEN KORTKAMP 04.12.16



A1.01

**540 DE HARO
 16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA**

**GROUND FLOOR
 PLAN**



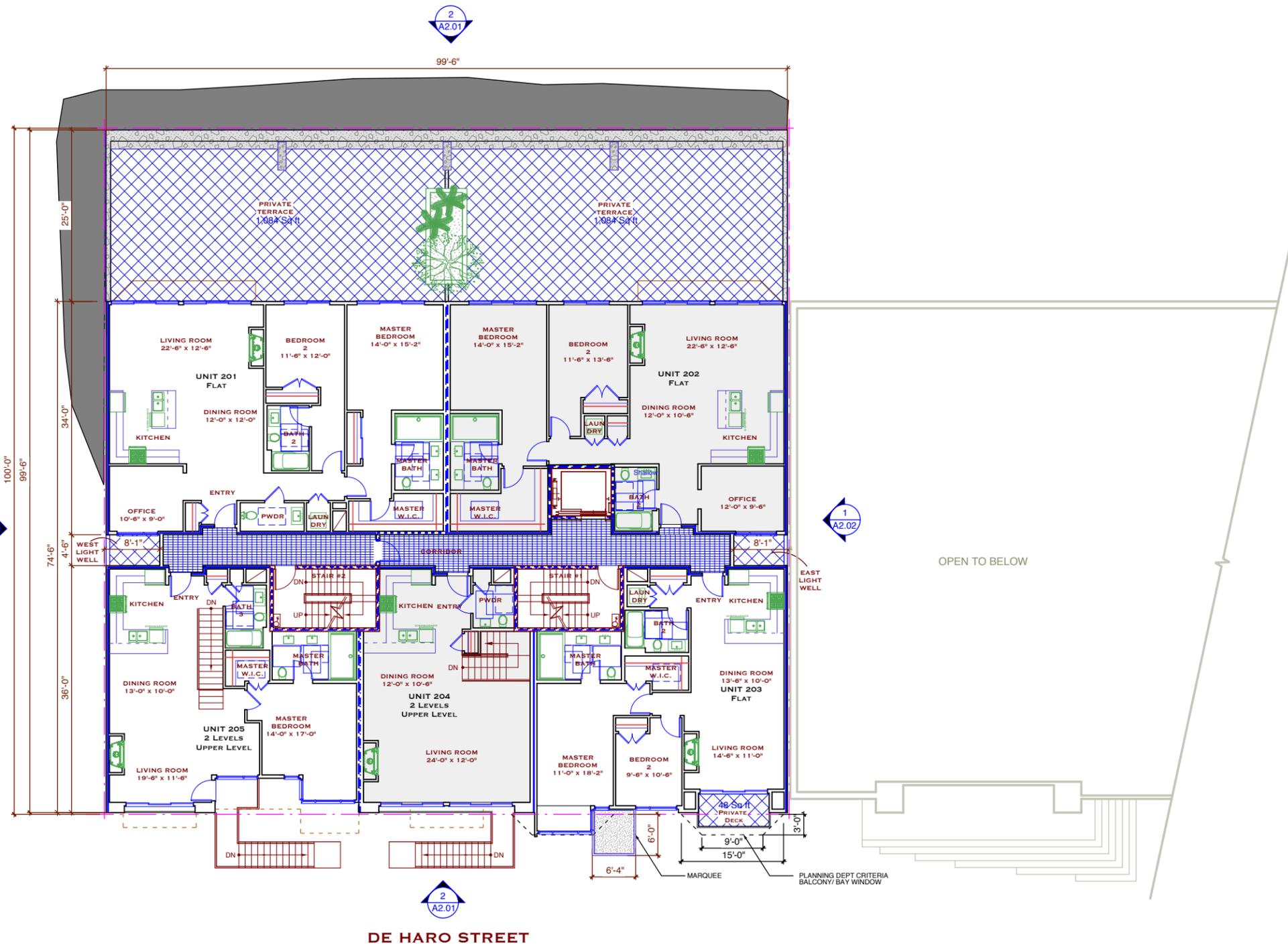
1331 HARRISON STREET
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PLANNING REV.	05.02.16
L.P.A.	12.18.15
Submittal	02.06.15
P.P.A.	04.18.14
REV./ISSUE.	DATE

DATE:	02.20.14
SCALE:	1/8" = 1'-0"
DRAWN:	M.P.B.
SHEET:	

P.P.A. Case No. 2014.0599J 540-552 DeHaro Street



2ND FLOOR PLAN

1



131 HAYESWOOD STREET
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2ND FLOOR PLAN

540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

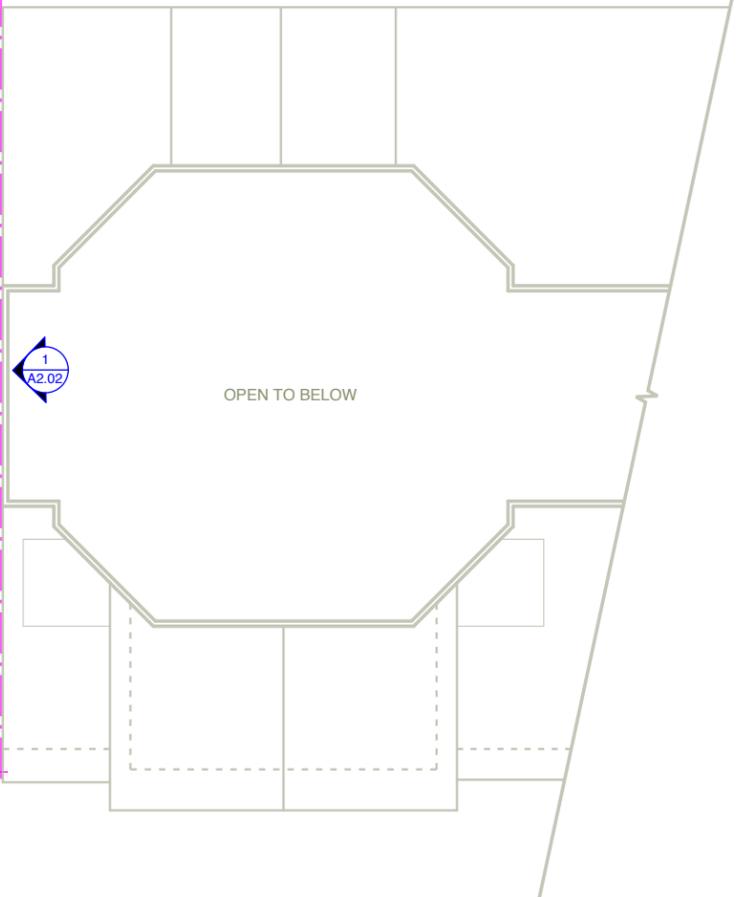
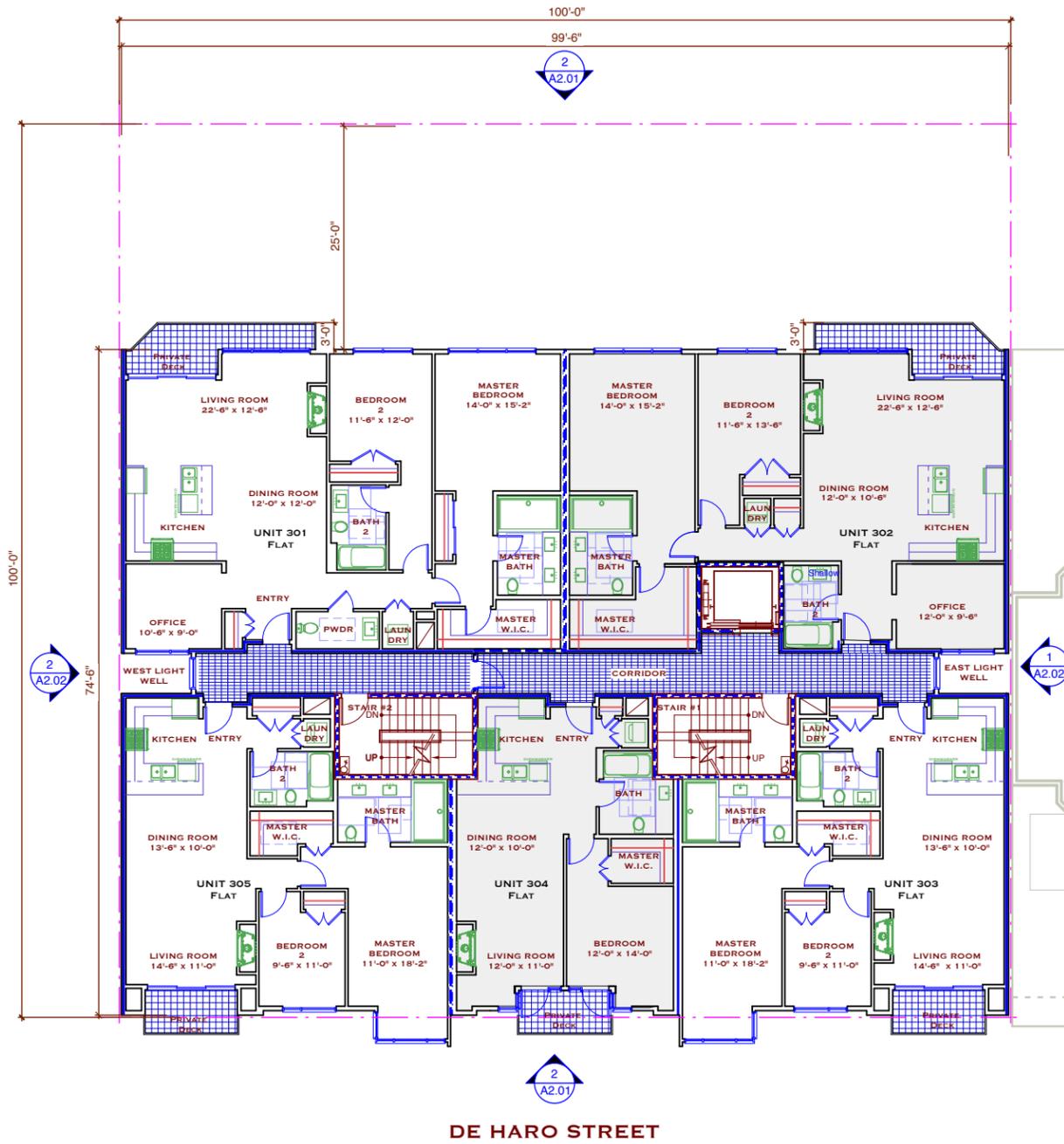
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PLANNING REV.	05.02.16
L.P.A.	12.18.15
Submittal	02.06.15
P.P.A.	04.18.14
REV./ISSUE	DATE

DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.

SHEET: **A1.02**

Permit # 201502107867

P.P.A. Case No. 2014.0598U 540-552 DeHaro Street



3RD FLOOR PLAN

1

DE HARO STREET



3RD FLOOR PLAN

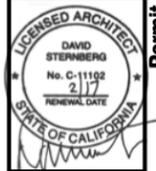
540 DE HARO
16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

PLANNING REV.	05.02.16
L.P.A.	12.18.15
Submittal	02.06.15
P.P.A.	04.18.14
REV./ISSUE	DATE
DATE:	02.20.14
SCALE:	1/8"=1'-0"
DRAWN:	M.P.B.
SHEET:	
A1.03	

1571 MARINSON STREET
 SAN FRANCISCO, CA 94103
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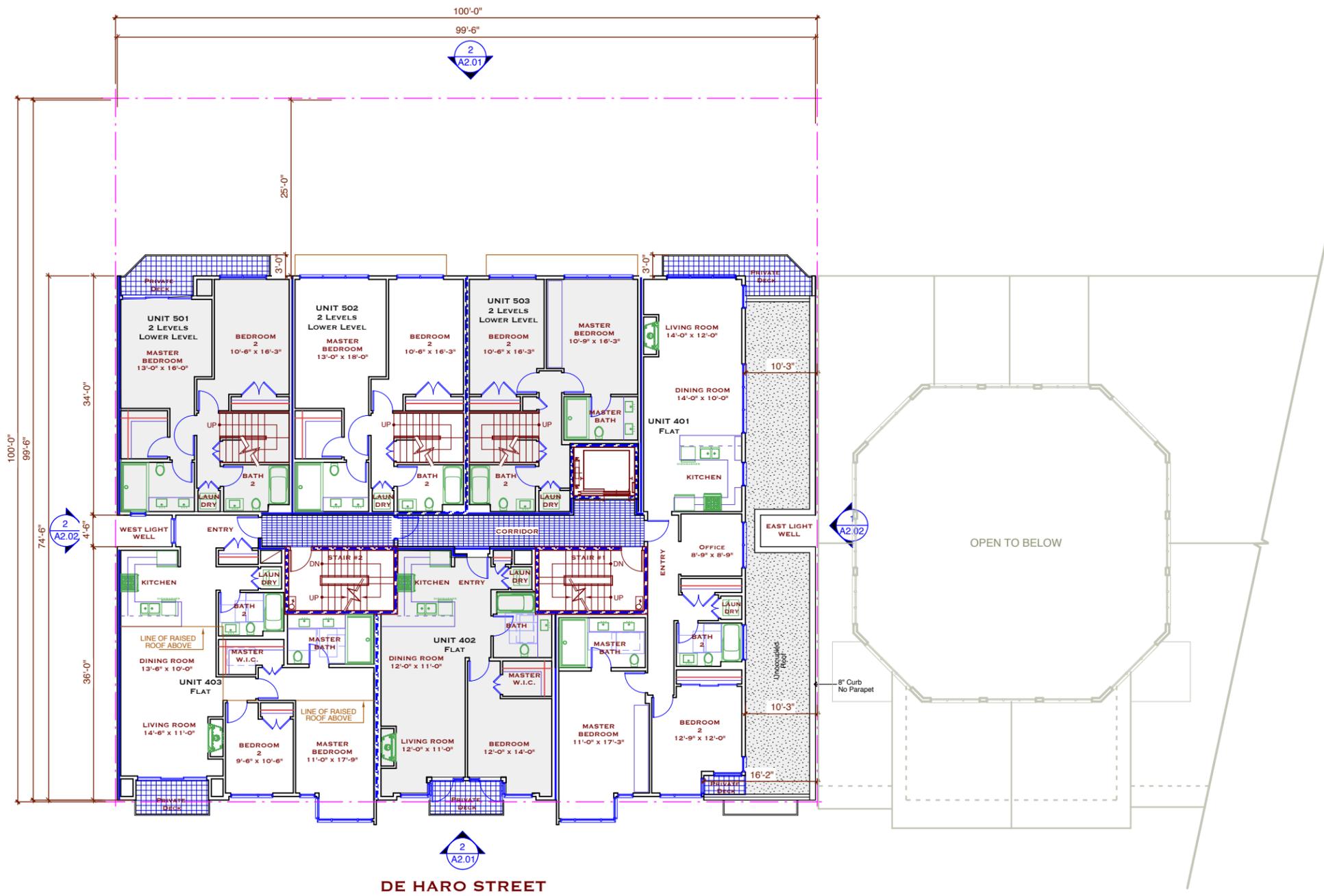
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P.P.A. Case No. 2014.0599U 540-552 DeHaro Street



DE HARO STREET

4TH FLOOR PLAN

1

NORTH



4TH FLOOR
PLAN

540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

PLANNING REV.	05.16.16
PLANNING REV.	05.02.16
L.P.A.	12.18.15
Submittal	02.06.15
P.P.A.	04.18.14
REV./ISSUE	DATE

DATE:	02.20.14
SCALE:	1/8"=1'-0"
DRAWN:	M.P.B.
SHEET:	

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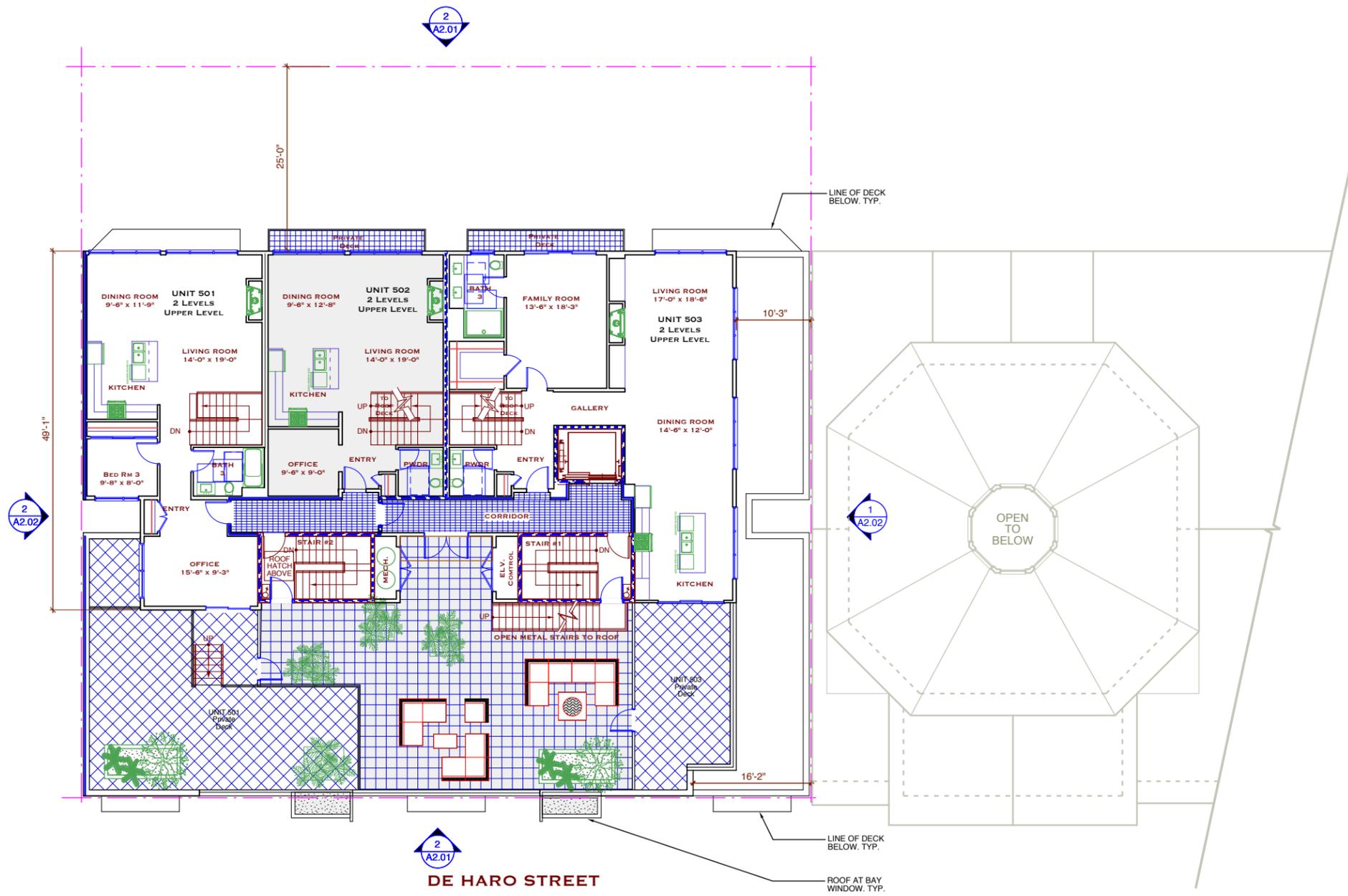


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P.P.A. Case No. 2014.0999U 540-552 DeHaro Street



5TH FLOOR PLAN

1

5TH FLOOR PLAN

540 DE HARO
16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

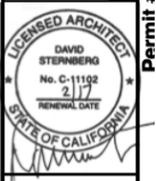
PLANNING REV. 05.02.16
 Remove PH-12.22.15
 L.P.A. 12.18.15
 Submittal 02.06.15
 P.P.A. 04.18.14

DATE: 02.20.14
 SCALE: 1/8"=1'-0"
 DRAWN: M.P.B.
 SHEET:

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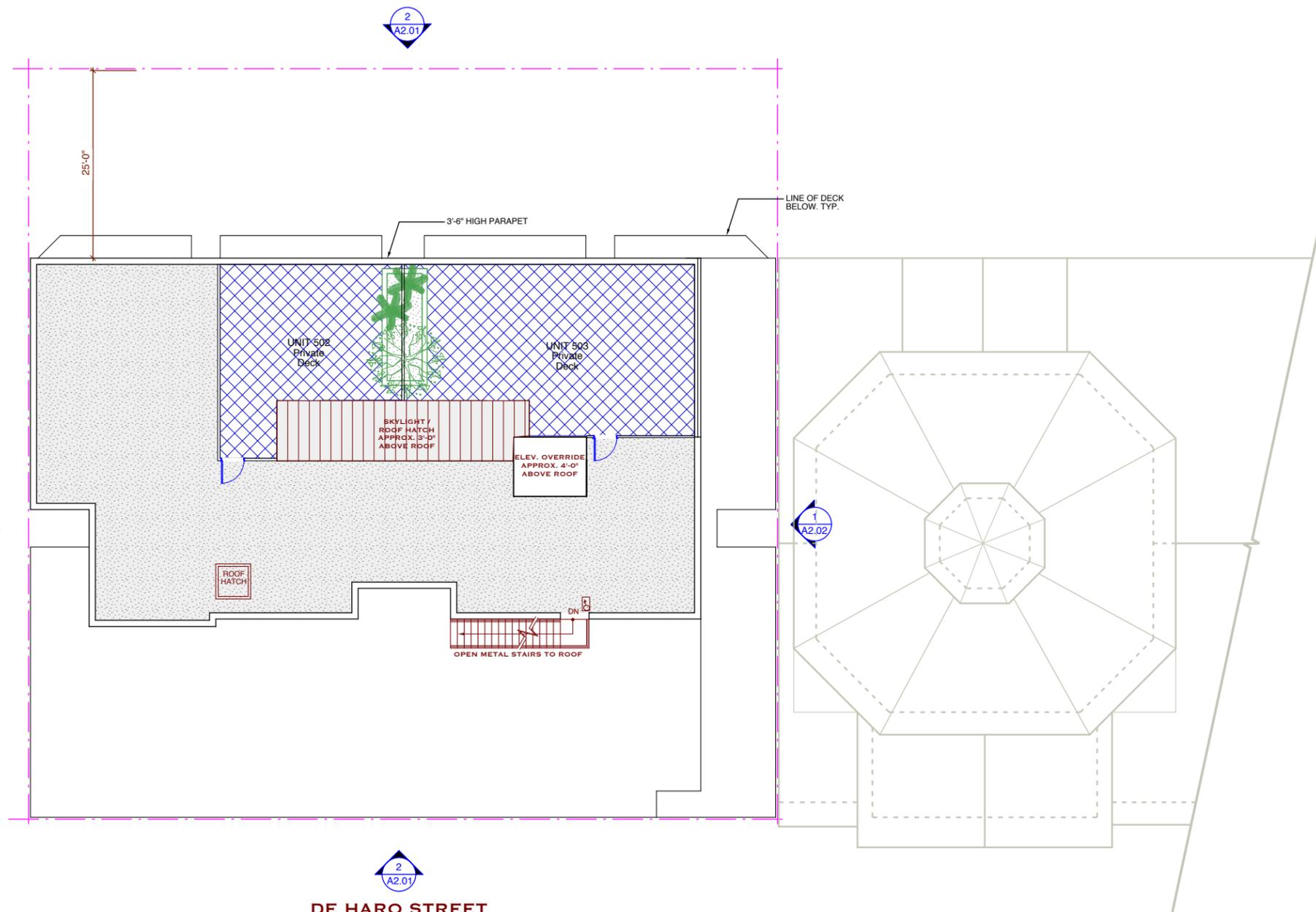


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P.P.A. Case No. 2014.0598U 540-552 DeHaro Street



ROOF PLAN

1

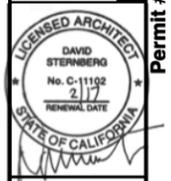
DE HARO STREET



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**5TH FLOOR
 ROOF PLAN**

**540 DE HARO
 16 RESIDENTIAL UNITS**
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

PLANNING REV. 05.02.16
 Remove P.A. 12.18.15
 L.P.A. 12.18.15
 Submittal 02.06.15
 P.P.A. 04.18.14

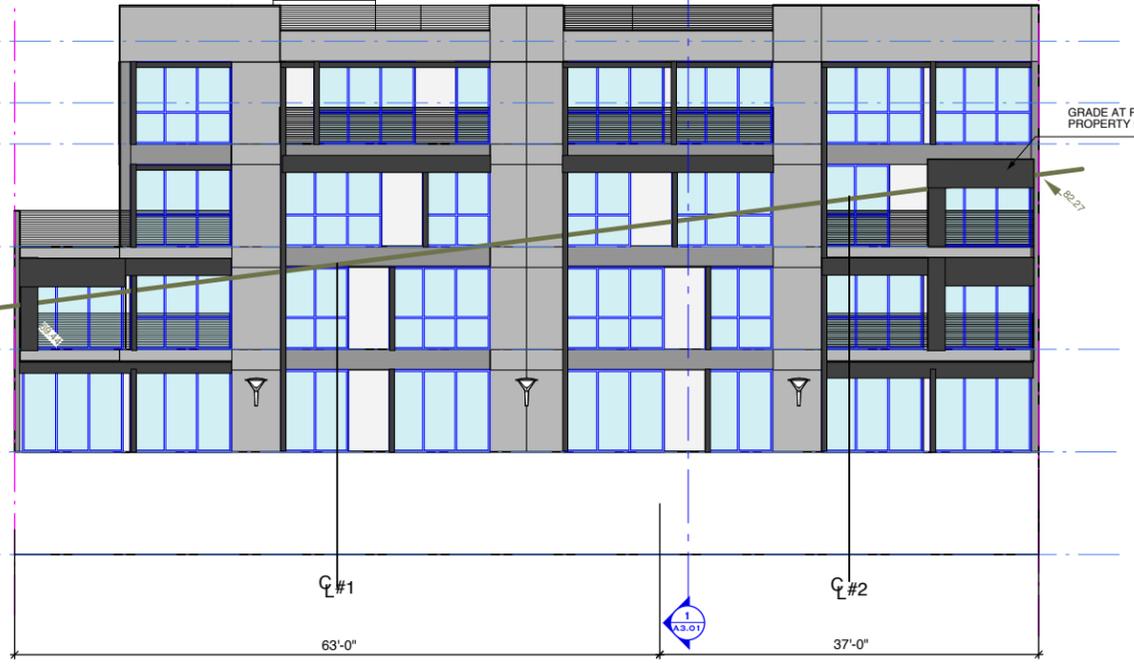
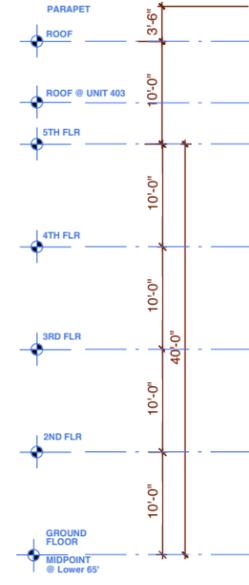
REV. / ISSUE DATE

DATE: 02.20.14
 SCALE: 1/8" = 1'-0"
 DRAWN: M.P.B.

SHEET:
A 1.03

Permit # 201502107867

P.P.A. Case No. 2014.0599U 540-552 DeHaro Street



REAR ELEVATION (WEST) 1



DE HARO ST. ELEVATION (EAST) 2



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 No. C-11192
 2/17
 RENEWAL DATE

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**DE HARO STREET
 ELEVATION
 REAR ELEVATION**

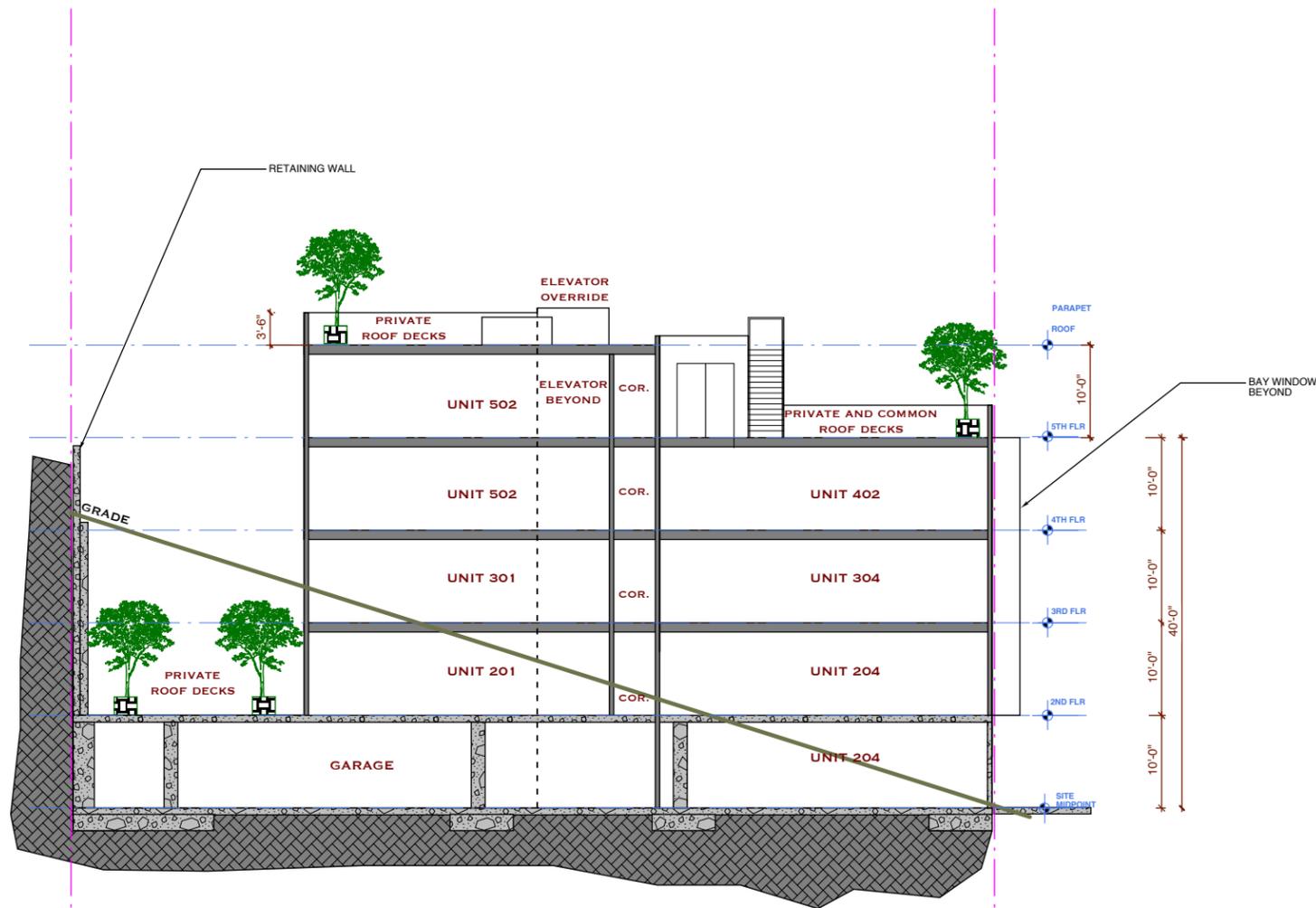
**540 DE HARO
 16 RESIDENTIAL UNITS**
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

Remove PH 12.22.15
L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV./ISSUE DATE

DATE: 02.20.14
 SCALE: 1/8"=1'-0"
 DRAWN: M.P.B.
 SHEET:

A2.01

P.P.A. Case No. 2014.03980 540-552 DeHaro Street



SECTION 1

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**BUILDING
 SECTION**

540 DE HARO
 16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
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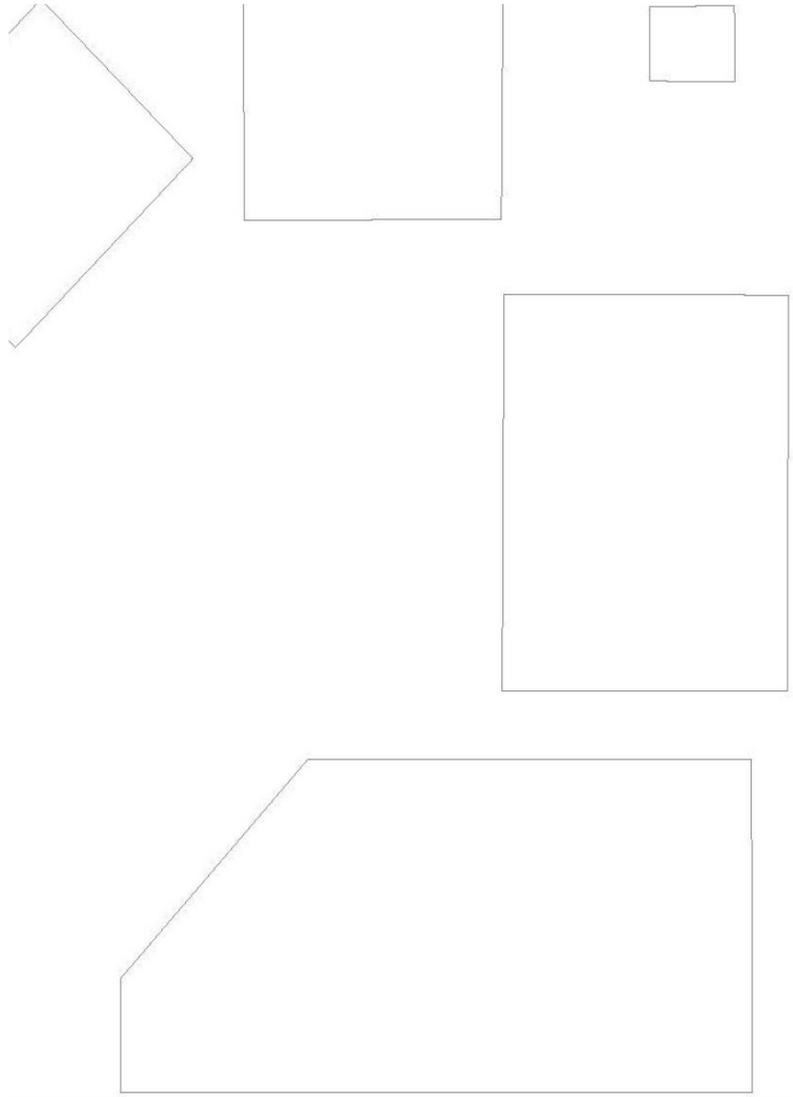
PLANNING REV 05.02.16
 Remove PH-12.22.15
 L.P.A. 12.18.15
 Submittal 02.06.15
 P.P.A. 04.18.14

REV/ISSUE DATE

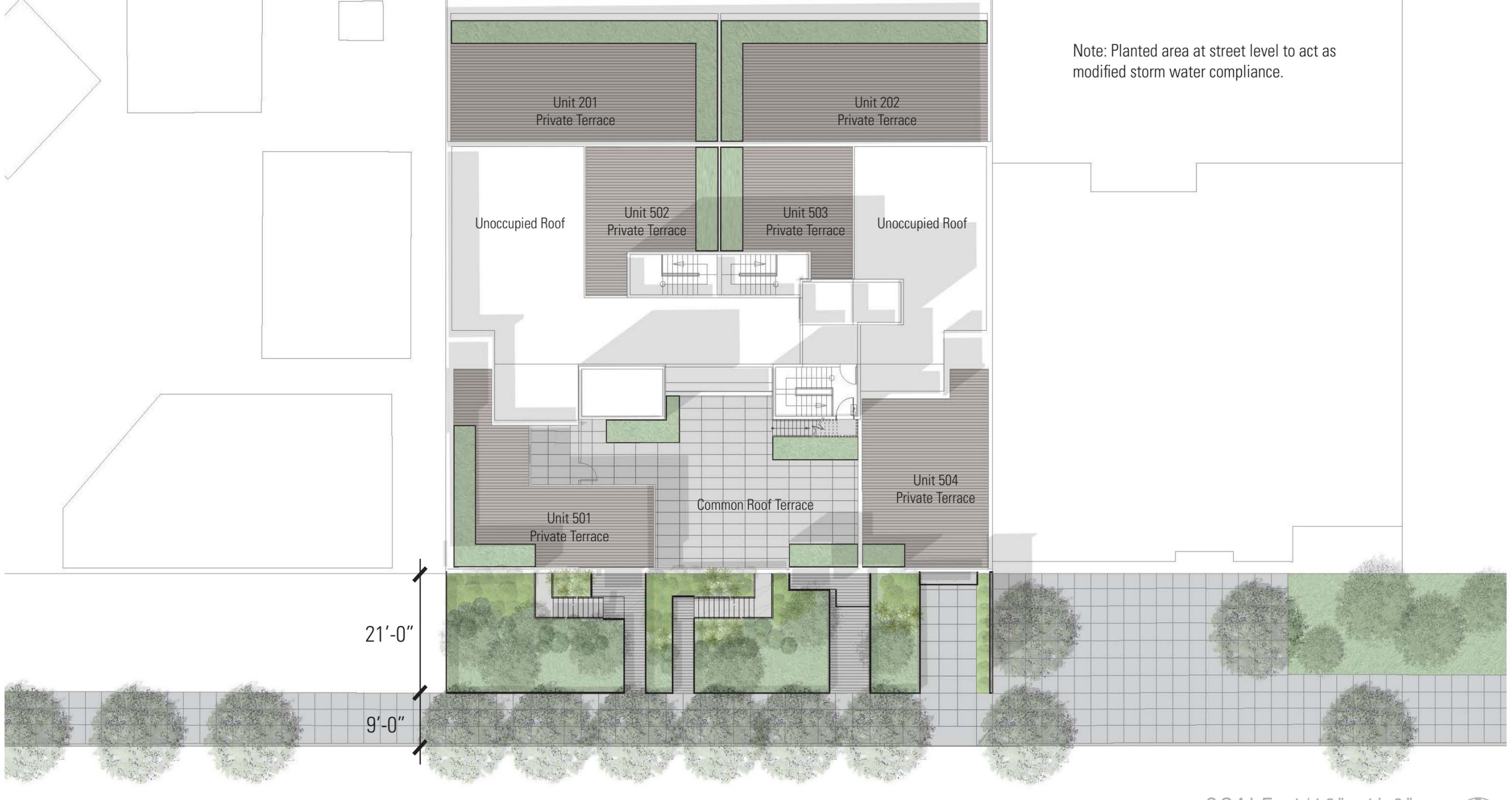
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 SCALE: 1/8" = 1'-0"
 DRAWN: M.P.B.

SHEET:
A3.01

D.D.A. Project No. 2014-02107867 (P.L.A.)



Note: Planted area at street level to act as modified storm water compliance.



21'-0"
9'-0"

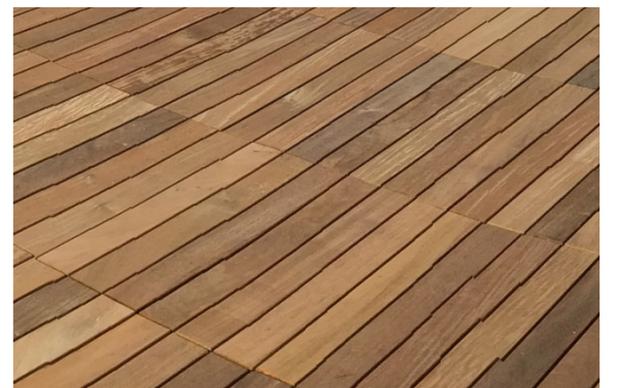
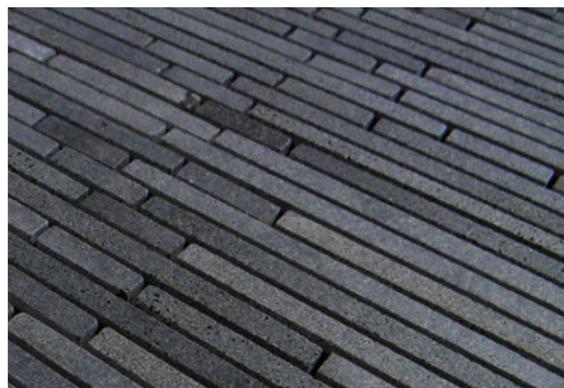
DE HARO STREET

SCALE: 1/16" = 1'-0"





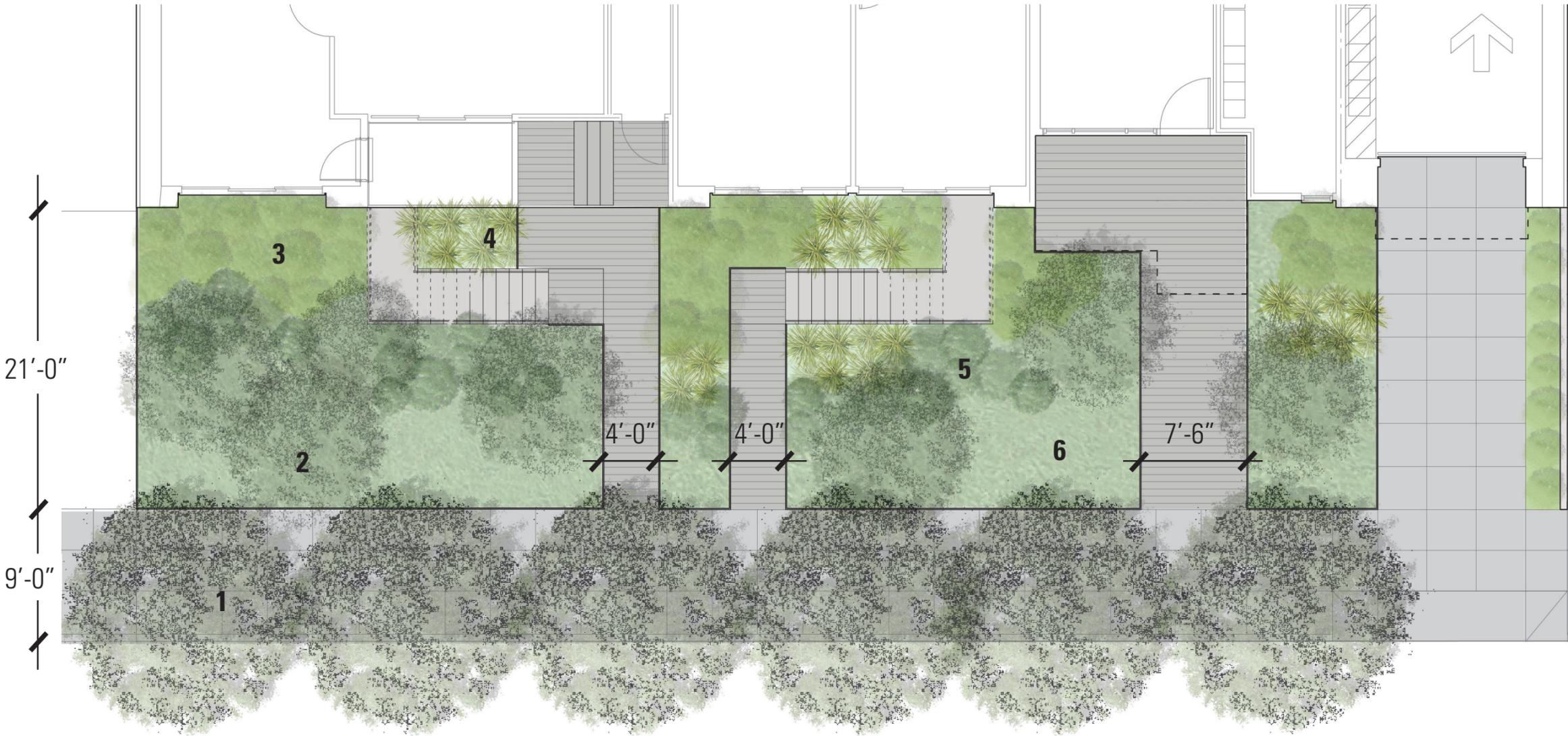




PLANTING SCHEDULE

- 1. Street Tree: Brisbane Box
Lophostemon confertus
- 2. Multi-Stem Tree:
Alt.1: Chinese Fringe Tree
Chionanthus retusus
Alt.2: Trident Maple
Acer buergerianum
Alt.3: Mountain Camellia
Stewartia ovata
Alt.4: Australian Willow
Geijera parviflora
- 3. Leucadendron
Leucadendron 'Inca Gold'
- 4. Furcraea
Furcraea foetida 'Mediopicta'
- 5. Warty Barberry
Berberis verruculosa
- 6. Evergreen Fountain Grass
Pennisetum 'Fairy Tails'

Note: Planted area at street level to act as modified storm water compliance.



DE HARO STREET

SCALE: 1/8" = 1'-0"



1. Brisbane Box



2. Multi-Stem Tree



3. Leucadendron



4. Furcraea



5. Warty Barberry



6. Evergreen Fountain Grass



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2014.0599E
 Project Address: 540-552 De Haro Street
 Zoning: UMU (Urban Mixed Use) Zoning District
 40-X Height and Bulk District
 Block/Lot: 4008/002
 Lot Size: 10,000 square feet
 Plan Area: Eastern Neighborhoods Area Plan
 Project Sponsor: Aaron Schlechter, (415) 988-1080
 Staff Contact: Don Lewis – (415) 575-9168
 don.lewis@sfgov.org

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION

The project site is located on a steeply sloped lot on the west side of De Haro Street between Mariposa and 18th streets in the Potrero Hill neighborhood. The project site is currently occupied by a 22-foot-tall, two-story, industrial building approximately 7,147 square feet in size with two off-street loading spaces. The existing building was constructed in 1975 and the present use of the building is motorcycle repair service. The proposed project involves the demolition of the existing building and construction of a 40-foot-tall (56-foot-tall with elevator and stair penthouses), four-story, 17-unit, residential building approximately 33,750 square feet in size. The proposed mix of units would be four one-bedroom units and 13 two-bedroom units. The proposed building would also include 16 parking spaces and 17 Class 1

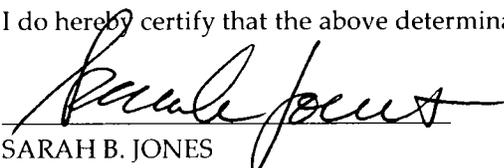
(Continue on next page.)

EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 SARAH B. JONES
 Environmental Review Officer

April 6, 2015
 Date

cc: Aaron Schlechter, Project Sponsor
 Supervisor Malia Cohen, District 10
 Kimberly Durandet, Current Planning Division

Virna Byrd, M.D.F
 Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

bicycle spaces at the partially below-grade ground floor level. Pedestrian and vehicular access would be from De Haro Street. The proposed project would include a 1,480-square-foot common roof deck at the 5th level, and five units would each have a private terrace, totaling approximately 1,340 square feet. During the approximately 12-month construction period, the proposed project would require up to approximately 32 feet of excavation below ground surface and 4,000 cubic yards of soil disturbance. The project site is located within the Showplace Square/Potrero Hill area of the Eastern Neighborhoods Plan Area.

PROJECT APPROVAL

The proposed project at 540-552 De Haro Street would require the following approvals:

Actions by the Planning Commission

- Approval of a Large Project Authorization from the Planning Commission is required per Planning Code Section 329 for the new construction of a building greater than 25,000 gross square feet.

Actions by other City Departments

- Approval of a Site Mitigation Plan from the San Francisco Department of Public Health prior to the commencement of any excavation work; and
- Approval of Building Permits from the Department of Building Inspections for demolition and new construction.

The Large Project Authorization hearing before the Planning Commission is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 540-552 De Haro Street project described above, and incorporates by reference information contained in the Programmatic

EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)¹. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 540-552 De Haro Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{2,3}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned from RH-2 (Residential, House, Two Family) to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses and serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The

¹ Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

² San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

³ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

540-552 De Haro Street project site, which is located in the Showplace Hill/Potrero Hill area of the Eastern Neighborhoods, was designated as a site with building up to 40 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 540-552 De Haro Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 540-552 De Haro Street project, and identified the mitigation measures applicable to the 540-552 De Haro Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{4,5} Therefore, no further CEQA evaluation for the 540-552 De Haro Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on a steeply sloped lot on the block bounded by Mariposa Street to the north, De Haro Street to the east, 18th Street to the south, and Rhode Island Street to the west in the Potrero Hill neighborhood. The property immediately adjacent to the south contains seven one to two story, single-family and multi-family residential buildings with a total of 12 dwelling units that are arranged in a roughly u-shaped plan. The property immediately adjacent to the north consists of the St. Gregory Nyssen Episcopal Church (constructed in 1994) which is a visual landmark for the surrounding community due to its neo-Byzantine/Arts and Crafts design, and a two-story residential building (constructed in 1942) that is used by the church. The surrounding area around the project site is characterized by a mix of residential, industrial, and public uses in buildings ranging in height from one to three stories. The Anchor Steam Brewery is located across the street to the east of the project site, Jackson Playground is located approximately two blocks to the northeast, and the International Studies Academy High School is located one block to the south. All of the surrounding parcels are within the 40-X height and bulk district, while zoning districts in the vicinity of the project site include RH-2 (Residential House, Two Family), PDR-1-G (Production, Distribution, and Repair – General), UMU (Urban Mixed Use), and P (Public).

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 540-552 De Haro Street project is in conformance with the height, use and density for the site described in

⁴ Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 540-552 De Haro Street, March 6, 2015. This document, and other cited documents, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0599.

⁵ Joslin, Jeff, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 540-552 De Haro Street, March 17, 2015.

the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 540-552 De Haro Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would result in a loss of a 7,147-square-foot PDR building; however this PDR loss would not represent a considerable contribution to the significant unavoidable cumulative land use impact that was identified in the Eastern Neighborhoods PEIR because the former zoning district of RH-2 did not allow for PDR uses and because the project site is too small to contribute considerably. The proposed project would involve the demolition of a building (constructed in 1975) determined not to be a historic resource by Preservation staff. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Based on the shadow fan analysis, the proposed building is not expected to shade any Planning Code Section 295 or non-Section 295 open spaces. The proposed project would shade nearby private property at levels commonly expected in urban areas.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed.	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction.
F-3: Interior Noise Levels	Applicable: noise-sensitive uses where street noise exceeds 60 dBA.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
F-4: Siting of Noise-Sensitive Uses	Applicable: noise-sensitive uses where street noise exceeds 60 dBA.	The project sponsor has conducted and submitted a detailed analysis of noise reduction requirements.
F-5: Siting of Noise-Generating Uses	Not Applicable: no noise-generating uses proposed (residential use only).	N/A

Mitigation Measure	Applicability	Compliance
F-6: Open Space in Noisy Environments	Applicable: new noise sensitive uses (dwelling units) proposed.	The project sponsor provided an environmental noise report that demonstrates that the proposed open space is adequately protected from the existing ambient noise levels.
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: project would comply with the San Francisco Dust Control Ordinance.	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: project site is not in the Air Pollutant Exposure Zone.	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed residential uses are not uses that would emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed residential land uses are not uses that would emit substantial levels of other TACs.	N/A
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: project site does not contain any previous archaeological studies.	N/A
J-2: Properties with no Previous Studies	Applicable: project site is located in an area with no previous archaeological studies.	The requirements of this mitigation measure have been complied with as part of this environmental review process. No further mitigation is required.
J-3: Mission Dolores Archeological District	Not Applicable: project site is not located within the Mission Dolores Archeological District.	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining	Not Applicable: plan-level mitigation completed by Planning	N/A

Mitigation Measure	Applicability	Compliance
to Vertical Additions in the South End Historic District (East SoMa)	Commission	
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: project involves demolition of an existing building.	The project sponsor has agreed to ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of demolition.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: plan level mitigation by SFMTA	N/A
E-2: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA	N/A
E-3: Enhanced Funding	Not Applicable: plan level mitigation by SFMTA & SFTA	N/A
E-4: Intelligent Traffic Management	Not Applicable: plan level mitigation by SFMTA & Planning Department	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level	N/A

Mitigation Measure	Applicability	Compliance
	mitigation by SFMTA	
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A “Notification of Project Receiving Environmental Review” was mailed on January 21, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. 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 for CEQA analysis. Responses included the concerns shown in the bulleted list below. Text in italics indicates how the identified concerns have been addressed in this environmental document.

- **Commenters state that the size and density of the proposed project is out of character with the neighborhood, is not in conformity with the Showplace Square/Potrero Hill Area Plan, and should not be exempted from the EIR.** *As discussed in the Land Use and Land Use Planning section of the CPE Checklist, the proposed project is permitted in the UMU zoning district, would not exceed the 40-X height and bulk limit, and is consistent with the development density as envisioned in the Showplace Square/Potrero Hill Area Plan. The proposed project would not result in significant adverse environmental impacts beyond those identified in the Eastern Neighborhoods PEIR, and therefore the project is exempt from further environmental review.*
- **One commenter states that the proposed project would have a negative impact on the use of the adjacent church buildings.** *Impacts of the proposed project are discussed in the attached CPE Checklist under the relevant CEQA topic headings.*
- **Commenters state that proposed project has the potential to undermine adjacent building foundations as excavation for the existing two-story structure damaged adjacent buildings, and there is a naturally occurring spring in proximity to the site which causes continual problems with the church property.** *As discussed in the “Geology and Soils” section of the attached CPE Checklist, the project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. In addition, a geotechnical report was prepared for the proposed project that found the project site to be suitable for the proposed development.*
- **Commenters state that the project will cast significant amounts of shade on private property, project shadow would impact physical and mental health, and the project requires a shadow study since it is over 50 feet tall.** *As discussed in the “Wind and Shadow” section of the attached CPE*

Checklist, shadows created by the proposed project would not exceed levels commonly expected in dense urban areas and 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. Based on the shadow fan analysis, the proposed building is not expected to shade any Planning Code Section 295 or non-Section 295 open spaces. While the overall height of the proposed building would exceed 40 feet, the Planning Code allows for certain roof-top exceptions (such as stair and elevator penthouses) from the height limit, and these allowable exceptions above 40 feet would not trigger Section 295.

- **Commenters state that project excavation of serpentine and construction dust would result in health impacts on neighborhood children and frequent church members and visitors.** *The potential impacts related to construction dust and serpentinite bedrock are discussed in the Air Quality and Hazard and Hazardous Materials sections of the attached CPE Checklist. The proposed project is required to comply with the Construction Dust Control Ordinance and the Asbestos Airborne Toxic Control Measure (ATCM) regulations that address potential impacts to the public and environment from exposure to naturally occurring chrysotile asbestos or fugitive dust generated during construction activities.*
- **One commenter states that the proposed project would have an impact on the historical character of the neighborhood.** *As discussed in the Cultural and Paleontological Resources section of the CPE Checklist, the 540-552 De Haro Street building is not individually eligible for listing in the California Register of Historic Resource and the project site is not located within a historic district.*
- **Commenters state their concerns regarding construction noise.** *As discussed in the "Noise" section of the CPE Checklist, implementation of Project Mitigation Measure 2 would reduce construction noise impacts to a less-than-significant level.*
- **One commenter expressed concerns about the cumulative impacts of the proposed project with other projects in the vicinity.** *The potential cumulative impacts of the proposed project and other projects in the area are discussed in the attached CPE Checklist under the relevant CEQA topic headings. The proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, and there would be no additional project-level or cumulative impacts beyond those analyzed in the Eastern Neighborhoods PEIR.*
- **Commenters state that traffic and parking are becoming major problems in the area, project construction and operational use of the proposed ground floor garage would create traffic congestion along De Haro Street, and there must be a comprehensive traffic flow improvement plan.** *The transportation impacts of the proposed project, including the potential for traffic hazards, are discussed in the Transportation and Circulation section of the attached CPE Checklist. The amount of new vehicle trips would not substantially increase traffic volumes and any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created. The proposed project is within the development projected under the Eastern Neighborhoods, and there would be no additional project-level or cumulative impacts beyond those analyzed in the Eastern Neighborhoods PEIR.*

Other non-environmental comments submitted include general project opposition and requests to receive future project updates. These comments have been noted in the project record, but do not pertain to CEQA environmental review topics. The proposed project would not result in significant adverse

environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁶:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁶ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0599E.

MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
NOISE				
<p><i>Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhoods Mitigation Measure F-2)</i></p> <p>Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.</p>	<p>During construction</p>	<p>Each Project Sponsor to provide Planning Department with monthly reports during construction period.</p>	<p>Considered complete upon receipt of final monitoring report at completion of construction.</p>
<p><i>Project Mitigation Measure 3 – Interior Noise Levels (Eastern Neighborhoods Mitigation Measure F-3)</i></p> <p>For new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), as shown in EIR Figure 18, where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations, the project sponsor shall conduct a detailed analysis of noise reduction requirements.</p>	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review, prior to</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>

MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>Such analysis shall be conducted by person(s) qualified in acoustical analysis and/or engineering. Noise insulation features identified and recommended by the analysis shall be included in the design, as specified in the San Francisco General Plan Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.</p>	<p>Rezoning and Area Plans Project.</p>	<p>issuance of a final building permit and certificate of occupancy</p>		
<p><i>Project Mitigation Measure 4 – Siting of Noise-Sensitive Uses (Eastern Neighborhoods Mitigation Measure F-4)</i></p> <p>To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.</p>	<p>Project Sponsor along with Project Contractor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project.</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review, prior to issuance of a final building permit and certificate of occupancy</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>
<p><i>Project Mitigation Measure 5 – Open Space in Noisy Environments (Eastern Neighborhoods Mitigation Measure F-6)</i></p> <p>To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could</p>	<p>Project Architect of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Rezoning and Area Plans Project</p>	<p>Design measures to be incorporated into project design and evaluated in environmental/building permit review</p>	<p>San Francisco Planning Department and the Department of Building Inspection</p>	<p>Considered complete upon approval of final construction drawing set.</p>

MITIGATION MONITORING AND REPORTING PROGRAM
 (Including the Text of the Mitigation Measures Adopted as Conditions of Approval)

MITIGATION MEASURES	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.</p>				
HAZARDOUS MATERIALS				
<p><i>Project Mitigation Measure 6 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</i></p> <p>The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	<p>Project Sponsor of each subsequent development project undertaken pursuant to the Eastern Neighborhoods Areas Plans and Rezoning</p>	<p>Prior to approval of each subsequent project, through Mitigation Plan.</p>	<p>Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction.</p>	<p>Considered complete upon approval of each subsequent project.</p>

From: [Moto Guild](#)
To: [Durandet, Kimberly \(CPC\)](#); [Ma, Susan \(ECN\)](#)
Subject: Moto Guild - 540 De Haro
Date: Friday, February 12, 2016 9:39:31 AM

Hello Kimberly and Susan,

We have very good news — we signed a lease Feb 5th on a new space for Moto Guild. We are also happy to say we are staying in San Francisco.

Susan - your links led me to a commercial realtor (DeRose and Applebaum) who had a perfect spot for us.

Tom Murphy (SF Rents), our current landlord, was also very helpful. He offered up another space for us if we needed it temporarily and was able to extend our current lease a few more months so it gave us some breathing room.

Thank you for everyone's help!

Aleks and Wilder Grippo

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diana@parlandau.com

April 9, 2016

Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: case # 2014.0559ENX, 540 DeHaro
Please revise present plans for this building!

Dear Planning Commissioners,

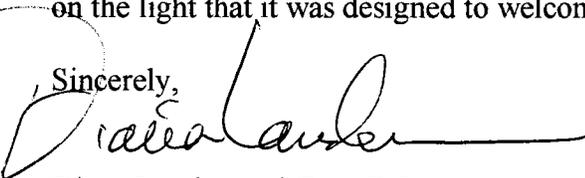
We are former San Francisco residents (for many decades) and property owners, relocated to Massachusetts in 2008. We remain members in absentia of St. Gregory of Nyssa Episcopal Church in Potrero Hill, and we're moved to write regarding case # 2014.0559ENX, the building proposed for 540 De Haro Street (next door to St. Gregory's) to urge you to protect the light that makes this beautiful church space so unique.

Diana joined St. Gregory's when it first opened its doors in 1995, and Greg joined shortly after. There we were married in 1997, sang in the choir, celebrated our 10th anniversary, volunteered at the food pantry, staged art exhibits, and took part in myriad community events. Our experience with this church community made us more active, more compassionate, better members of the greater community. We return St. Gregory's to worship and sing on our frequent visits back to SF to see family and friends. We send visitors there from our current church and community to experience the soul-enlarging qualities of the space and worship.

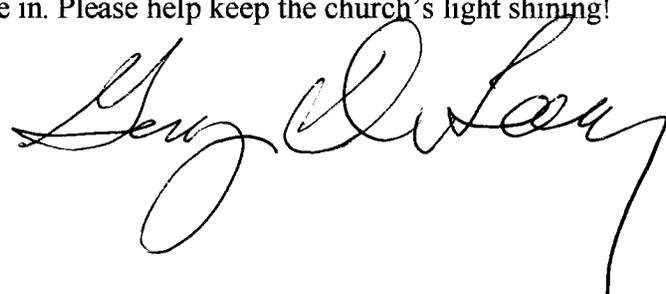
Like so many others who love and appreciate this magical, light-filled space—church members as well as people in the larger community, and indeed from around the world—we're appalled by the prospect that a commercial development may be granted an exemption from city regulations to block the light from above that is so crucial to creating the spirit-filled atmosphere inside the church building.

A church is more than a building, of course. In our opinion, St. Gregory's embodies the spirit of San Francisco in its neighborhood values and the unconditional welcome it offers to all who enter. But, as you know, the aesthetic qualities of a place directly impact its function and its power to move people. The architecture, artworks, and atmosphere of St. Gregory's depend on the light that it was designed to welcome in. Please help keep the church's light shining!

Sincerely,


Diana Landau and Greg DeLory

cc: Sara Miles, St. Gregory's Church



April 15, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 540 De Haro Project
Case# 2014.0599ENX

Dear Planning Commission:

I am a volunteer at The Food Pantry here at St. Gregory's and wish to voice my concerns regarding the proposed development. Although I am not religious I believe in the argument that lighting is a crucial component to the church and its congregation. The Book of Genesis states that "In the beginning God created the heaven and the earth," though none of it became meaningful until God declared "Let there be light."

I understand the fundamental nature of how sunlight affects one's morale. To deprive the church of such illumination will not only impact its members negatively, but the public at large since the church continues to serve the community in so many ways. Moreover, its influence extends far beyond the neighborhood because St. Gregory's has developed into a shining beacon—inspiring pilgrimage and all sorts of admirers from afar.

St. Gregory's has established itself as a pillar for the community and has earned its place as an institution. Therefore the outcome of this settlement will carry with it far-reaching implications above and beyond a mere squabble over development rights.

Sincerely,



Tony Lam
The Food Pantry
St. Gregory's Episcopal Church
500 De Haro Street
San Francisco, CA 94107



April 29, 2016

Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Durandet,

I am writing to voice support for preserving sunlight in St. Gregory of Nyssa Episcopal Church. Our congregation, Trinity†St. Peter's Episcopal Church, has held several meetings at St. Gregory's, and the light coming through the windows had a deeply spiritual impact on us all.

I see in the *Chronicle* that the developer's architect essentially blames the church for placing windows facing south to admit the sunlight. In my mind it is the architect's job to design his structure to accommodate existing conditions rather than to demand that the conditions change to fit his design.

The developer was also quoted in the *Chronicle* suggesting that it is a greater priority to build high-density housing than to preserve the charm and soul of the city. I beg to differ—on average San Francisco already houses more than 17,000 people per square mile, second only to New York City's 24,000. Even if we matched New York's density, there would still be demand for housing but sun-filled oases like St. Gregory of Nyssa would be lost.

Please vote to support the church. Thank you.

A. Hawley *Jane Neussen*

Patrick W. Andersen

Patrick W. Andersen
Senior Warden
Trinity†St. Peter's Episcopal Church
1669 Bush Street
San Francisco, CA 94116

David Miles
Amanda Sauer

cc Sara Miles

Lois Muehl *Mary E. Nilsen*

Christy B. Egan

Rev. Nancy *[Signature]*
Minda R. Chinn

James C. Dunton
Molly O'Leary
[Signature]

Ronda Honey

Elizabeth Larson

Jill R. Thompson

Sandy Lane

William H. Barnaby



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Steven De Stacia

Phillip Diers

Patricia Steph

Charles Wood

Eula Loftin

Elizabeth Reddy

Theresa

Maria Anderson

Warren

Kan Adler

Keith, Cara, Marin and Eden Cobell

180 Ridgeway Avenue
Oakland, California 94611
keithandcara@gmail.com

April 29, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Case# 2014.0559ENX

Dear Planning Commissioners,

We are writing in reference to the building proposed for 540 DeHaro Street. We are writing specifically in support of St. Gregory of Nyssa (SGN) Episcopal Church, and in opposition to the developers' current proposal.

The proposed development immediately to the south of SGN would completely block the natural light that comes into the church and illuminates the rotunda where the community partakes of communion, celebrates major events in people's lives, and prays to God. We have been a part of the SGN community for many years and this area is sacred space to us. Losing the light that comes through the south-facing windows would profoundly alter the experience of this sacred space.

San Francisco architect John Goldman designed the building using natural light as a central design element. In part because of the use of light from the south-facing windows, SGN (and John) won a Religious Architecture Award from the American Institute of Architects.

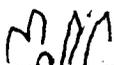
Along with so many other community members who appreciate SGN's beautiful and unique building, we urge you to protect the light and sacredness that make this unique space so important for so many people.

SGN exemplifies the best of San Francisco's aesthetic and of the city's culture, artistic expression, and neighborhood values. Please help ensure the uniqueness and sacredness of the space affected by the development at 540 De Haro.

Sincerely,


Keith Cobell


Cara Cobell


Marin Cobell


Eden Cobell

Kim Hraca, MA, MFT

2714 Telegraph Avenue
Berkeley, CA 94705

(510) 601-1859

4-30-16

Dear Kimberly Durandet,

I'm writing in reference to case #2014.0559ENX, the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developer's current proposal.

Please help save St. Gregory's light!! The rotunda at St. Gregory's is unique among the world in terms of its depictions of Saints.

The proposed development immediately next door would block the natural light that illumines the church from the South, and brings luminescence to the Saints and to the rotunda. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that makes this unique space so welcoming.

I am a visitor to the church, and my closest friend is a very active member of St. Gregory's, her experience of worship and the beauty of the rotunda has been a significant healing component for her in her faith journey.

I also think part of San Francisco's charm and architectural legacy is to preserve the diversity of beautiful buildings like St. Gregory's, especially those that have irreplaceable qualities like St. Gregory's.

So please oppose the developer's current proposal, and keep the church's light shining!!

Thank you for your thoughtful consideration in this matter.

Sincerely,





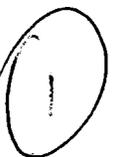
Dear Planning Commissioners,

I'm writing in reference to case # 2014.0559ENX, 540 De Haro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal. **Please help save St. Gregory's light!**

The proposed development immediately next door would block the beautiful, natural light coming into the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming not just for San Francisco, but for the entire world.

I am a:

- former volunteer coordinator and volunteer with The Food Pantry, which uses St. Gregory's beautiful rotunda to offer food to 350 hungry families each week.
- former hospital chaplain of the San Francisco General Hospital's Sojourn Chaplaincy Program, which gathers at St. Gregory's occasionally for trainings, meetings and an annual gala fundraiser event.
- former member of the morning prayer group that gathered at 8am under the rotunda and the natural light
- Former student of the Graduate Theological Union, obtaining a Master of Divinity from the Jesuit School of Theology and the Franciscan School of Theology, which holds St. Gregory's in high esteem for its religious services and outreach to the wider community, but also for its adage that "a building can shape a people in its ideals and lifestyle."
- current worshipping member of the church





These are a few opportunities that have allowed me to enjoy and rest in the space that many call “home.” I love being in this space, and appreciate the art and architecture that make St. Gregory’s such a gem for the whole city.

Further, the church - both in building and community - helped usher in the healing that I needed through times of difficulty, depression and mental illness. If it was not for the people, who have been formed by the building and in turn it’s natural light, I would not be the person I am today: braver, more compassionate and more authentic. Here this community took a practicing Roman Catholic, well connected in the Roman Catholic Archdiocese of San Francisco, into its fold and listened to him, did not coerce him into converting into Episcopalianism, but to learn from, and to celebrate his gifts and talents. Through persons, like Paul Fromberg and Sara Miles, they brought out the natural light within me in order to be a more effective leader in the greater Bay Area.

As someone who cares about San Francisco, especially as a native, I want you to know how important I believe it is to maintain the diversity of beautiful buildings like St. Gregory’s—and how important it is to preserve their integrity and unique qualities.

I often tell friends, neighbors and out-of-town visitors about St. Gregory’s, and the amazing, light-filled space that is so welcoming to everyone. St. Gregory’s exemplifies the best of San Francisco’s aesthetic, and of the city’s culture, artistic expression and neighborhood values. Please help keep the church’s light shining!

Sincerely,

John Michael Reyes, M.Div

2066 42nd Ave
San Francisco, CA 94116



San Francisco Planning Department
Attn. Kimberley Durandet
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 540 De Haro project, case # 2014.0599ENX; hearing June 2, 2016

Dear Commissioners:

I'm writing to ask for your help with an issue of great concern for me, for Potrero Hill, and for the City of San Francisco.

The work you do makes a great difference to communities around our city, and to have public officials who care about keeping the diversity, beauty, and integrity of San Francisco alive is something for which I'm grateful.

I'm very concerned, though, about a development issue that could have a great impact on one of the gems of our city—and of the diocese and denomination I represent. St. Gregory of Nyssa Episcopal Church, a vibrant congregation with a beautiful, award-winning building in Potrero Hill, is facing the loss of its natural sunlight because of a planned condominium development next door.

You may have read the San Francisco Chronicle story about this issue that ran on the Saturday before Easter (March 26). What you may not be aware of is how precious St. Gregory's is not only to me personally, to church members, and to the Diocese of California, but how its unique design, architectural genius, and open, sunlit rotunda have made it a treasure for all kinds of communities in our city and beyond.

St. Gregory's is host to more than 400 hungry San Francisco families each week who gather in that beautiful space to receive free, fresh groceries—literally tons of fresh produce are given away around its altar every Friday. It serves as a gathering place for local schools and nonprofits, for artists and dancers, for UCSF staff and for voters. It's host to musicians, world-renowned painters and iconographers—and it draws pilgrims from around the world who come to see its amazing icons, lit by natural sunlight.

When Archbishop Desmond Tutu visited St. Gregory's a few years ago, he told me how entranced he was by its monumental mural of ninety dancing saints (in which he is featured

The Rt. Rev. Marc Handley Andrus, Bishop of California | tel 415.673.0606
The Episcopal Diocese of California | 1055 Taylor Street | San Francisco, CA 94108
tel 415.673.5015 | fax 415.673.1510 | diocal.org

among secular, Jewish, Catholic, and local San Francisco figures). My wife Sheila and I are struck, every time we visit, by St. Gregory's unique architecture and its open, welcoming ethos that exemplifies the diversity and beauty of our city.

This is a moment in which we need to work together to preserve the rich cultural heritage that serves *all* our people here in the city—and which continues to draw visitors, investors, and new residents to San Francisco.

Thank you for your thoughtful consideration of the issues affecting St. Gregory's. I hope you will share my conviction that we must protect the natural light that makes this unique space such a gift to all of us.

Sincerely,

A handwritten signature in black ink that reads "+ Marc Handley Andrus". The signature is written in a cursive style with a cross at the beginning.

Marc Handley Andrus
Eighth Bishop of California



ST. JAMES EPISCOPAL CHURCH

A joyful, inclusive community

Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Item 2014.0559ENX 540 DeHaro

Dear Ms. Durandet,

I am writing as a clergy leader and San Franciscan in opposition to the current plans of the developer at 540 DeHaro Street. The four story structure currently envisioned there would completely block the natural light of the southern clerestory-level windows of St. Gregory of Nyssa Episcopal Church.

St. Gregory's is one of the architectural and spiritual jewels of San Francisco. It was designed in 1995 by local architect John Goldman, with natural light as a central element of the design, illuminating the church's rotunda and the remarkable Dancing Saints icon that fills its walls and ceiling. St. Gregory's draws pilgrims and artists from all around the world, and deserves to be preserved in its present condition as a place of transcendent beauty, spiritual inspiration, and community service.

The destruction of St. Gregory's architectural integrity by this development would be a blight on our city. I understand the pressing need for affordable housing development, including increased density development, but urge the Planning Department to balance this need against preserving those landmarks which make San Francisco a sought after destination and a place of refuge for people from all around the country and the world.

Thank you for your attention to this matter, and for your service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "John Kirkley". The signature is fluid and cursive, with a long horizontal stroke at the end.

The Rev. John Kirkley
Rector

ST. JAMES EPISCOPAL CHURCH
4620 California St. San Francisco, CA 94118
(415) 751-1198 stjames@stjamesf.org
www.stjamesf.org

The Very Rev'd Richard Giles

5 Lovaine Row, Tynemouth, NE30 4HF, United Kingdom

tynegiles@talktalk.net 0191 2598 7621

4 May 2016

Kimberly Durandet, San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: Case #2014.0559ENX, 540 DeHaro
In SUPPORT of saving the Southern Light at Saint Gregory of Nyssa Episcopal Church.

I write in support of saving the Southern Light at St Gregory of Nyssa, and in opposition to the proposed development of 540 de Haro Street in its present form. I make this submission both as a priest and liturgical consultant who has advised parishes on the design of worship space in England, Scandinavia and Australasia as well as the US, and as an urban planner and retired Member of the Royal Town Planning Institute of the UK.

Those not conversant with developments over the last 50 years in Christian worship may be unaware that the church of St Gregory of Nyssa, San Francisco, has a significance far beyond the Bay Area or the Episcopal Church. It is renowned internationally and ecumenically as an exemplar of progressive thought and practice, expressed most vividly in the renewed liturgies celebrated in its highly distinctive building. It is no exaggeration to say that St Gregory's holds an iconic status in the field of liturgy, and because its building was designed to embody its theology and social action, its very form and layout has become iconic too.

Like countless others I made my way to St Gregory's from England having read and heard so much about it, and my first visit in 1995 was highly informative in the preparation of my book 'Repitching the Tent' (Liturgical Press, Collegeville 2000) which sets out the basic principles of designing church buildings that nurture, inspire and mobilise Christian communities in their life and work today.

What I encountered filled me with a renewed sense of awe at the boundless potential of a local Christian community energised by a new vision and set free from the limitations of a traditional church building designed for worship of a bygone era. My encounter with St Gregory's informed and enriched my own pastoral work back in England and later in the US when I became dean of the Episcopal Cathedral in Philadelphia in 1999. It was a primary influence in the radical re-ordering of that cathedral space, a project in which we sought to create a 'St Gregory's for the East Coast'.

St Gregory's building is an absolutely essential component in understanding the impact of St Gregory's community in the life of the wider church. It stands as a beacon for us all because it shows how to build architectural space around a theology, a vision of what church can be, rather than

allowing an inherited church building to dictate, by its design and layout, the way the local Christian community thinks about itself and about God. The design of St Gregory's began with a community and its vision, and worked outwards from that.

Crucial to its architectural character is the light which floods, via the clerestory, the octagon which forms the place of welcome, hospitality and encounter, which greets the visitor on arrival. Light pours into the space, unobstructed by stained glass or dark furnishings, as a symbol of the open-armed embrace of St Gregory's to all who come through its doors, and where, quite literally, the people of God may dance with joy at the realisation of their sacred inheritance.

It is therefore essential that any development on the south side of St Gregory's should respect the character of the existing church building and be so designed as to complement its neighbour rather than detract from it. It should not diminish in any way the impact of this light-filled interior space.

St Gregory's distinctive building is an important asset in the streetscape of this part of the city and from its inception has played a significant role in enhancing the environment of the Portrero Hill neighbourhood and raising the general quality of its life.

There is no reason why any new development on the adjoining site should not sit happily alongside provided that its design takes fully into account the very special character of St Gregory's church. In my view the design approach outlined in the submission by Alfred Bay, in which the neighbouring scheme would be stepped back to reduce the impact of its massing, would avoid any undue visual dominance over the church building or restriction of its light.

In a mixed neighbourhood such as Portrero Hill, a variety of uses and building forms is to be expected and indeed encouraged. But good neighbourliness should always prevail, and through amending the current proposals along the lines of the design approach outlined by Mr Bay, this could, I believe, be achieved in a way satisfactory to all.

In considering the points raised by all those concerned for the continuing life of St Gregory's, I would urge the Commission to be mindful of this church's world-wide renown and the way in which its building has given fresh hope to all who have passed through its doors - whether liturgists from afar, seekers after meaning, or the hungry and homeless of the city - to find themselves in that light-filled welcoming space.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Giles', written in a cursive style.

Richard Giles

Edgar Brenninkmeyer
675 Rhode Island Street
San Francisco, CA 94107

San Francisco Planning Department
Attn: Kimberly Durandet
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

May 5, 2016

RE.: Case # 2014.0559ENX, building proposed for 540 De Haro Street

In support of St. Gregory of Nyssa Episcopal Church in its opposition to the current proposal before the Planning Commission

Dear Members of the Planning Commission,

With this letter I respectfully express my opposition to the current development proposal, indicated by the Case Number given above.

Throughout human history, sacred spaces have been erected at significant places of Nature, e.g. near or above wells, or along the axis of summer and winter solstice. These spaces, and the worship and other activities that take place in them, have been, and continue to be, closely interwoven with the rhythms of Nature - life and death, day and night, the change of the seasons.

Thus, light is more than mere "light", just as darkness is more than mere "darkness" as absence of mere "light". Light and darkness, especially in the context of sacred space, is, both inwardly and outwardly, the universal - indeed, cosmic - expression Being Itself. The Sacred Space is, in a word, the space where one experiences that "...not to be confined by the greatest, yet to be contained within the smallest, is divine..."

St. Gregory's is such a place - not only for worship, but for a wide variety of people and activities: Food Pantry, USCF Nurses' trainings, conferences, meetings, concerts, etc. St. Gregory's is a space where people touch, are touched by, and thus become, "the soul of the neighborhood". St Gregory's *is, and at the same time becomes, sacred space in and through the people who gather there, who* - I use the word as verb - "*soul*" the neighborhood and the city. People of all walks of life, of all backgrounds, are welcome to take off their weariness, without being necessarily required to pray. They are invited to *be* there, as the person who they are. Being-With-Each-Other, giving "With-ness" to The Other is all that matters. This profound reality is, among many other elements, but certainly most importantly, reflected in the light that fills St. Gregory's open space.

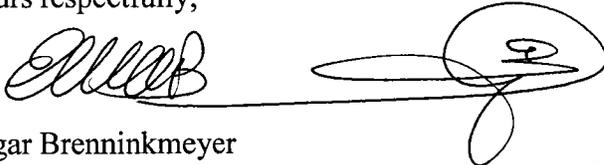
Too many people, neighborhoods, small neighborhood businesses, and even church communities (e.g. the bike workshop next to our church, and the African American Orthodox Church of St. John Coltrane), in other words: the people and places of significance for those who find life and purpose in and through them, which are indispensable parts of "The Soul of The City", have been and are being displaced, diminished, or demolished under the increasing demand for housing, skyrocketing rent increases, and new housing development. No one denies that San Francisco faces a serious need of increasing and developing housing. The urgent and painful question which remains, however, is: at what price, other than in investment, revenue and budget dollars for developers and the City?

I hope that, in this case, the Planning Commission can reach a consensus which allows the development to move forward in a way that is respectful of the particular significance of St. Gregory of Nyssa Episcopal Church for the widespread and diverse community of people finding their way from near and far to its sacred, light filled space.

I respectfully urge the Commission to take the necessary steps toward a solution acceptable to all, which will allow *both* the unique space of St. Gregory's *and* the development under consideration to become an example of how the current housing needs and the locally rooted "soul" of community life can thrive and prosper side by side, thus ensuring the future for the people in, and well beyond, our neighborhood.

It is the Commission's decision to either further diminish The City's Soul, or to keep this Soul alive and allow it to grow in new, bold, forward looking and fruitful ways – which inevitably will require compromises on all sides involved - to the benefit of the people of Potrero Hill, San Francisco, and far beyond.

Yours respectfully,

A handwritten signature in black ink, appearing to read 'Edgar Brenninkmeyer', with a large, stylized flourish extending from the end of the signature.

Edgar Brenninkmeyer
Member of St. Gregory of Nyssa Episcopal Church

SEVENTH AVENUE PRESBYTERIAN CHURCH

Jeffrey S. Gaines, Pastor

1329 Seventh Avenue
San Francisco, CA 94122-2507
Telephone: 415.664.2543
Facsimile: 415.664.4017
www.seventhavenuechurch.org
office@seventhavenuechurch.org

May 5, 2016

Dear Members of the Planning Commission,

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal.

The proposed development immediately next door would block the beautiful natural light coming in to the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming.

I am a clergy colleague of St. Gregory's and Pastor of Seventh Avenue Presbyterian Church in the Inner Sunset. A few years ago, a multilevel condominium was built to the North of our facility and even though we had several conversations with the developer, the light through our main rose window has been forever diminished. I really don't want this to happen to another congregation, especially one that provides such essential ministries and services within our city.

St. Gregory's sanctuary is unique to our city and the light through the clerestory windows should be preserved at all costs. As someone who cares about San Francisco, I want you to know how important I believe it is to maintain the diversity of beautiful buildings like that of St. Gregory's — and how important it is to preserve their integrity and unique qualities. Often I refer out-of-town visitors and colleagues to visit St. Gregory's to experience a *rare San Franciscan experience*.

St. Gregory's building and ministry truly represent the diversity of our city and I, for one, strongly encourage you to work with the developer/s to reach a decision that is mutually agreeable.

Please help save St. Gregory's light!

Sincerely,



The Rev. Jeffrey S. Gaines

From: Samuel F Palmer
524 Connecticut St.
San Francisco, CA 94107
415-642-4384
samfrepal@gmail.com

To: Kimberly Durandet
1650 Mission Street, Suite 400
San Francisco, CA 94103

May 6, 2016

RE: Item 2014.0559ENX 540 De Haro

To whom it may concern

Most of us are familiar with Joni Mitchell's lyrics from her famous song "Big Yellow Taxi" that go "Don't it always seem to go, that you don't know what you've got till it's gone."

As a member of St. Gregory's Church on Potrero Hill, I hadn't thought much about what "I've got" until now that it may be "gone". It truly breaks my heart to hear that our precious southern light might be lost forever.

All year long, and not just during winter, the church bathes in natural light. I've welcomed many visitors to St. Gregory's over the years, and the first thing they do when they come in the church is LOOK UP. And the next they do is smile. I don't think it's the light itself that makes them smile. Rather, it's what the light illuminates on our walls and in our structure.

The light, therefore, that comes into our church is a crucial tool that facilitates the overall experience of the space.

That experience touches all those from our church and the community who come to the church. Visitors come from all over the world to see our church. Indeed, our only living Saint among our Dancing Saints, Bishop Desmond Tutu, came to see his likeness painted on the wall. Like every other visitor to the church, he looked up and then after a moment, he smiled.

Please reconsider the design of the condo development next to our church. We want to keep producing smiles on the faces of those who come in our doors.

A handwritten signature in black ink that reads "Samuel Palmer". The signature is written in a cursive, flowing style with a long horizontal tail stroke.

Samuel F. Palmer

Kelsey Menehan, MSW
4377 24th Street
San Francisco, CA 94114

May 8, 2016

Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Item 2014.0559ENX 540 DeHaro

Dear Ms. Durandet,

I am writing to **oppose** the current plans of the developer at 540 DeHaro, which would effectively block the light flowing into the rotunda of St. Gregory of Nyssa Episcopal Church at 500 De Haro.

I have been a member of St. Gregory's for six years. Worshipping at St. Gregory's gives me the unique experience of being bathed in beauty on a regular basis. A key part of the beauty is the play of light at various times of the day on the dancing saints icons that surround the rotunda and the illumination of the entire space.

That light shines down on visitors from around the world who come to experience the church's unique art and architecture, on people coming to the food pantry on Fridays to get fresh produce, on children coming from nearby schools to learn about the people with illumined halos dancing on the walls of the church, on people coming to concerts, to 12 step programs, to conferences, to vote. The church is a place of welcome and refuge for so many, and the light is a key element of that radical welcome. Nothing can prevent anyone from experiencing the loving light of God.

It is no trivial matter. I therefore implore you to direct the developer to create a plan that will save the light at St. Gregory's.

Sincerely,


Kelsey Menehan

May 11, 2016

Kimberly Durandet, San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, Ca. 94103

re: Item 2014.0559ENX 540 DeHaro

Dear Ms. Durandet,

I have been attending services at Saint Gregory's of Nyssa for seventeen years. I was an agnostic before I first set foot through the doors of this church. Their gentle, contemplative yet celebratory liturgy had been instrumental with my gradual reconnection with my faith but more importantly, my ultimate reconciliation with the Divine. Then too, the warmth and regard of the church's community among one another and which extends far beyond the walls of the church is inspiring and thus has been encouraging.

One truly unforgettable and momentous occasion happens once a year inside this church's rotunda. That would be the time when the congregation stands around the Eucharist table receiving communion while the sun penetrates the southern windows and casts beams of light on all of us. It's as if all of us are being bathed directly in benediction and are being re-baptized. It's an experience truly too powerfully profound to describe.

To be utterly deprived of this singular glorious occurrence would be a clear understatement. If only the proposed building's designer next door could be led and take heed in re-creating a living environment which would be an affect and still be a positive benefit to all concerned.

Thank you for your attention and considerations.

Very truly yours,

A handwritten signature in black ink, reading "Sulpicio J. Mariano". The signature is written in a cursive, flowing style with a large initial "S" and "M".

Sulpicio J. Mariano
536 Day Street
San Francisco, Ca. 94131



CASE # 2014.0599ENX

g Commissioners,

upport St. Gregory of Nyssa Episcopal Church,
o the developers' current proposal for 540 DeHaro St.
aving the light at St. Gregory's because:



RECEIVED

APR 19 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TECT THE LIGHT AT ST. GREGORY'S!

Petsy Bliss

1777 John St.
SF CA 94114

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

SAN FRANCISCO CA 94103

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

BECAUSE IT IS LIVING
HISTORY.



APR 18 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name CHRIS OSTERWALD
Address 1515 ALABAMA ST.
S.F., CA. 94110

CASE # 2014.0599ENX

g Commissioners,

upport St. Gregory of Nyssa Episcopal Church,
o the developers' current proposal for 540 DeHaro St.
aving the light at St. Gregory's because:



RECEIVED

APR 19 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TECT THE LIGHT AT ST. GREGORY'S!

raven Barney

1-13 Purissima St.
Half Moon Bay, CA 94019

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

SAN FRANCISCO CA 94103

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

of the wonderful icon murals
and spiritual metaphors
in the light streaming in
the rotunda.



RECEIVED

APR 19 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Cora Rose
Address 300 Ocean Ave Apt 5
SF, CA 94112

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners
SAN FRANCISCO CA 941

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

The light is crucial to,
our work in the unique
and beautiful rotunda of
St. Gregory's Church. I am
one of the iconographers here.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name KIRA KMETZ
Address 44 SAMOSET ST.
SAN FRANCISCO CA
94110

Attn: Kimberly
San Francisco
1650 Mission
San Francisco
APR 1
CITY & COUNTY
PLANNING DEPT
RECEPTION

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

Our church building ~~was~~ designed to have the light
streaming in from all directions.
The light creates a very positive
open feeling and atmosphere.
It is uplifting whereas dark
churches seem mysterious and
oppressive.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name Marianne Vann Philipp
Address 4814 Fulton Street
San Francisco, CA
94121



APR 19 2016

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Our church community
values welcoming
all. The light is
crucial to it being
a welcoming
space. Thank You.

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

NO LIGHT = NO CHURCH!
LIGHT IS ESSENTIAL TO
WORSHIP!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name EBBA JOHNSON
Address 1254 45TH AVE
SAN FRANCISCO
CA 94188

RECEIVED
APR 21 2016
CITY & COUNTY
PLANNING DEPT
RECEPTION DE

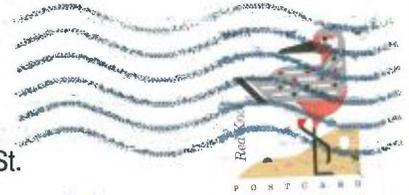
Attn: Kimberly
San Francisco
1650 Mission
San Francisco

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

the rotunda requires light.
It was constructed to gather
light around the top. That
light is crucial to worship
here!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name LINDA BROCKETT
Address 3015 E. Bayshore Rd
Redwood City, CA 94063



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

APR 19 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

103+2450

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

*This beautiful space is given
to all & utilized by
so many groups in the
community.*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Brad Erickson*
Address *964 Avalon
San Francisco, CA 94115*



APR 21 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

*it would be so sad
to lose the light!
Please compromise!*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Christopher's Books /
Tee Minut*
Address *1400 18th St SF CA 94107*



APR 21 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

*St. Gregory's has given
me a new sense of
purpose in life.*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Brian Protheroe*
Address *964 Avalon Ave.
SF CA 94115*



APR 21 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

*THE church has made realized
that love is everyone
change is wonderful I have
become a better person in life
because of St Gregory
of Nyssa*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Edmond WORTHINGTON*
Address *40 melross*



APR 21 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

IT GIVES THE BEST VIEW TO THE CHURCH



Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *HERMILO SOLES*
Address *1640 6TH AVE #15*
OAKLAND CA 94608

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I care very much. Do not, please do not, condemn this community to darkness...



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *JOSEPH MARASCO*
Address *720 22ND ST. 35*
SF CA 94107

Registered VOTER

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

This would impact the beauty and light of St. Gregory's in a huge way. Please don't allow this obstruction of St. Gregory's light. Thank you.



Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Jean McGuinness*
Address *1731 Pacific Avenue*
Alameda, CA 94501

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

*This little light of mine, I'm going to let shine
little let it shine, let it shine, let it shine!
Please do not block the light that shines into the Church.*



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Jerry D.*
Address *no home*

RECEIVED

APR 21 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I sing M, W at St Gregory Community Choir - the light is important - affects our singing. Save the light of windows.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Nelen Campbell*
Address *476 Chetwood St Oak 94610*



REGARDING CASE # 2014.0599ENX

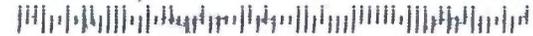
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I DO SO PLEASE DON'T SHUT OUT THE LIGHT

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *JERRY CLAY*
Address *614 MONTEREY S.F. CA.*



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Please make sure that the light from the beautiful church is not blocked by the development
J. Moran

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *JOHN THOMAS*
Address *162 Schooner Cove Hercules, CA - 94541*



REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I'm a member of the Calling All Choir. We rehearse 2x a week at St. Gregory and really appreciate the beautiful environment - it enriches our community.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Nathalie Hites*
Address *11222 Moran St Oakland CA 94605*



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

We sing in this beautiful space and the light is an integral part of a spiritual community experience & highlights the beautiful paintings

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name K. Clark
Address 1233 Rock Sr, Alameda, CA 94501

RECEIVED
APR 25 2016
CITY & COUNTY PLANNING DEPARTMENT RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

There are hundreds of places to build condos in this city, but only one place where light shines like this.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Cindy Pincus
Address 1157 S. Van Ness, SF, CA 94110

RECEIVED
APR 28 2016
CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

the light is important to the space. It is an integral part of being in the building. It adds to the spirituality. It was designed so the light could come in.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Roberta Abel
Address 567 Kenwyn Rd, Oakland, CA

RECEIVED
APR 25 2016
CITY & COUNTY PLANNING DEPARTMENT RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

The church was designed to have the gorgeous light illuminate the beautiful interior. It is such an important element to the feeling while in this space.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Sally Kaye
Address 1133 Garden Lane, Lafayette, CA 94509

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

Please — we need the light
for our services.
Without this southern light,
the area will be dim all day.
Dina L Nugent

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

APR 28 2016
CITY & COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name *Dina Nugent*
Address *PO Box 190561
SF CA 94119*

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

not only does the light create
a sacred space for worship of
the Divine, it creates a sacred
space for people to admire the
church as an artistic and
architectural wonder.
Thank you for doing the right thing

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name *TERRY & BRAD JOHNSON*
Address *2 CARENCE PL #7
SF, CA 94118*

APR 29 2016
CITY & COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
RECEPTION DESK



REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

*St. Gregory's and our community choir
brings us together and the beauty
of the light is one of the draws.*

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

APR 25 2016
CITY & COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name *Geri Wittig*
Address *171 N 15TH ST
San Jose, CA 95112*

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

it is an architecturally
significant building and active
community space. The new
building should respect the intentional
design of the light by stepping back.

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name *LISA SCHILLER TEHRANI*
Address *811 Rhode Island St.
SF CA 94107*

APR 28 2016
CITY & COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
RECEPTION DESK



REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

Sometimes to experience & know
the metaphorical light, one must
first experience & know the
real.

"For I am the light of the world"
the light in our building helps us
see the real & translate it to
loving the world.

Name Marcia Plavcan
Address 518 Divisadero St, Belmont



Attn: Kimberly Dura
San Francisco Plan
1650 Mission Street
San Francisco CA

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

there is a special significance to the light
and a higher power. The Light in this
building is beautiful and breathtaking.
When I am here I feel good,
I feel the love, and I believe
the light in this building is part of
PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name VANESSA MILNER
Address 1924 Balboa St.



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

If you've ever seen the sun light on the
Mural in St. Gregory's, you'll understand
why this sacred community needs to
be protected. Please - protect the
light!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name
Address

Lora Menter
18A Henry St 94114



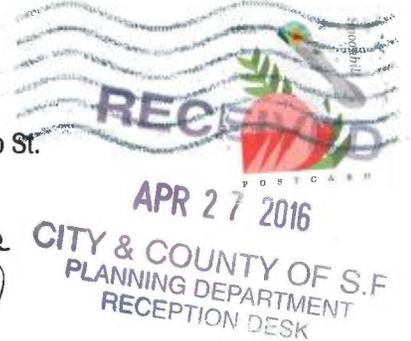
Attn: Kimberly Dur
San Francisco Pla
1650 Mission Street
San Francisco CA

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

this is a sacred space where
spiritual seekers from around
the city, country, and world come
to be inspired & filled.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!
Name Dani Scoville
Address 2897 Folsom Street
SF, CA 94110



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

once the light is gone it will never be back.

RECEIVED

APR 27 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name
Address

Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

this is where I come to worship, pray and meet my neighbors. This is where I gain inspiration for the week ahead and my life.



APR 27 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Joyce Mulcahy*
Address *610 Illinois St. unit 104
San Francisco, CA 94107*

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

St. Gregory's is a gift to the City of SF, and a jewel to be preserved.

RECEIVED

APR 27 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Alison Ross*
Address *1345 Broadway
Amenado, CA 94501*

Attn: Kimberly
San Francisco
1650 Mission
San Francisco

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Come here, and you will understand why our architectur is the light and comes through. Help us preserve our of San Francisco architectur.

RECEIVED

APR 27 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name
Address *Caroline Smith
1152 Sutter St
Berkeley CA 94707*

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I have choir at St. Gregory
and I don't want the
Sunlight gone.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Amanda Lynn
Address 3351 22nd St
San Francisco, CA 94114



Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I attend St Gregory's on Sundays
and love how the light
streaming through those
windows sometimes surprises,
overtimes blinds & always
inspires and draws me into
LOVE.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Noreen O'Brien
Address 4957 Coronado Ave
Oakland, CA 94618



Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

The space itself is so unique -
progressive yet classic, inventive
yet familiar, oh so welcoming. It
needs light to keep it whole.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name MEG HART
Address 579 WALLER ST.
SF, CA 94117



Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

This is such a stunning place
for worship designed to incorporate
nature including sunlight to
highlight the art and foster
reverence.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Kathy O'Brien
Address 140 Seville St
San Francisco, CA 94142



Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners

I'm writing to support St. Gregory of Nyssa Episcopal Church
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

- Feel Welcome

RECEIVED
APR 27 2016
CITY & COUNTY OF
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly C
San Francisco F
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name CAROL FONG

Address 887 Potrero (RCFE)
2nd Floor
SF CA 94110

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I'm a visitor and partner of a member of
St Gregory's. The church and its architecture
and music are beautiful and meaningful and
are inspiring to all who visit. Please help us
preserve the sacredness of our rotunda for
for future generations

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name YIFAN MAI

Address 44 SHOWERS DR J322
MOUNTAIN VIEW

RECEIVED
APR 27 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

This is a beautiful piece of
SF that is cherished by a
large community.

RECEIVED
APR 27 2016
CITY & COUNTY OF
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Carol LeMaire
Address 1415 D Compton Rd
SF CA 94129

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

It is a beautiful place for
community to gather and
especially to sing! I am a
member of the Calling All
Choir and we rehearse in the church

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Anna Hurst
Address 1374 30th Ave SF

RECEIVED
APR 27 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

There is too much traffic congestion already on DeHaro between Mariposa and 18th street, mostly due to the many huge trucks accessing Anchor Brewery. Potrero Hill is becoming Manhattan!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Miranda R. Nelson*
Address *67 Fresno St. #7
SF CA 94133*

SAN FRANCISCO CA 941



APR 21
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

THE NECESSITY OF ILLUMINATION BOTH PHYSICAL & SPIRITUAL IS ALWAYS VITAL - & THE SPACE WOULD BE DARK AS

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *LEAH GRANT*
Address *718 A. ARKANSAS ST.
SAN FRANCISCO CA 94117*

SAN FRANCISCO CA 941



APR 27 2015
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

A TOMB IF THIS LIGHT GOES THROUGH

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

THIS IS MY SPIRITUAL HOME AND THE LIGHT ABOVE JESUS IS SPECIAL TO ME.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *MARIN COBELL*
Address *180 RIDGEWAY AVE
OAKLAND, CA 94611*



APR 21
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I love light. I love this church and I know housing is needed. Lets do what we need to to protect the light. Thanks Renee van Poelje immigrant to San Francisco 1961

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Renee vR Barney*
Address *721 Puissima St. #B
Half Moon Bay, CA 94041*

SAN FRANCISCO CA 941



APR 20 2015
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

It's a beautiful space for music and connection; and the natural light is a huge part of that.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Esther Wenger
Address 887 California St
San Francisco, CA
94108

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly D
San Francisco Pl
1650 Mission Str
San Francisco C

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Singing in this beautiful space is a joy. The sunlight and moonlight are an irreplaceable part of the experience. Please help the new neighbors be good neighbors.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Alexis Filippini
Address Calling All Choir

Thanks!
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479
APR 25 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Please save the light of St. Gregory's!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Anne Subercaseaux
Address 911 Church St
SF CA 94111

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I'm a member of the Calling All Choir we rehearse at St. Gregory's an amazing, light filled space. Please consider protecting the light.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Anne Hamersky
Address 35 Cheney Street
SF CA 94131

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479
Thank you!

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

It would destroy the beauty of this building if the sunlight couldn't come in to the sanctuary. All the windows matter.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Andy Wells*
Address *1320 Corte De Los Vecinos Walnut Creek CA 94598*

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Please don't cover the windows with a wall! I sing here with my choir every week and it is a special place with the murals and the light through the windows interacting with each other. Being here is a special part of my week. please don't block the natural light!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Raquel Korzen*
Address *1945 Eddy St SF, CA 94115*

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

My choir rehearses here & the light is lovely.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *MARY SPER*
Address *2300 17th Ave Oakland, CA 94609*

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission St
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

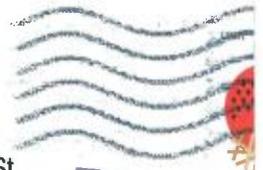
My choirs practices at St. Gregory's is a perfect space for us and light adds to it. I fear that blocking the southern exposure will severely detract from the atmosphere and dampen what has grown to an essential community space. Even outside the church congregation.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Tyler Heiback*
Address *372 W. Portal Ave, #11 San Francisco, CA 94117*

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F. PLANNING DEPARTMENT RECEPTION DESK
GO TEAM SAN FRANCISCO
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,
SAN FRANCISCO CA 941



I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

Light is an important part of
a church's life. Once gone, it's gone.
Protect this beautiful space. The cost
to the developer is negligible
compared to the cost to the community.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Suzie Wallenstein*
Address *1342 Hopkins St
Berkeley CA 94707*

RECEIVED
APR 25 2016
CITY & COUNTY
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,
SAN FRANCISCO CA 941



I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

The light is an essential
part of the beautiful architecture
and spiritual atmosphere.
Do NOT block this
light

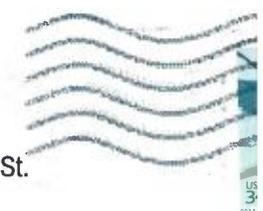
PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Arlyss Hays*
Address *2643 Greenwich St.
SF, CA, 94123*

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,
SAN FRANCISCO CA 941



I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

There is much too much shadow
and darkness in the city already without
taking away ^{the light} a piece ^{of} that has
such beautiful light.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Patricia Bolea*
Address *535 MISSISSIPPI ST
SAN FRANCISCO CA 94107*

RECEIVED
MAY 05 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners,
OAKLAND CA 946
OAKLAND CA 945



I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

The proposed development
next door would block the light that brings
luminescence to the Sails + to the
rotunda. Part of SF's charm +
architectural legacy is to preserve
the diversity of beautiful +
unique buildings like St. Gregory's.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Kim Hraca*
Address *989 Aiken St
Oakland CA 94608*

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

RECEIVED
MAY 04 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

REGARDING CASE # 2014.0599ENX 5-2-16
To the Planning Commissioners, SAN FRANCISCO CA 94104

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

people come from around the world just to see the amazing icons - shining in the natural light. Thank you.

RECEIVED
MAY 04 21
CITY & COUNTY
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Katherine Krebs
Address 514 Wisconsin St
SF 94107

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 94104

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

It keeps me uplifted. without it we would be in the dark.

RECEIVED
MAY 05 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name John Thoma
Address 535 Mississippi St
San Francisco CA 94107

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 94104

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

RECEIVED

MAY 03 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

FOREVER
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name LON, MARIAN
Address 6533 GEARY BLVD, #2
SAN FRANCISCO, CA 94114

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 94104

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I LOVE THE LIGHT AS
I SING IN A CHOIR AT
ST. GREGORY'S!
PLEASE SAVE THE
LIGHT!

RECEIVED
APR 25 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name JOHN CAMPBELL
Address 476 CHETWOOD ST
OAKLAND, CA 94610

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

This is a unique place visited by people all over the world. The architecture & light are the main focus in this very special structure. Thank you!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *MARIA-TINA KARAMANIAKIS*
Address *20 SALT LANDING TIBURON, CA 94920*



MAY 03 2016
CITY & COUNTY PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly D
San Francisco CA
1650 Mission St
San Francisco CA

REGARDING CASE # 2014.0599ENX

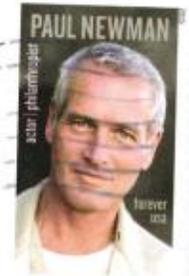
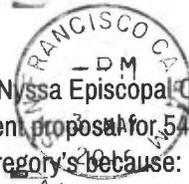
To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I am a member of St. Gregory's Church. I attend Daybreak, Midday and Evening Services regularly. The light which illuminates our beautiful art and architecture is an important aspect of our worship and our community.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *HOLLY VELDHOUIS*
Address *99 MANCHESTER STREET SAN FRANCISCO, CA 94110*



Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

MAY 04 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I grew up in this city and have benefited greatly from the community accessible resources including St. Greg's.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *John Ribeiro-Broomhead, young voter (22)*
Address *30 Tho-Ave SF CA 94131*



MAY 02
CITY & COUNTY PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly D
San Francisco CA
1650 Mission Str
San Francisco CA

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Our community choir rehearses here at night, and the moon shining through these windows is an important source of beauty and inspiration for me. I care about saving the light because it is important to our community!

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Besra Friedel*
Address *244 Lakeside Drive Apt 7 Oakland CA 94612*



MAY 03 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

- NATURAL LIGHT IS IMPERATIVE TO WORSHIP
 - THIS ISNT A SPECIAL INTEREST, IT'S ALSO FOR COMMUNITY
 - IT'S INTEGRAL TO THE ARCHITECTURE
- PLEASE DO NOT ALLOW DARKNESS TO FALL —

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name MIMI HEFT
Address 2216 GRANT ST. BERKELEY CA 94703

THANK YOU



MAY 02 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

We came from England to see this church and are impressed with the layout and lighting of the church. Please do everything possible to protect the light coming to the church.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Dr. John Thomas
Address 3 CONISTON GARDENS SUTTON, SURREY U.K.

the church I thank you.



MAY 02 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I sing in a choir and I love that space. Please save the light and murals. Eileen Lynette

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name
Address



MAY 02 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

PLEASE SAVE THE LIGHT! SAVE THE MURALS FROM DARKNESS. This church is a cultural treasure. Don't put it in DARKNESS

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Eileen Lynette
Address 564 ALVARADO ST S.F. CA. 94114



MAY 02 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK
Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

The beautiful, original, unique artwork is a credit to the Church & to SF. It needs to be shown in FULL LIGHT!

Attn: Kimberly D.
San Francisco Pl
1650 Mission Str
San Francisco C



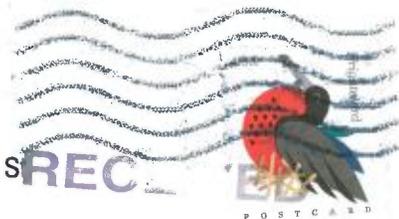
REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I'm a member of a community chorus that is lucky enough to practice in this beautiful building and wants it preserved with all its light

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479



MAY 02 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *M Hilsenrad*
Address *412 Foerster St
SF 94127*

RECEIVED

MAY 02 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Kohe Rygg*
Address *238 Ottawa Ave
San Francisco 94112*

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

I recently visited & their sanctuary was beautiful because of mostly the light being so natural. They have a great food bank on Fr

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479



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MAY 02 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

The light is an integral part of this majestic artwork. To remove the light will be to destroy a magnificent and inspirational artwork.

MAY 13 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Charlene O'Neil*
Address *564 Alvarado St.
San Fran, CA
94114*

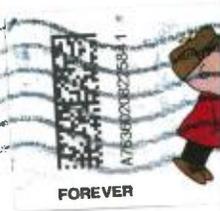
PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Jill Manton*
Address *1925 Pacific Ave. #5
San Francisco, CA
94109*

4103-248000

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 941

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:



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MAY 13 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Lael Robertson*
Address *512 Missouri SF 94107*

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 941

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:



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MAY 13 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

I have been a member of this church for 20 years. The light in the rotunda really makes it a saved space as it reflects off the dancing saints icon. Losing the light would make it a dark, cold space.

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Judy Minton*
Address *447 Connecticut St. San Francisco, CA 94107*

make it a dark, cold space that is making space it is today.

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 941

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:



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MAY 13 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

J. Mulcahy

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Mr. John Mulcahy*
Address *1925 18th St San Francisco CA 94107-2301*



REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 941

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:



RECEIVED

MAY 11 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Love the light coming in when I worship at St. Gregory's

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *John Brewer*
Address *660 4th St. # 206 San Francisco, CA 94107*

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

Love this place!
So bright.

RECEIVED

MAY 11 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

The light is integral to this incredible spiritual space. It symbolizes the light of Christ's love for all of us.



MAY 11 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Tracy Wray
Address 77 Rapidge St, SF
CA 94110

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Judith Tucker
Address 7340 Sunkist Blvd,
Oakland, 94621

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

if there are building. we wont be able to appreciate what a holy space. Save the light

RECEIVED
MAY 06 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St. I care about saving the light at St. Gregory's because:

this is a nationally known site, that brings added stature to S.F. It would be a shame to lose this precious jewel.



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MAY 11 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Robert Boileau
Address 535 Mississippi St
SF CA 94103

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Joe Dolce, 11 years
Address 486 Anderson St
SF CA 94103

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St.

I care about saving the light at St. Gregory's because:

*Light supports
beautiful worship*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Mari'sha Mustapha*
Address *85 Claire Terrace
SF CA*



MAY 09 2016
CITY & COUNTY OF
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Du
San Francisco Pl
1650 Mission Stre
San Francisco CA

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St.

I care about saving the light at St. Gregory's because:

*Don't take aw
light, please. When you acquired
the property, didn't you think
about the
Church?
light?*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Bob Berger*
Address *577 East East
SF, CA*



MAY 09 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St.

I care about saving the light at St. Gregory's because:

*Architectural gems cannot be
it is SF's heritage.*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *GARY Horowitz*
Address *558 Mission St, Apt A
San Francisco, CA*



MAY 09 2016
CITY & COUNTY
PLANNING DEPART.
RECEPTION DESK

Attn: Kimberly D
San Francisco F
1650 Mission St
San Francisco C

REGARDING CASE # 2014.0599ENX

To the Planning Commissioners,

I'm writing to support St. Gregory of Nyssa Episcopal Church, in opposition to the developers' current proposal for 540 DeHaro St.

I care about saving the light at St. Gregory's because:

*I work at Food
Pantry it is
Beautiful!*

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name *Ruben OLVERA*
Address *466 Staples SF CA 94112*



MAY 09 2016
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durand
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 94103

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I sing here!

RECEIVED

MAY 09 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly D
San Francisco P
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Elise Franky
Address 66 Bradford St.
SF CA 94110

34103-248000

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, OAKLAND CA 94612

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I come from afar to worship
here. This is a thriving spiritual
community

RECEIVED

MAY 04 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Barbara Harm #324
Address 2860 Country Drive
Fremont, CA 94536

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 94103

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

I attend (although on the commute)
this very special community.
Inspiration, creativity, restorative.
The frescoes are a treasure for this
city. Light is primary, key & central
to this visual experience.

REC
MAY 0
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attn: Kimberly D
San Francisco P
1650 Mission St
San Francisco C

PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Kathleen Fortune
Address 1260 Pine Ave
San Jose, CA 95125

REGARDING CASE # 2014.0599ENX
To the Planning Commissioners, SAN FRANCISCO CA 94103

I'm writing to support St. Gregory of Nyssa Episcopal Church,
in opposition to the developers' current proposal for 540 DeHaro St.
I care about saving the light at St. Gregory's because:

The light in our Sanctuary has been
such an important part of our spiritual experience
at St. Gregory & we ask that considerations
be taken to preserve it.
Thank you!

Attn: Kimberly Durandet
San Francisco Planning Dept
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

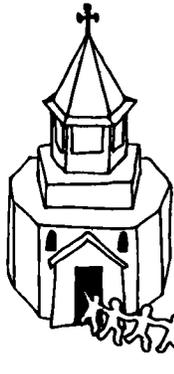
PLEASE PROTECT THE LIGHT AT ST. GREGORY'S!

Name Karmenie Schoolland & Cole Schoolland
Address 121 Brodenck St #12
SF CA
94117.

RECEIVED

MAY 09 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK



SAINT GREGORY OF NYSSA EPISCOPAL CHURCH

500 De Haro Street San Francisco, California 94107

phone: (415) 255-8100 fax: (415) 255-8120 email: office@saintgregorys.org

www.saintgregorys.org

Attn: Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

REGARDING CASE # 2014.0559 ENX (540 DeHaro Street)

Dear Ms. Durandet,

I'm enclosing petitions (in English, Russian and Mandarin) signed by 250 people expressing their opposition to the current plans of the developer at 540 De Haro Street, and in support of **preserving the light** at St. Gregory's church.

Please include these petitions, or mention of them, in your report to the planning commission.

Thank you,

Sara Miles

TO: The San Francisco Planning Commission
Case No: 2014.0599ENX
Address: 540 DeHaro Street

We urge the Planning Commissioners to protect the wonderful southern light that flows into our church, Saint Gregory of Nyssa, thus creating a very special sacred space. For those of us who come to pray, the glow of the light is an integral part of our spiritual experience as we move through the central rotunda, surrounded by 99 larger-than-life size Dancing Saints. It is an essential part of the whole carefully, thoughtfully, designed architecture and art that is Saint Gregory of Nyssa Church.

We are not alone in valuing this unique place. Since its completion in 1995, Saint Gregory's Church has become a magnet for neighbors and residents, religious as well as secular lovers of art and architecture throughout the world. The building, designed by San Francisco architect John Goldman, received a unanimous AIA award for church architecture in its class in 1997. It is on city tours and on art and architectural tours. It is a pilgrimage site for many individuals from throughout the country and abroad, both secular and religious, who are interested in the intersection of architecture, art, liturgy and music, particularly from England and the Anglican Church worldwide. Saint Gregory's has become a destination church.

The building was designed intentionally to intersect with the natural world; to incorporate the landscape and the changing of the seasons as a way of welcoming the world into the space. Even the slope of the hill was taken into consideration when laying out the design. Natural southern light is critical to the intended experience of this place. It would be tragic to lose it. As we are the City of St. Francis, known world-wide for its natural and man-made beauty, and for its welcome, it seems important that the City of San Francisco protect its vital sacred spaces.

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the southern light of Saint Gregory of Nyssa Episcopal Church.

<u>Name</u>	<u>Address</u>
<u>Darling Sequeira</u>	<u>2500 18th St SF CA 94110</u>
<u>Brenda Mahaffey</u>	<u>2500 18th St SF CA 94110</u>
<u>talita osquera</u>	<u>2500 18th street SF, 94110</u>
<u>Gabriela Diaz</u>	<u>2500 18th St. SF, CA 94110</u>
<u>Angelica Alvarez</u>	<u>2500 18th St. SF CA 94110</u>
<u>Patricia Figueras</u>	<u>2500 18th St. SF CA 94110</u>
<u>Rachel Stoltzfus</u>	<u>2500 18th St. SF CA 94110</u>
<u>Yolanda De La Torre</u>	<u>2500 18th St. SF CA 94110</u>
<u>Linda Huerta</u>	<u>2500 18th St SF CA 94110</u>
<u>Lepe Taylor</u>	<u>2500 18th St SF CA 94110</u>
<u>alison lucas</u>	<u>2500 18th St. SF CA 94110</u>
<u>Pelem Nedellu</u>	<u>2500 18th St SF CA 94110</u>

<u>Name</u>	<u>Address</u>
Carrietta Hamilton	43 Rosa Park Lane SF CA 94103
Schynaida Williams	15 Kiska SF CA 94124
Jeanette Garcia	1036 Polk SF CA 94109
Antonika Rhodes	1401 Kirkwood Ct SF, CA 94124
Graciela Gaytan	100 Hearst Ave. S.F. CA. 94131
Joanne Cheung	768 Goettingen St SF CA 94134
Aubrette Fort	123 Marlin Ct S.F. CA 94104
Ramona B. Sheaf	1000 Tompkins Ave #L SF, CA 94110
Oswald A. Graves and E	870 McAllister Street SF/CA 94102
Zhuai Harris	5630 Ocean View Dr DAK, 94611
Carl King	153 Hippocampus Valley Ca 94551
Robert Gordon	151 Alice B. Tolles Pl. SF 94109
Veronica Richardson	977 Humboldt St. # A. Richmond, Ca.
Sonia E Batres	743 Teapleton Ave # 84805 Berkeley, CA 94704

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the southern light of Saint Gregory of Nyssa Episcopal Church.

Name	Address
Beatriz Renteria	400 MINER AVE., SF, CA 94080
ANNIECIALYN RIVAS	222 HAHN CT. SF, CA 94134
ADMA GARCIA	755 S MAYFAIR AVE - DALY CITY
Esteban Guzman	2448 21 St San Pablo CA
Joey Cordero	8 10 TH ST UNIT #312 SF, CA 94103
Karla Ramos	418 Rose St. SF CA 94102
Nancy Rodriguez	6279 3rd St APT 1 G SAN FRANCISCO 94124
Angela Rasmussen	670 33 rd street Oakland, CA 94609
Kelly Costello	308 Jackson St. # 412 Oakland, CA 94607
Jutie mitra	743 Paris St San Francisco, CA 94112
Matthew Fishleder	1371 10th Ave, # 4 San Francisco, CA 94122
Sam Frank	633 Valle Vista Ave #1 Oakland, CA 94610

We, the undersigned, ask the Commission to support a design solution that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name Address

Holly Valdeus 99 Manchester St SF 94110

Stephen A. Holzner 2525 LYON ST. SF 94123

Janet Rivett-Carnac 501-1 Mississippi St. SF 94107

PAUL TEW 2600 18TH ST SFCA 94110

MARIO GALANDE 1056 POTRERO SF 94119

Renee P Barry 721 Purissima St. Apt. B Half Moon Bay 94019

Ruthann Lovetang 22 yr worshipper at St. Gregory's
120 Knight Ct, Novato, CA 94945

Timothy R Smith 747 Teresita Blvd SF 94127

Capit Mulvey 610 Illinois St. San Francisco 94107

Sanford Dale 2620 Eastman Ave. Oakland 94619

Inanna Craig-Morse 3281 Gravenstein Hwy. N
Sebastopol 95472

We, the undersigned, ask the Commission to support a design solution that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

<u>Name</u>	<u>Address</u>
<u>ELIZABETH H. BORTER</u>	<u>401 SANTA CLARA AVE APT 105 OAKLAND, CA 94610</u>
<u>Anna Maria Hoos</u>	<u>650 10th Avenue, San Francisco, CA 94118</u>
<u>Peggy Maybill</u>	<u>1840 Ala Moana Blvd #1806, Honolulu HI 96815</u>
<u>Kjoko Re</u>	<u>453 N. Kirk Dr, Santa Rosa, CA 95401</u>
<u>Kathleen Hamill</u>	<u>1055 Jamestown Ave SF CA 94124</u>
<u>Rachael Lee</u>	<u>980 Greenwich St, SF, CA 94133</u>
<u>Lisa Johnson</u>	<u>1254 +254 45th Ave. SF CA 94122</u>
<u>Rebecca Bland</u>	<u>2451 Ridge Rd Berkeley 94709</u>
<u>Carla DeSola Eaton</u>	<u>2838 Grant St Berkeley, CA 94703</u>
<u>Cathleen Fortune</u>	<u>1260 Pine Ave. SJ 95125 CA</u>
<u>Joy M. Keen</u>	<u>5551 Plaza Royal Concord, CA 94521</u>

We, the undersigned, ask the Commission to support a design solution that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name	Address
Richard Anderson	564 Elizabeth S.F.
Olivia E. Nuss	1641 York St. SF 94110
Alfred By	1641 York St SF 94110
Jennifer Cross Gow	301 Surrey St. SF 94131
Kathleen A. Hammel	1015 Jamestown Ave, SF 94124
Thomas W. Devine	49 Sea Breeze Drive Half Moon Bay, CA 94019
Sally Mason	4511 Gertie Ave. Lincoln NE. 68516
Tom Mason	4511 Gertie Ave Lincoln, NE 68516
Edgar Brenninkmeyer	675 RHODE ISLAND STREET SAN FRANCISCO CA 94119
Janet Tarlov	379 Eureka St. SF 94114
Kelsey Menekon	4377 24th St. SF CA 94114

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

<u>Name</u>	<u>Address</u>
<u>Ellen Shell</u>	<u>877 Rhode Island St SF 94107</u>
<u>Lynn Voelbel</u>	<u>124 8th Ave. S.F 94118</u>
<u>David Scull</u>	<u>60 OraWay H309, SF 94131</u>
<u>Anne Symonds</u>	<u>1860 Ala Moana Blvd #1906, Hon HI 96915</u>
<u>Marianne Philipp</u>	<u>4814 Fulton St, SF, CA 94121</u>
<u>Virginia Miller</u>	<u>1477 Grove Ave. S.F., SAN FRAN. CA</u>
<u>Libby McQuiston</u>	<u>52 Lockness Ln San Rafael 94901</u>
<u>KQ Krebs</u>	<u>Katherine Krebs 514 Wisconsin SF 94107</u>
<u>Brian PROTHEROE</u>	<u>964 AVACON AVE. SF CA 94112</u>
<u>Sandra Orr</u>	<u>45 Allston Way SF 94127</u>
<u>Joseph Farley</u>	<u>453 Nikki Drive, Santa Rosa CA 95401</u>
<u>Thomas Lukens</u>	<u>4351 17th St. San Francisco, CA 94114</u>

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name _____ Address _____

LEAH GRANT 718 A. ARKANSAS ST., SF 94107

Caroline Sanford 5711 Sutter St Berkeley CA 94707

Vail Shulman 328 Virginia ave. SF. Ca 94110

Jesse Turner 1333 Page St. Apt 3, SF, CA 94117

Ursula De 1st Hampshire

Luke Hansen 2621 Ridge Rd., Berkeley CA 94709

Liz J. Kelly " Berkeley, CA

Juan P. Navarro " " " "

Brad Erickson 964 Avalon Ave., SF, CA 94112

~~Kurt D. Dwar~~ ~~P.O. Box 5262, Berkeley 94705~~

John 3288 20th St SF CA 94114

KEITH COBELL 180 RIDGEWAY AVE. OAKLAND, CA

94611

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name Address

Judy Hunter 447 Connecticut St. SF 94107

Dante Cecchini 41 Prospect Ave. SF 94110
#51

Fumiko DiDomizio 888 7th St SF CA 94107

David DiDomizio 888 7th St SF CA 94107
#51

PAUL ROBINSON 1141 EVELYN AVE, ALBANY, CA 94706

WILL BYRD 4532 F MELODY DR CANCER, CA
94521

Donald Schell 877 Rhode Island St. SF CA 94107

Andrew Wells 1320 Corte de los Vecinos Walnut Creek
94598

Michael LaBlanc 3190 Castro St. Martinez 94553

Tonia Maeneid 861 Rhode Island St SF 94107

Carla Schroer 33 Haight St. #8 94102

Jen Stager 2132 24th St SF, CA
94107

Larisa Shaterian 2518B Dana St. Berkeley, CA
94704

We, the undersigned, ask the Commission to support a design solution that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name Address

Alyssa Gerber 412 Chestnut St SF 94133

Kylee Woodell 348 S. Walnut St. SF 94110

Sara Middendorf 413A S Van Ness Ave SF 94103

Stefan Baumgartner 802 Page St SF 94117

Christina Hernandez 731 Delta St. SF 94134

Koree Ayala 218 Bryant St. SF 94110

Maisha Jones 240 ~~Bryant~~ ^{Pythole} Ave SF 94134

Nanda Luong 4233 Nelsonbank Ave. , Lakewood 90712

Sammi Truong 1029 Oak St, Oakland 94607

Miranda B. Nelson 67 Fresno St. #7 S.F. CA 94133

Maria Medina 346 Naples St S.F. 94112

Tatiana 10 daiguna #101 94102

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name Address

Kevin Atkinson 1674 McAllister St. SF 94115

Judith Tucker 7340 Sunmist Dr. Oakland, 94605

Kelsey Menahan 4377 24th St. SF, CA 94114

Philip Gervais 221 Madison, SF, CA 94134

Jennifer Blecha 2852 60th Ave. Oakland CA 94605

APA Holy 2525 LYON ST SF 94123

KATE ROWSWELL 67 VAUGHAN ST.

Grand [Signature] 1328 Park Rd NW. #32A Washington, DC. 20010

We, the undersigned, ask the Commission to support a design solution for 540-542 De Haro Street that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.

Name Address

Cheryl Passanisi 11 Athlone (H) Menlo Park CA 94025

Richard Luke 136 Adrian Ct, Vacaville CA 95687

Mike Dahlin 782 Faerster St SF CA 94127

Dina Nugent PO Box 190561 SF CA 94119

Martha Bassett 232 Lawndale Dr., WS NC 27104

Patrick Lawrence 232 Lawndale Dr. WS NC 27104

Mark Van Oss 355 Buena Vista Ave E SF 94117

Anthony Lamer 15 Cashmere Apt 1B 91424 CA SF

We, the undersigned, ask the Commission to support a design solution that protects the natural southern light of Saint Gregory of Nyssa Episcopal Church.



Name Address
Katheryn A. O'NEIL 27 Lenox rd Kensington, Ca. 94707

Carolyn Feuille ~~14405~~ 16574 Sharon Way, Grass Valley, CA 95949

LINDA BROCKETT 3015 E Bayshore Rd. #407 Redwood City, CA 94063

KIRA KMETZ 44 SAMOSET ST. SAN FRANCISCO, CA 94110

Chris Granbeck 37 East Mission Ave San Rafael

Jeanne Trusty 735 Estancia SAN Rafael

Weller Gerber 1114 S. 7th Goshen IN

Jeanna Shenk 2623 Folsom St. SF

FRANK & SHAUNA POONG (NATIVE SAN FRANCISCAN) 1337 CLUB LANE, EL SOBRAnte, CA 94803

Name

Address

María C. Ortega

75 Dore St. Apt. 424
San Francisco CA 94103

Elizabeth Rivera

857 Jamestown ave Apt 201 SF, CA
94124

Jeanine Rugeiro

1121 Gumwood Lane
Petaluma, CA 94954

Gary Huffman

480 Ellist 439 #
S.F. CA, 94102

Anne Oliver

3303 Moraga Blvd
Lafayette, CA 94549

Jon M. Spangler

2060 ENCINAL AVENUE, Apt. B
ALAMEDA, CA 94501 (CIVIL RIGHTS
SINCE 1998)

Leya Stieber

635 S. Elmer Dr. Cal.

Elea Osipova

1223 Webster St
San Francisco, CA-94115

教堂隔壁鄰居將要建設高樓公寓。
這棟建築會遮擋教堂南側太陽的光線，
請大家幫忙我們停止高樓公寓的建築。

謝謝!

請簽名

Name

Address

GU WANG GUO

SUN TAI YEE
VICTOR
SUN TAI YEE

CANDICE

SHI LIA

LI JUNG FU

CHRY

RU CHEN

JEN REN TU

WU ZI ZI

MA CI SHAN

SUN TAI YEE

教堂隔壁鄰居將要建設高樓公寓。
這棟建築會遮擋教堂南側太陽的光線，
請大家幫忙我們停止高樓公寓的建築。

謝謝!

請簽名

Alex DvonLion

duo troy

Ma C M

Go Wah Pan

~~AAJ~~

clel jin

Candy Song

Jiqing Jin

chi wah Tsui

Jill Wang Wu

Pei Xian Wang

Gan Sang Wang

教堂隔壁鄰居將要建設高樓公寓。
這棟建築會遮擋教堂南側太陽的光線，
請大家幫忙我們停止高樓公寓的建築。

謝謝!

請簽名

NAME

Sue T.

PANNY MAEK

may chow

Ritay Yu

TISHU YU

YU CUI YU

Steven Ree

howie lee

A. A.

PHOZHEN WU

地址
ADDRESS

572 Missouri St. SF. 94107

3145 SPRING ST
94122

CHUNG 01 52470

CAI NADI

LIU MI

XIANG

Jiang zhuo

Sun

Wang Liu

Chen

R.C.T

Yang

Qibin

Yang

Pi

Wang

HUI XIN KUANG

MEI ZHAO

Su Qiao Yu

Xu Kun DENG

Tao Hu Li

Hui P Li

Juan Lin

Mei Li

Pao Leo Jit

Michael Samasemba

Jia Peng (B)

Zhi Bin YANG

Valentia

Milo

Ouyang

Mur Zuo

Dolly

Ray

Wang Xing Li

Zhao Xing Lin

Huang

Xue mei Liang

Xue Xia Liang

Hu Li Si'er

Mee oi ke

cuu Li

RUI YING TAN

Mei Nong Huang

Xing Zhang

Ri Hao Cao

Xu-tan Zhang

Li Pan

Yu Len Bao

Yan Su Ma

Chen Chen Yi

Ang Chen

Guanxi Zhang

Chun Wang

Qi Mu Zhang

Wu Min Yu

SAVE THE LIGHT!

Case # 2014.0559ENX 540 DeHaro Street

The developers of the property next door to St. Gregory's want to build condos that will **block the light** coming in to the church from the south windows. We ask the Planning Commission to reject this plan, and tell the developers to come up with a plan that will **save the light** in this beautiful building!

NAME

ADDRESS

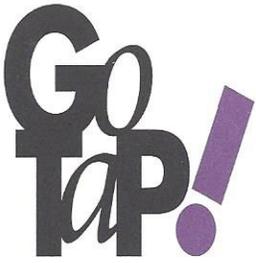
По заявке недвижимосты хотят
построить возле храма кондо,
который будет закрывать свет
падающий в храм, проникающий
через южные окна. Мы обращаемся
к комиссии, чтобы они отказали
от этого плана и сказали
подрядчикам чтоб предложили
другой план, который сохранит
свет в этом прекрасном храме.

SAVE THE LIGHT!

Case # 2014.0559ENX 540 DeHaro Street

The developers of the property next door to St. Gregory's want to build condos that will **block the light** coming in to the church from the south windows. We ask the Planning Commission to reject this plan, and tell the developers to come up with a plan that will **save the light** in this beautiful building!

NAME	ADDRESS
Valeantina Bonodkina	S.F. 795 Pacific Ave
Tetsana Bianga	SF 16d 9th #428
Nadezhda Novomodnaya	Ht. 2201, SF #104
Eleba Osipova	SF 1287 Webster St.
Ruslan Novomodny	SF 2201 17th Street #3
Edmond Warkenda	225 Potrero St.
Stuart Christie	1000 SUTTER ST, #121
James J.	SAN FRANCISCO, CA. 94109
NICOLE MONTOYA	1095 Mission St #207 94103
Joseph B. MARASCO	946 STOCKTON ST. APT.
MA VICTORIA PIMENTEL	730 22nd St. 35, SFCA 94107 #7-B



Tapping into:

Communication – Relationships – Capacity

May 18, 2016

From: GoTaP Consulting

To: Kimberly Durandet

From: Frances Cone Caldwell, GoTaP Consulting, LLC

Re: REGARDING CASE 3 2014.0559ENX (540 DeHaro St. project)

I write in **opposition** to the current request by the developer at 540 DeHaro Street and urge you to support the preservation of the light coming into St. Gregory's Episcopal Church. A beacon to the poor, the hungry, the art lovers, and a most diverse population – all are welcome at St. Gregory's and they come from all over the world to this unique and amazing place. To cut the light of this beacon would be a travesty to all who are fed - physically and spiritually – at St. Gregory's.

I am working with St. Gregory's to address the church's capital needs. The blocking of their light, so critical to their work, would present an immediate and extreme financial hardship. St. Gregory's only location for 21 years has been in a constantly evolving neighborhood. During times of changing needs, St Gregory's has constantly remained a beacon of welcome, hope, generosity and light to the most diverse group of people imaginable. It has been, is, and always will be a refuge to the masses.

While answering the need for community outreach of transformative proportions, St. Gregory's is a destination church for worldwide visitors to the San Francisco Bay area. **Please vote to Save the Light.** Preserve this beacon for all who come from near and far.

Sincerely,

A handwritten signature in black ink that reads "Frances Cone Caldwell".

Frances Cone Caldwell
GoTaP Consulting

Gifts of Thanks and Praise

May 1, 2016

Dear Planning Commissioners:

I am writing in reference to case # 2014.0559ENX, the building proposed for 540 De Haro Street, immediately next door to St. Gregory's Church. I have been a member of the congregation there for five years.

In my sixty-nine years, I have chosen to be a part of three churches: the National Cathedral in Washington, D.C., Coventry Cathedral in Coventry, England, and St. Gregory's Church in San Francisco. Sitting in St. Gregory's recently I realized that each of those churches share a particular qualities. First, each church is architecturally beautiful, filled with a kind of light that brings a sense of transcendent illumination and creates a sacred space. For me, this light is central to our worship—it connects the worshipers to nature, to God's world, and to each other. It brings joy in a way that nothing else can.

I say all this because of concern about losing much of St. Gregory's southern light if the current plans for the building at 540 DeHaro are approved. Please ask the developers adapt the plans and build housing next door to the church that will preserve the light.

Sincerely,

Frances E. Kendall

3427 Lowell Avenue

Richmond, CA 94804

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107
May 2, 2016

Dear San Francisco Planning Commission,

I am writing to Oppose the current plans of the developer at 549 DeHaro, and I Support the preservation of the light at St. Gregory's.

I am a fifth grader from Live Oak School, just a few blocks away from the church, Saint Gregorys. I volunteer there to help pass out food as well as some of my classmates. I think that it is really nice when I walk into the church and all you get is natural light. I also think that if you go to the church for a service when you are going to take your seat, and you can see the saints with the natural light on them, it feels like a safe place to be.

Keeping lights on when all the events are happening could cost a lot of money and it wouldn't be fair to St. Gregory's to have to pay for it when all the money they get is from donations. I don't want them to have to close down because they can't pay for lighting. I think that if you pay for the lighting bill for as long as the church is open, would be fair. I also think that it could lose some of the peace and enjoyment when I go there to volunteer.

If you pay for the lighting bill when the church is still there, it might cost more then if you lose three apartments. I hope that you are able to lose the three apartments and St. Gregory's can still have natural light inside. Can the Planning Commission ensure that St. Gregory's light will be protected?

Thank you!
Abigail Heuga

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/2/16

Dear San Francisco Planning Commission,

I am a fifth grade student from Live Oak and every five weeks I volunteer at the food pantry. We are located down the hill. Our school has an assembly about the beautiful changemakers painted on the ceiling every year. I always felt happy and excited when I came in and the light was shining down lighting up the whole church.

I oppose the developer at 540 De Haro that wants to block the sun, the best source of light. It's going to take away the life and excitement from the church. The light is part of the experience and it's one part that stands out. So I would like the Planning Commision to ensure that St. Gregory's light is protected.

Sincerely,
Aime Chao
Live Oak School

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 2nd, 2016

Dear San Francisco Planning Commission,

My name is Ava Losee-Unger, I am a 5th grade student at Live Oak School a block down from St. Gregory's and I believe that St. Gregory's opposition to your act is their right and is not a problem. Maybe, instead of paying for them to remove that beautiful window over their property line, you may be able to find a new place to put your apartment house in Potrero Hill. I hope you consider that St. Gregory's have been around since 1995, and it would be very inconsiderate of you and your clients to make changes to the church. You can see from everyday experience that St. Gregory's is an idol to all that live around it, and I think that if you were to change even a window placement, it would ruin the church for the rest of the days it stands. St. Gregory's does not frequently use their electric lights. I feel that if they did, it would make the atmosphere of the church seem different and less pleasant than if they were to keep a natural feel and let all the windows they own bring forth natural light. If you were to build your apartment next to the St. Gregory's establishment than the traffic in the area would be much more frantic. The noise would increase to the residents and the complaints would come faster. However, there is still a chance for your plans to change, and for you, as I've said before, to try a different area next to a different establishment in Potrero hill. I hope you take this into consideration, and thank you for your time.

Best regards,
Ava Losee-Unger

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/2/16

Dear San Francisco Planning Commission,

I am a student from Live Oak and I have volunteered at St. Gregory's for a very long time. I think that the natural light is a very big part that resembles the church, and is a part of the saints. If you cover this light, as people walk into the church, they will not feel as welcome, because a condo is blocking a ray of light that shines over all of the saints. Please consider mine and other fifth grader's thoughts.

From,
Carson Lockwood

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 8, 2016

To San Francisco Planning Commission,

I am writing to support the preservation of light at St. Gregory's. I am a fifth grade student at Live Oak School on Potrero Hill. I spend my lunch hours at St. Gregory's on Friday to hand out food to people in need. St. Gregory's gives the San Francisco community a great opportunity by not only distributing food to people in need, but also by providing students like me the experience of giving back and interacting with people we wouldn't otherwise meet.

The light coming in through the windows is amazing and beautiful. I didn't even notice that there were barely any electric lights in the whole church. Light in a church is a symbol for hope, spirituality, connectedness and is a powerful aspect. Housing is an issue in San Francisco, but not high-income housing. If the development committee were reviewing a proposal for low-income housing, I think a conversation would be appropriate. However, the cost of the power and beauty of St. Gregory's natural light isn't equaled by the value of another housing development.

Please ensure that St Gregory's light is protected.

Sincerely,
Drew Stannard-Stockton

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 2, 2016

Dear San Francisco Planning Department,

I am writing to OPPOSE the current plans of the developer 540 De Haro Street and SUPPORT the preservation of the light at St. Gregory's Church. I am a current 5th grade student at Live Oak School located at 1555 Mariposa Street just down the street from the church. I have been coming to St. Gregory's once a month on Friday afternoons to volunteer at the food pantry. I believe that the light at St. Gregory's is important because it lifts people's spirits when they enter the room to collect their weekly groceries. Many of the people who come to St. Gregory's food pantry do so because they can't afford to buy groceries due to various unfortunate circumstances. It is often hard for people who are very proud to accept such help, but having the sunlight shine down on them as they enter reminds them that they can hold their heads up high. The light is a symbol of the warm community that surrounds them and that embraces them in their time of need. To extinguish this light would be like extinguishing their spirit and hope for a better future. I personally enjoy the light which enters the room when I am distributing the food because it allows me to see the smiles on the faces of the people who receive the food. Their smiles let me know how appreciative they are of the food pantry. I want them to be able to see my smile too because nothing makes me happier than knowing I have given back to my community. I feel very blessed to be able to have a roof over my head, food on the table and a good education. The sunlight must continue to brighten not only the church itself, but also the lives of the

people who enter it. Please ensure that St. Gregory's light is protected and shines brightly forever.

Sincerely,

Julia Shalev
5th Grade
Live Oak School

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 2nd, 2016

Dear San Francisco Planning Commission,
I am writing to **oppose** the current plans for 540 De Haro. I want to **support** the preservation of the light at St. Gregory's. I am a neighbor, student, visitor and volunteer at St. Gregory's. I care about the issue at hand because I volunteer when the food bank is running (my whole class volunteers). When I walk into St. Gregory's, I always remembered the light illuminating the saints they have painted on the walls. People come from around the country to see the building and amazing artwork and building the condos will block off light which would result in having a less memorable experience. When I volunteer, I would hate to walk in and have St. Gregory's volunteers have to turn on the lights so you could see. Preserving the light would also have less of an impact on the environment because they wouldn't have to turn on as many lights or get brighter bulbs. Now I would like to end this letter by asking that you please have the Planning Commission ensure that St. Gregory's **natural** light is protected.

Sincerely,
Kaitlin West

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 2nd, 2016

Dear San Francisco Planning Commission,

I am Kalyani Nair and a 5th grade student at Live Oak School. I feel that St. Gregory's is an important place around the neighborhood and it's light always is so beautiful when it shines down on the saints faces. St. Gregory's is important to me because our class volunteers to help there every Friday during the neighborhood's food bank time as we help give out food/groceries. It is a amazing place and when the lights shine down, and it feels magical. Even if some people don't notice it the light is a wonderful addition to the already amazing church. Lots of people get groceries from St. Gregory's and lots of people go to church and practice their religion there and just come to admire the church itself and I bet most of them appreciate the splendid light that shines down when they enter the church. St. Gregory's is a special place, the architecture is gorgeous and the art depicting different saints is engrossing. I ask with a heavy heart that really loves the work that St. Gregory's does and the light that is so vibrant for you to somehow find a way to have their light to still shine just as brightly.

Sincerely,

Kalyani Nair

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/4/16

Dear San Francisco Planning Commission,

I am a fifth grade student at Live Oak School, A school that considers Saint Gregory's a second home. When I walk into the church and peer up at the changemakers on the wall, the glistening light shines on the floor, like crystals. When I volunteer there on Fridays, it's the same story. Imagine it, thousands of little crystal decorating a beautiful building, it's my definition of heaven. The light is really stunning. I guess it would still be the same church without the natural light, but it wouldn't feel the same. On ESJ Day (Equity and Social Justice Day), we go there. The middle schoolers do presentations in the natural light. On halloween we pass out candy to Saint Gregorys, and the caramel apples shine like gold in the natural light. Get It? The natural light within Saint Gregory's Church defines what Saint Gregory's is. We all love it, so please. Find a way to protect the natural light of Saint Gregory's.

Sincerely,
Makenna Kramer

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 4, 2016

Dear San Francisco Planning Commission,

It has come to me that you would like to build a wonderful new apartment building for families in need. This is very smart and If you continue in your project I'm sure it will be a wonderful living arrangement and any family who lives there will love it, however I must disagree with your location arrangements of this beautiful home.

St. Gregory's Church Is a beautiful church that holds many holidays and events with beautiful architecture and a rare light source; the windows. St. Gregory's relies on Its windows for light, this may sound a bit odd but it fills the room with a natural glow and when you walk in the first thing you see are the windows filling the room with feeling and personality.

The problem with the location of your luxurious condo is that it will block a row of window panels that you are likely to see when you walk in the room. This will make the room seemingly dark and will make it harder to see the beauty and elegance of this building. Not just that, the church offers many important things to the community like a food pantry, fun events, a place to show religion and what feels like a welcoming home to many people.

Building a tall building will only cast problems between the church and the families living there. Also there is a two block long line every friday for the food pantry and this might annoy the families who live there. I hope you take into consideration of building somewhere else because this lighting for the church is very, extremely important though it may not seem like it.

Thank You, Marlowe. H. Stuart.

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/2/16

Dear San Francisco Planning Commission,

I am a student at Live Oak School and a volunteer at St. Gregory's
I am opposing the current plans of the developer at 540 De Haro
Dear St. Gregory's, I don't want anyone taking the natural light because
the people that come and enjoy the light and enjoy what a wonderful place
it is. My experiences with the light in your building are looking at the
changemakers and saints and letting the light shine upon them. I think the
light matters because it symbolizes that this is a church and that the light of
god has touched every soul inside.

Please Planning Commission make the light at Saint Gregory's
protected.

Sincerely,

Owen Corey

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5-2-16

Dear San Francisco Planning Commission,

Hi! My name is Zoe and I am a 5th grade student at Live Oak School. As a part of the 5th grade curriculum we go to St.Gregory's food pantry to help out. The people there are the sweetest people ever. They give back to their community, it's time we give back to them. You don't know even half of the impact your building will have on potrero hill. I don't know you but I'm pretty sure you didn't grow up in potrero hill. I mean neither did I, but I have been going to school there for six years. That's 6 hours and 30 minutes all most every day in that neighborhood. It also means I know a little bit about potrero hills past. We go on peace marches every year because potrero hill used to be an unsafe neighborhood for a kid to go to school let alone grow up in. There was shootings and gangs and robbers. And what do you think people would do when things got tough they would turn to their local church. They would turn to the big windows that flooded with light they would turn to the walls stuffed with history. Do you really want to take away their light away from them. The way you propose your project is going to be blocking St.Gregory's beautiful open windows. I get it SF is growing like CRAZY it is filled with young computer programmers looking for somewhere to live. Potrero hill is really close to Downtown where most of these offices are located. What young person wouldn't want to live a bike ride away (on there cool "hipster" bikes of course) to there office buildings in a sunny place. I know I would! But what about all of these people who can't afford to live in house or apartment building. People who have lost all

hope. They go to the food banks. St.Gregory's provides for less fortunate around the neighborhood. They give to people that can't get things on there own well you are building something that only benefits the richer people. I want you to close your eyes and imagine the house you grew up in. Now imagine your favorite part of that house blocked by something. For example a big apartment building. For some people St.Gregory's is like a home to them. So why would you ruin a beautiful window that brings hope to so many people. Why ruin a home for ones who have lost their own. Also have you ever thought that people would rather have a beautiful church filled with stories and a window of hope rather than a big stone building.I hope you make the right decision.

Sincerely,

Zoe Lillian Reinhardt Sokatch

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/2/16

Dear San Francisco Planning Commission,

I am a student and I am writing to OPPOSE the current plans of the developer at 540 De Haro, and SUPPORT the preservation of the light at St Gregory's. I have been in the Episcopal Church and I **love** all the natural light that comes in through the tall windows surrounding the open space inside. I frequently donate my time to help hand out food while the saints look over me. I feel that having a building being put beside this **amazing** Episcopal Church would be taking away from the beauty of the architecture and the spiritual saints. It's my sincere hope that the Planning Commission takes my concerns seriously and asks the developer to modify their plan. I believe the project can go forward BUT ONLY IF modifications are made to allow light to activate the original beauty and architectural design of St. Gregory's Episcopal Church.

Sincerely,
Zoe Zwerner

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 1, 2016

Dear San Francisco Planning Commission,

I am writing to oppose the current plans of the developer at 540 De Haro, and support the preservation of the light at St. Gregory's.

My name is Augie Byrne, I'm a student at Live Oak, I volunteer at St. Gregory's, and I also live in Potrero Hill. What I like the most about St. Gregory's is helping others in need. Having some building built next to them would reduce the feeling of God because light is an expression of God. There are all of these people up on the walls like Cesar Chavez, Eleanor Roosevelt and John Muir. We call inspiring people like these change makers at my school and we study them. In the middle of all the great change makers you see Jesus. Do you think they would like to have a building next to them blocking sunlight? Probably not. If this building ends up blocking the light it would dishonor God and the change makers.

I ask that the Planning Commission do everything they can to ensure St. Gregory's light is protected.

Sincerely,

Augie Byrne

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/2/16

Dear San Francisco Planning Commission,

I'm a student at Live Oak School and a volunteer at St. Gregory's. I am writing to oppose the plans of 540 De Haro. My experiences of St. Gregory's light is that when people come in they can't see lights lighting up an otherwise dim room, they see beautiful natural sunlight streaming into a room. The architecture of St. Gregory's is pure beauty, I love all of the inspirational changemakers all around the room, the light matters because it makes the people feel welcomed and shows that the light of god is shining down upon everyone there.

Dear Planning Commission, please ensure that St. Gregory's light is ensured.

Sincerely,
Elias Demko

REGARDING: Item 2014.0559ENX 540 DeHaro Street

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

5/3/16

Dear San Francisco Planning Commission,

I'm writing to oppose the current plans at 540 De Haro, and support the preservation of the light at St. Gregory's.

I go to Live Oak School down the street from St. Gregory's. Every friday 5 people from our class volunteer at the food pantry that St. Gregory's hosts. At St. Gregory's, the main light source is through the windows. If the windows were blocked off by a taller apartment building it would be very hard for St. Gregory's to do anything. It might result in St. Gregory's not being able to do things like give out free food to homeless folks that need food.

Sincerely,
Tucker Lamoreux

MARINA GARRAS
198 CARL STREET, #321
SAN FRANCISCO, CA 94117

May 16, 2016

Kimberly Durandet
San Francisco Planning Department
kimberly.durandet@sfgov.org
commissions.secretary@sfgov.org

RE: Item 2014.0559ENX 540 De Haro

Dear Ms. Durandet:

I am writing to oppose the proposed 540 De Haro building project. I am an 18-year grateful member of St. Gregory of Nyssa Episcopal Church (St. Gregory's). My educational background is in interior design. I am an office assistant/manager of an architectural firm here in San Francisco.

The rotunda of St. Gregory's is so beautiful. Its iconography, the Dancing Saints, is probably unrivaled in the world. I have always felt that my church is one of the most beautiful churches in the world both in its iconography and architecture. I am so visual and the light that comes through the southern 4-story clerestory windows adds indescribably to my experience of worship. To block these windows would be to devastate part of this experience, not only for me but for so many other participants in the liturgy, some of whom come from around the world. St. Gregory's is a destination church for liturgists, artists, and architecture aficionados. Our liturgy is and has been for many years imitated by innumerable churches across the country.

The rotunda also serves as a secular and spiritual community support center throughout the year. Among the groups that it serves are Alcoholics Anonymous, Overeaters Anonymous, The Live Oak School, KQED, UCSF, Homeless Prenatal Program, Potrero Hill Library and other non-profits. Most importantly to me, it serves over 600 people per week with our Food Pantry which began in 2000. Can you imagine how many poor people's lives have been touched by the light in the rotunda as they make their way around the space selecting food for themselves?

As designers, I am sure that you can appreciate the unusual blend of architectural styles, Arts and Crafts and Russian Orthodox. In 1995 when the building was completed, it won a Religious Architecture Award from the American Institute of Architects which praised it for its "marvelous

Kimberly Durandet
San Francisco Planning Department
May 16, 2016
Page Two

sense of community and abundant daylight.” I hope that you will prevent the developer of 540 De Haro Street from blocking “this daylight” that comes through the southern clerestory windows for so many people.

Thank you for your attention to this matter.

Sincerely,

Marina Garras

cc: sara@saintgregory.org

Dear Planning Commissioners,

I'm writing in reference to case # 2014.0559ENX, 540 De Haro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal. Please help save St. Gregory's light! The proposed development immediately next door would block the beautiful natural light coming into the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming.

I am a neighbor and a visitor to the church frequently. I love being in this space, and appreciate the art and architecture that make St. Gregory's such a gem for the whole city. As someone who cares about San Francisco, I want you to know how important I believe it is to maintain the diversity of beautiful buildings like St. Gregory's—and how important it is to preserve their integrity and unique qualities.

I often tell friends, neighbors and out-of-town visitors about St. Gregory's, and the amazing, light-filled space that is so welcoming to everyone. St. Gregory's exemplifies the best of San Francisco's aesthetic, and of the city's culture, artistic expression and neighborhood values.

Please help keep the church's light shining!

Sincerely,

Melinda Strnad

2213A Byrant St

San Francisco, CA, 94110

May 18, 2016

Mr. Rodney Fong, president
Mr. Dennis Richards, vice-president
Mr. Michael J. Antonini, commissioner
Mr. Rich Hillis, commissioner
Ms. Christine D. Johnson, commissioner
Ms. Kathrin Moore, commissioner
Ms. Cindy Wu, commissioner
c/o Ms. Kimberly Durandet, planner, and Mr. Jonas P. Ionin, secretary
Planning Commission of the City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

In re: Case # 2014.0559ENX, proposed building for 540 DeHaro Street

Dear Ms. Durandet, Mr. Ionin, and members of the Planning Commission,

Greetings! I trust that this letter finds you in good health and spirits.

I am writing you today in support of St. Gregory of Nyssa Episcopal Church, located at 500 DeHaro Street, and in opposition to the current proposal for 540 DeHaro Street, which would be constructed next door to the church property. As I understand it, the proposed five-story building essentially would block natural light from entering the sanctuary of St. Gregory's, resulting in a diminishment of the aesthetic design and a dampening of the sanctuary's intended purpose as a place of worship and meditation.

I assume that you are hearing from many people who are testifying to the distinctive architecture of St. Gregory's and to its unique role in the community, providing a space for non-profit service groups to gather, for a food pantry that serves families in great need, and for other organizations (including UCSF's spiritual care services department, which I lead) to hold retreats, workshops, training events, and celebrations. I heartily join in that chorus. The sanctuary, with its intricate iconography and high ceiling, offers a welcoming, appealing, and contemplative room for people—and the presence of natural light is an essential element in its unique design.

While I would not wish to infringe upon the rights of the owners and developers at 540 DeHaro Street, I urge the Commission to protect the architectural legacy of St. Gregory's. I understand that the Commission has been reviewing this project already and I appreciate its deliberations; it is my sincere hope that a solution can be found that will allow the developers to proceed with their plans while protecting the sunlight

access that helps make St. Gregory's a beacon of hope and solace in its neighborhood and in the city.

If you wish to contact me, please feel free to e-mail me at pyclark1@gmail.com or call me at 510-499-0113.

Thank you for your consideration of my opinion as you make your determination on the above referenced case. I bid you Peace and wish you well.

Respectfully submitted,



The Rev. Peter Yuichi Clark, PhD, BCC, ACPE Supervisor
Director of Spiritual Care Services
at UCSF Medical Center and UCSF Benioff Children's Hospitals
and Professor of Pastoral Care at the American Baptist Seminary of the West

cc: Ms. Sara Miles, director of ministry
St. Gregory of Nyssa Episcopal Church

Please note that disclosure of my affiliations with UCSF and ABSW is for identification purposes only and should not be interpreted to imply that my comments represent the opinions of, or are endorsed by, the Regents of the University of California, UCSF, the trustees of the American Baptist Seminary of the West, the trustees of the Graduate Theological Union, or any other person or entity associated with the above institutions.

The Very Rev'd Richard Giles

5 Lovaine Row, Tynemouth, NE30 4HF, United Kingdom

tynegiles@talktalk.net 0191 2598 7621

4 May 2016

Kimberly Durandet, San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE: Case #2014.0559ENX, 540 DeHaro
In SUPPORT of saving the Southern Light at Saint Gregory of Nyssa Episcopal Church.

I write in support of saving the Southern Light at St Gregory of Nyssa, and in opposition to the proposed development of 540 de Haro Street in its present form. I make this submission both as a priest and liturgical consultant who has advised parishes on the design of worship space in England, Scandinavia and Australasia as well as the US, and as an urban planner and retired Member of the Royal Town Planning Institute of the UK.

Those not conversant with developments over the last 50 years in Christian worship may be unaware that the church of St Gregory of Nyssa, San Francisco, has a significance far beyond the Bay Area or the Episcopal Church. It is renowned internationally and ecumenically as an exemplar of progressive thought and practice, expressed most vividly in the renewed liturgies celebrated in its highly distinctive building. It is no exaggeration to say that St Gregory's holds an iconic status in the field of liturgy, and because its building was designed to embody its theology and social action, its very form and layout has become iconic too.

Like countless others I made my way to St Gregory's from England having read and heard so much about it, and my first visit in 1995 was highly informative in the preparation of my book 'Repitching the Tent' (Liturgical Press, Collegeville 2000) which sets out the basic principles of designing church buildings that nurture, inspire and mobilise Christian communities in their life and work today.

What I encountered filled me with a renewed sense of awe at the boundless potential of a local Christian community energised by a new vision and set free from the limitations of a traditional church building designed for worship of a bygone era. My encounter with St Gregory's informed and enriched my own pastoral work back in England and later in the US when I became dean of the Episcopal Cathedral in Philadelphia in 1999. It was a primary influence in the radical re-ordering of that cathedral space, a project in which we sought to create a 'St Gregory's for the East Coast'.

St Gregory's building is an absolutely essential component in understanding the impact of St Gregory's community in the life of the wider church. It stands as a beacon for us all because it shows how to build architectural space around a theology, a vision of what church can be, rather than

allowing an inherited church building to dictate, by its design and layout, the way the local Christian community thinks about itself and about God. The design of St Gregory's began with a community and its vision, and worked outwards from that.

Crucial to its architectural character is the light which floods, via the clerestory, the octagon which forms the place of welcome, hospitality and encounter, which greets the visitor on arrival. Light pours into the space, unobstructed by stained glass or dark furnishings, as a symbol of the open-armed embrace of St Gregory's to all who come through its doors, and where, quite literally, the people of God may dance with joy at the realisation of their sacred inheritance.

It is therefore essential that any development on the south side of St Gregory's should respect the character of the existing church building and be so designed as to complement its neighbour rather than detract from it. It should not diminish in any way the impact of this light-filled interior space.

St Gregory's distinctive building is an important asset in the streetscape of this part of the city and from its inception has played a significant role in enhancing the environment of the Portrero Hill neighbourhood and raising the general quality of its life.

There is no reason why any new development on the adjoining site should not sit happily alongside provided that its design takes fully into account the very special character of St Gregory's church. In my view the design approach outlined in the submission by Alfred Bay, in which the neighbouring scheme would be stepped back to reduce the impact of its massing, would avoid any undue visual dominance over the church building or restriction of its light.

In a mixed neighbourhood such as Portrero Hill, a variety of uses and building forms is to be expected and indeed encouraged. But good neighbourliness should always prevail, and through amending the current proposals along the lines of the design approach outlined by Mr Bay, this could, I believe, be achieved in a way satisfactory to all.

In considering the points raised by all those concerned for the continuing life of St Gregory's, I would urge the Commission to be mindful of this church's world-wide renown and the way in which its building has given fresh hope to all who have passed through its doors - whether liturgists from afar, seekers after meaning, or the hungry and homeless of the city - to find themselves in that light-filled welcoming space.

Sincerely,

Richard Giles



Richard S. Vosko, Ph.D., Hon. AIA
Sacred Space Planning

15 May 2016

Ms. Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Item 2014.0559ENX 540 DeHaro

Dear Ms. Durandet:

Since 1970 I have worked internationally as a design consultant for innumerable Christian and Jewish places of worship. I am writing to oppose the current plans of the developer at 540 DeHaro which will have a devastating impact on the St. Gregory of Nyssa Episcopal Church located at 500 DeHaro in Potrero Hill, San Francisco.

I understand that the proposal is to construct a 4-story building next to the church and that the height would completely block the southern clerestory-level windows that allow light into the rotunda, which is the central worship space of the church. Losing that light would destroy the architectural intent and unique beauty of that rotunda. And, most assuredly, it would severely diminish the spiritual experiences occurring in that space.

As you know the history of architecture shows us that natural light is a most important facet in any building type but especially in houses of worship. At St. Gregory's, natural light is the key contributing factor to the architectural and artistic integrity of the building. It also is a source of inspiration for the church members who, in turn, contribute in great measure to many social outreach programs in the community.

This church is a destination for liturgists and design professionals. It is well known for its worship and famous for the larger-than-life Dancing Saints on the walls and ceiling of the rotunda. I have visited this sacred space often and cannot imagine it without abundant natural light bathing the people and the architectural features as well. This highly regarded award winning church deserves respect from local and regional planners and developers.

I urge you to do whatever is necessary to prevent the construction of the aforementioned building project. Thank you.

Sincerely yours,

Richard S. Vosko, Ph.D., Hon. AIA

To: Kimberly Durandet, kimberly.durandet@sfgov.org.
Cc: commissions.secretary@sfgov.doc; sara@saintgregorys.org
Re: Case # 2014.0559ENX, the building proposed for 540 De Haro Street
Date: May 16, 2016

Dear Planning Commissioners,

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540 De Haro Street, in support of St. Gregory of Nyssa Episcopal Church (next door at 500 DeHaro) and in opposition to the developers' current proposal.

As a community member who regularly uses the beautiful sanctuary at St. Gregory's, I urge you to protect the light and design that make this space so unique.

I am a clergywoman who is part of an interfaith team of chaplains at UCSF Medical Center and who regularly enjoys spending time in this sacred, light-filled space. Recently, I was able to participate in facilitating a "Care for the Caregiver Day" that was organized for UCSF Benioff Children's Hospital nurses, social workers, chaplains, and other caregivers who work hard every day in very sad and challenging circumstances. This day of rest and renewal was, to our great fortune, hosted in the sanctuary at St. Gregory of Nyssa. Every caregiver who attended, to whom I spoke, reflected on their love of the space, and especially the presence of the beautiful natural light streaming through the space, illuminating the vibrant art as well as the faces of those who attended. I was struck by the incredibly healing and peaceful power of the quality of light that we experienced in the sanctuary.

I love being in this space, and we all so appreciate the art and architecture that make St. Gregory's such a gem for the whole city. The thought of losing the light that streams into this space, which is so healing and is an embodiment of the sacred, is devastating. As someone who cares about San Francisco, I want you to know valuable I believe it is it is for us to maintain the diversity and beauty of buildings like St. Gregory's – and how important it is to preserve their integrity and unique qualities.

I often tell friends, neighbors and out-of-town visitors about St. Gregory's, and the amazing, light-filled space that is so welcoming to everyone.

St. Gregory's exemplifies the best of San Francisco's aesthetic – and is an incredible, rare gem of culture, artistic expression and neighborhood values.

Please help keep the church's light shining! Thank you for your kind consideration.

Sincerely,



Rev. Susan Conrad
Manager, Spiritual Care Services
UCSF Medical Center
(organization listed for purposes of identification only)



May 5, 2016

San Francisco Planning Department
To the attention of: Kimberly Durandet
kimberly.durandet@sfgov.org
1650 Mission St #400
San Francisco, CA 94103-2479

Dear Ms. Durandet, Dear Commissioners,

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal.

Please help save St. Gregory's light!

The proposed development immediately next door would block the beautiful natural light coming in to the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming.

I am a neighbor, a visitor to the church, a parent and administrator at Live Oak School, who uses the space for graduation and special events.

I love being in this space, and appreciate the art and architecture that make St. Gregory's such a gem for the whole city. As someone who cares about San Francisco, I want you to know how important I believe it is to maintain the diversity of beautiful buildings like St. Gregory's - and how important it is to preserve their integrity and unique qualities. I often tell friends, neighbors and out-of-town visitors about St. Gregory's, and the amazing, light-filled space that is so welcoming to everyone.

St. Gregory's exemplifies the best of San Francisco's aesthetic - and of the city's culture, artistic expression and neighborhood values.

Please help keep the church's light shining!

Sincerely,

A handwritten signature in black ink that reads "Virginia Paik". The signature is written in a cursive, flowing style.

Virginia Paik
Head of School



May 5, 2016

San Francisco Planning Department
To the attention of: Kimberly Durandet
kimberly.durandet@sfgov.org
1650 Mission St #400
San Francisco, CA 94103-2479

Dear Ms. Durandet, Dear Commissioners,

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal.

Please help save St. Gregory's light!

The proposed development immediately next door would block the beautiful natural light coming in to the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming.

I am a neighbor, a visitor to the church, a parent and administrator at Live Oak School, who uses the space for graduation and special events.

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St. Gregory's exemplifies the best of San Francisco's aesthetic - and of the city's culture, artistic expression and neighborhood values.

Please help keep the church's light shining!

Sincerely,

A handwritten signature in black ink that reads "Vanessa Neumann".

Vanessa Neumann
Director of Administration at Live Oak School

From: [DPCooney](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#)
Subject: #2014.0559ENX 540 De Haro St.
Date: Thursday, April 21, 2016 11:57:13 AM

Dear Ms Durandet, I am a San Francisco City Guide [see www.sfcityguides.org], and one of walks I lead wanders down from the very top of Potrero Hill. The walkers and I end our journey at the St. Gregory of Nyssa Episcopal Church which is without doubt the high light of the walk.

All of my walkers are in awe, as am I, of the Dancing Saints paintings that adorn the walls of the Sanctuary of this church.

The room is filled with the southern sun that lights these 84 images and brings them to glory. It would be almost criminal to blot out the illumination of these dancing figures.

I have wandered all over San Francisco and given walks in a dozen or more areas of our City. St Gregory of Nyssa is one of the five most beautiful and beguiling interiors in San Francisco.

PLEASE DO NOT DARKEN THIS BRILLIANT SPACE. Sincerely, D. Paul Cooney MD

From: [Jessica Anderson](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [richardhillissf@yahoo.com](#);
[planning@rodnevfong.com](#); [Richards, Dennis \(CPC\)](#); [wordweaver21@aol.com](#); [Johnson, Christine \(CPC\)](#);
[mooreurban@aol.com](#); [cwu.planning@gmail.com](#); [Cohen, Malia \(BOS\)](#); [sara@saintgregorys.org](#);
[toniamacneil@sbcglobal.net](#)
Subject: 2014.0559ENX 540 DeHaro Street
Date: Saturday, April 02, 2016 2:30:31 PM

To the Planning Commission and Supervisor Cohen,

I am writing to the Commission to prevent the serious impact to the architectural presence and beauty of St. Gregory of Nyssa Episcopal Church at 500 DeHaro. Current plans presented by the developer of 540 DeHaro will change the presence of an award-winning building and community asset. The building is designed as a church. And as is true of many such buildings it doubles as a large, beautiful and gracious space for the community. In addition to Sunday services, the building is used for: community meetings, a polling place, festive occasions like graduations from Live Oak School, concerts, dances, food markets, art classes, summer school programs for children, community chorus rehearsals and performances, art shows and open studios, weddings, memorials, parties, theater, a food pantry for all of San Francisco and other community activities.

As the Potrero Hill neighborhood continues to move from a primarily light industrial and small business neighborhood to a high density neighborhood, it is critical for us to keep our light-filled and beautiful community spaces to enrich the neighborhood. I urge you to vote to keep the space light-filled and not to damage this aesthetic community asset.

Sincerely,

Jessica Anderson
564 Elizabeth Street
San Francisco, 94114
jessica.anderson5564@gmail.com

--

Best Regards,

Jessica

415.297.7906

From: [tony lam](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: commissions.secretary@sfgov.doc
Subject: 540 De Haro Project (Case# 2014.0599ENX)
Date: Friday, April 15, 2016 1:13:11 PM

April 15, 2016

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 540 De Haro Project
Case# 2014.0599ENX

Dear Planning Commission:

I am a volunteer at The Food Pantry here at St. Gregory's and wish to voice my concerns regarding the proposed development. Although I am not religious I believe in the argument that lighting is a crucial component to the church and its congregation. The Book of Genesis states that "In the beginning God created the heaven and the earth," though none of it became meaningful until God declared "Let there be light."

I understand the fundamental nature of how sunlight affects one's morale. To deprive the church of such illumination will not only impact its members negatively, but the public at large since the church continues to serve the community in so many ways. Moreover, its influence extends far beyond the neighborhood because St. Gregory's has developed into a shining beacon—inspiring pilgrimage and all sorts of admirers from afar.

St. Gregory's has established itself as a pillar for the community and has earned its place as an institution. Therefore the outcome of this settlement will carry with it far-reaching implications above and beyond a mere squabble over development rights.

Sincerely,

Tony Lam
The Food Pantry
St. Gregory's Episcopal Church
500 De Haro Street
San Francisco, CA 94107

From: [Robin Roth](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: 540 DeHaro St.
Date: Friday, February 12, 2016 3:31:25 PM

Dear Kimberly Durandet,

I am a neighbor on the hill behind the proposed luxury condo project at 540 DeHaro St. I'm at 561 Rhode Island St. I object to this project for many reasons:

- need for privacy screens on the west side of the roof deck. Important for both new and current residents alike.
- lowest possible height, including elevator and service equipment
- blocking of light into St. Gregory's Church
- excavation of hillside behind the project, destabilizing the hillside
- unintentional opening of underground streams and seepage further destabilizing the hillside
- insufficient open space/yard on west side of project
- inappropriate site for residential because of noise and odor from Anchor Steam Beer Co.

Please require further accommodation of this site to protect the integrity of the hillside, the light into the church, and the privacy of current residents.

Thank you for your consideration, Robin Roth

Robin Roth
Co-chair, SF Hepatitis C Task Force
Faculty, Health Ed Dept.
City College of San Francisco
415-863-0328
561 Rhode Island St., SF, CA 94107

From: [Francie Kendall](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sara Miles](#)
Subject: Building proposed for 540 De Haro
Date: Sunday, May 01, 2016 10:54:19 PM
Attachments: [STG Planning Commission.docx](#)
[ATT00001.htm](#)

To whom it may concern:

Attached please find a letter pertaining to the proposed building at 540 De Haro. Thank you for including it in the file for building proposal # 2014.0559ENX.

Sincerely,
Frances Kendall, member of St. Gregory of Nyssa Episcopal Church

From: ke01@comcast.net
To: [Durandet, Kimberly \(CPC\)](#)
Subject: case # 2014.0559ENX, 540 De Haro Street
Date: Monday, April 18, 2016 9:23:22 PM

RE: case # 2014.0559ENX, 540 De Haro Street

Dear Planning Commissioners,

I'm writing in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal. I have been a member at St. Gregory's since I moved to San Francisco in 2010.

The developer's proposal for next door is so tall that it blocks the natural light which illuminates our worship space. We gather in the front, the back, and of course, inside the building to nurture our relationship with each other and with God. And the inspiration of the light in that space is an important part of those relationships.

People come from all over the country and the world, to worship and work with us, and it seems strange to write to you in an effort to preserve what is so fundamental to the integrity of the building of St. Gregory's. But it is important to us, to everyone who uses this space, and we hope also to our new neighbours, that we find a way to keep the light streaming in from the south.

Our mission as a community is to be welcoming to everyone we meet, and also to be a good neighbour, and I ask you to please help us to preserve the natural beauty of our worship space. San Francisco has much artistic heritage to preserve, and I hope you will count this place – with its light -- as part of it.

Sincerely,
signed

Karen Eckersley
1150 Judah St, 94122
415 265 0632

From: [Joseph Farley](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Sara Miles](#); [Tonia Macneil](#)
Subject: case # 2014.0559ENX, 540 DeHaro
Date: Friday, May 06, 2016 4:07:14 PM

To the Planning Commissioners,

I am writing to express my concerns about the proposed building project for 540 De Haro Street, next door to St. Gregory of Nyssa Episcopal Church. My wife and I have been members of St Gregory's for 3 years. We drive over an hour nearly every Sunday morning to San Francisco from Santa Rosa to attend church there.

St Gregory's is unique among the churches in SF. Most Sundays I find myself greeting guests from across the country & from other countries who have made a point of attending services while visiting our city. Sometimes, they have come to SF for the express purpose of seeing our church. St Gregory of Nyssa is literally a place of pilgrimage, & is well known for its innovative liturgy, beautiful worship space, & service to the community, notably the Friday food pantry.

The proposed construction next door threatens to block the natural sunlight that the building was designed to encompass. I understand that there is a push for development on in SF right now, especially for residential space. However, I believe that there must be some way for the developer to modify the project where it would not obstruct the light to our building. I believe St Gregory's is a unique landmark that serves the neighborhood, and every effort should be made to preserve it's beauty.

Thank you

Joseph Farley

From: [Kjohl Rose](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Sara Miles](#); [Tonia Macneil](#)
Subject: Case # 2014.0559ENX, 540 DeHaro
Date: Saturday, May 07, 2016 6:10:02 PM

To the Planning Commissioners,

I am writing as a concerned member of Saint Gregory of Nyssa Episcopal Church, at 500 DeHaro, next door to the proposed development site. My husband and I are members and make the hour plus drive from Santa Rosa to San Francisco not because there is a lack of churches where we live, but because of the hospitality and dedication to making a difference as embodied at this particular church.

The uniqueness of San Francisco draws people not only from around the country, but also from around the world. It is Saint Gregory's uniqueness that also draws a wide range of guests to walk through it's doors. It is such a pleasure to learn from our guests why they have sought out Saint Gregory's; whether as a special part of their visit to San Francisco or for very specific reasons. In the case of visiting seminary students and clergy it is often St. Gregory's widely known reputation as a place of welcome; a place that values it's place in the Protrero Hill community. And it is it's unique expression as a place of learning about church, art, music, architecture and service that continue to draw members and visitors alike.

The building of Saint Gregory's is visited by many, as a model for church and architecture. The building stands as a direct expression of how it is utilized.

Which brings us to the subject of light. The architecture is designed specifically to emphasize the light that floods the interior of the rotunda which arches over the main altar. The altar sits in the very center of the circular space. This is where guests are welcomed and where liturgy begins and ends.

If the development project goes forward as presently designed, the light entering the windows on the south side of the rotunda will be blocked, negatively impacting the design and use as originally intended. This becomes even more critical during the winter months when the main source of direct southern light will be blocked. The importance of this

light must not be misunderstood. Light is an essential component not only of liturgy, but also the larger than life hand painted art that fills the rotunda's walls. The light illuminates the monthly study and practice of creating sacred art. It is light that is a beacon to the community, for the curious who are welcome to enter whenever our doors are open. Or for those who seek out Saint Gregory's, counting on the weekly food pantry that takes place within the rotunda.

In conclusion, I sincerely hope the proposed development will take into consideration the important place that Saint Gregory has in the neighborhood and the city at large. The four story proposal has a much larger impact being right up against and on the uphill south side of Saint Gregory's.

Thank you, Kjohl Rose

From: [Martha Ryan](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@saintgregorys.org; [Joanne Compean](#)
Subject: Case # 2014.0559ENX, St. Gregory of Nyssa Episcopal Church
Date: Wednesday, May 04, 2016 5:11:05 PM

Dear Ms. Durandet:

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540

DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church. We are in opposition to the developer's current proposal which will block the natural light coming into the church from its southern windows.

Homeless Prenatal Program recently held a retreat at St. Gregory's. Experiencing the beautifully designed sanctuary, our staff spoke of the amazing light-filled space that was so welcoming to everyone and provided a back drop for their reflection, healing, and rejuvenation. Our staff at Homeless Prenatal Program serve the most needy and vulnerable people in San Francisco – individuals that are born into poverty and who have experienced violence and trauma in their lives. When our clients bring their pain and trauma to us, we must be able to handle the trauma each brings. St. Gregory's provides our staff both an aesthetic and nurturing space in our neighborhood where we can go to take care of ourselves, to heal, and to better serve our clients.

Please support the healing that St. Gregory's space brings to our neighborhood and staff. Our city cannot allow development that will block the sanctuary's flowing light. We need a planning commission decision that retains the lighting, art, and architecture that makes St. Gregory's such a treasure. Please let the church's warm and healing light continue to shine!

Thank you.

Martha Ryan
Founder and Executive Director
Homeless Prenatal Program

2500 18th St. San Francisco, CA 94110
(p) 415.875.7320 | (f) 415.546.6778

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"The greatest good you can do for others is not just to share your riches but to reveal to them their own." -Disraeli

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From: [Susan Conrad](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: [Sara Miles](#)
Subject: Case # 2014.0599ENX, 540 DeHaro project
Date: Tuesday, May 17, 2016 5:59:55 PM
Attachments: [St Gregory of Nyssa Support Letter.pdf](#)

Greetings!

Please see attached my letter regarding Case # 2014.0599ENX, 540 DeHaro project.

Thank you for your consideration!

All best wishes,
Rev. Susan Conrad

From: [Osterhold, Helge](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: sara@saintgregorys.org
Subject: Case # 2014.0599ENX, 540 DeHaro project
Date: Thursday, April 07, 2016 11:06:52 AM

Dear Planning Commissioners,

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540 De Haro Street, in support of St. Gregory of Nyssa Episcopal Church (next door at 500 De Haro) and in opposition to the developers' current proposal.

As a community member who regularly uses the beautiful sanctuary at St. Gregory's, I urge you to protect the light and design that make this space so unique.

I am part of UCSF Benioff Children's Hospital, where I direct a staff support program focused on the wellbeing of hospital staff and faculty. We are holding several self-care retreats as well as other large workshops per year at St. Gregory's where doctors, nurses and other care team members can reflect and replenish in a serene and beautiful atmosphere (from the challenging work with some of the sickest children and their families) . Every time we get a lot of feedback about how much our care team appreciates the beauty of this truly unique, light-filled space.

We love being in this space, and we all so appreciate the art and architecture that make St. Gregory's such a gem for the whole city. The thought of losing the light that floods into this space is devastating. As someone who cares about San Francisco, I want you to know valuable I believe it is it is for us to maintain the diversity and beauty of buildings like St. Gregory's...and how important it is to preserve their integrity and unique qualities.

St. Gregory's exemplifies the best of San Francisco's aesthetic-- and of the city's culture, artistic expression and neighborhood values.

Please help keep the church's light shining!
Sincerely,

Helge Osterhold

Helge Osterhold, MFT, PhD
Staff Support Program
UCSF Benioff Children's Hospital SF
415-353-9154

From: [Timothy Smith](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sara Miles](#)
Subject: Case #2014.0559ENX - 540 De Haro Street
Date: Friday, May 06, 2016 8:46:02 AM

To the Members of the Planning Commission,

I am a 15-year resident of San Francisco and member of St. Gregory of Nyssa Episcopal Church, and I am writing to oppose the proposed development at 540 De Haro Street, case #2014.0559ENX in its current form (as of April, 2016).

St. Gregory's is a community of creative and thoughtful people, and it has been one of the anchors of my life in San Francisco. The building itself is one of the things that attracted me most. It represents a significant investment by our congregation in the life of San Francisco as a center for worship and art, as a community gathering place and resource, and as a significant work of architecture in its own right. Sunlight is a critical part of the beauty of the worship space. It reduces the need for electric lighting, and it marks the seasons as the light strikes various parts of the floor and walls. It is vital that we continue to have direct natural light.

We in the St. Gregory's community know that change is coming to our neighborhood. I am a real estate professional, and I want to be clear that I don't oppose the development at 540 De Haro in general. I believe the developer's building can be shaped in a way that will allow direct sunlight to continue to enliven our sanctuary, while still maintaining most or all other development goals. Please help us to find that mutually acceptable solution.

Sincerely,

Timothy N. Smith
747 Teresita Boulevard, San Francisco
St. Gregory of Nyssa Episcopal Church Member since 2001.

From: [Elizabeth Boileau](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Case #2014.0559ENX, proposed building for 540 DeHaro St,
Date: Wednesday, April 20, 2016 2:40:55 PM

April 15, 2015

Elizabeth Boileau
535 Mississippi St.
San Francisco, CA 94107

RE: Case #2014.0559ENX, proposed building for 540 DeHaro Street

Dear Planning Commissioners,

I speak for the 500 fshoppers who come our Food Pantry each week, and for those who come looking for the church they saw in a national video or paper, read about in a book, heard about at a seminar. If what they experienced, saw, read about was then altered it would take away from the quality of their experience.

I have been a member of St. Gregory Nyssen for 25 years.

Part of the reason I worship there is the beauty of the church.

Most of the beauty is to be found by looking at the saints painted around the upper walls of the rotunda.

No matter what time of day, there is light playing on those saints. The light catches the folds of their garments, the expressions on their faces And particularly, their haloes, all golden.

On Potrero Hill, it is rarely foggy, so the play of light is all day, only changing seasonally or with the construct of Daylight Savings.

I would grieve, as would many members of this community and visitors, if the play of light on the painted saints were lost.

Our church has many features, all of which a great deal of thought went into, so that it would be a welcoming, light-filled space for all who enter.

Please instruct the developers of the space at 540 DeHaro, to step back the top of their structure, so the penthouse is to the south, in order that the light might peek around the edges into the church part of the year.

This is a suggestion; if I can give a little (feels like a lot) perhaps they can give a little, too.

Thank you very much,
eb

BTW: Your published email address does not work, I hope this link is good.
"Plans are only good intentions unless they immediately degenerate into hard work."
Peter Drucker

Elizabeth Boileau
415.826.6359

From: [Kim Hraca](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Noreen O'Brien](#); [Sara Miles](#)
Subject: Case #2014.0559ENX
Date: Sunday, May 01, 2016 7:28:37 PM

4-30-16

Dear Kimberly Durandet,

I'm writing in reference to case #2014.0559ENX, the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developer's current proposal.

Please help save St. Gregory's light!! The rotunda at St. Gregory's is unique among the world in terms of its depictions of Saints.

The proposed development immediately next door would block the natural light that illumines the church from the South, and brings luminescence to the Saints and to the rotunda. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that makes this unique space so welcoming.

I am a visitor to the church, and my closest friend is a very active member of St. Gregory's; her experience of worship and the beauty of the rotunda has been a significant healing component for her in her faith journey.

I also think part of San Francisco's charm and architectural legacy is to preserve the diversity of beautiful buildings like St. Gregory's, especially those that have irreplaceable qualities like St. Gregory's.

So please oppose the developer's current proposal, and keep the church's light shining!!

Thank you for your thoughtful consideration in this matter.

Sincerely,

Kim Hraca

From: [Nancy Schimmel](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Cutting off the light from St. Gregory's
Date: Thursday, April 28, 2016 9:44:26 PM

I am not a member of St. Gregory's, nor an Episcopalian; I am an atheist, but I feel I have a stake in the decision to allow the building next door to block the light from this beautiful edifice. I have attended events at St. Gregory's and love the space, the murals, the light. Surely the building proposed for next door could be reconfigured to save the light. All it takes is imagination and talent, which the people who designed and decorated St. Gregory's have. Please send the planners of the building next door back to the drawing board!

Yours truly

Nancy Schimmel

Lost causes are the only ones worth fighting for. --Clarence Darrow

www.sisterschoice.com

Blog at <http://www.occupella.org/blogDB.php?blogger=1>

From: [Lewis, Donald \(CPC\)](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: FW: Objection to project at 540-552 Deharo
Date: Friday, January 08, 2016 10:56:46 AM

See below for file.

From: Judie Guerriero [mailto:jguerriero@gmail.com]
Sent: Wednesday, January 06, 2016 4:18 PM
To: Lewis, Donald (CPC)
Subject: Objection to project at 540-552 Deharo

I am a neighbor I own property around the corner on 18th street

I object to this project on the following grounds:

Out of character with the block and surrounding neighborhood:

Traffic: This proposed building will go up on top of a large parking garage and each of the 16 units is planned to have garage spaces. The entrance and exit will both be to De Haro – so I suppose there will be some competition for in-and-out with the brewery immediately across the street. In addition, as mentioned previously there will be several hundred dump trucks off hauling the excavated serpentine rock in addition to the standard construction impacts.

Shade: it is huge and will shade the church and several neighbors yards

Displacement of commercial space

and the fact is that we don't have enough transit and other infrastructure here to support all this dense development.

Judie Guerriero
jguerriero@gmail.com
1915 18th street

From: [Mindy Rankin](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Fwd: St Gregory's
Date: Monday, April 18, 2016 12:58:40 PM
Attachments: [Dear Planning Commissioners.docx](#)

Please see attached letter regarding St Gregory's

From: [Dani Scoville](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sara Miles; Secretary, Commissions \(CPC\)](#)
Subject: In opposition of Item 2014.0559ENX 540 DeHaro
Date: Friday, May 13, 2016 9:47:06 AM

To whom it may concern,

I'm writing to oppose the current plans of the developer at 540 DeHaro. My name is Dani Scoville, and I've lived in the Mission District of San Francisco for over seven years and am a member of St. Gregory of Nyssa church. The light of this sacred space is a gift to me every Sunday morning — the physical space, light, and gathering helps replenish me every wee to continue to love my neighbors and this city well.

I agree we need more housing in San Francisco, but there's got to be a compromise we can reach so this landmark of St. Greg's church isn't negatively affected. Whoever moves into this new development will want to take advantage of the place they're living: going to Anchor Steam for a tour, Farley's for a good cup of coffee, and St. Greg's at the very least for it's aesthetic beauty and quiet, expansive space. For the sake of the hundreds of people who currently visit this space on a weekly basis AND the folks who will move into this new development and call it home, I ask that you save the light in St. Gregs and help reach an amicable compromise. If Alamo Drafthouse as a recent new business can be a beneficial addition to my district by housing Lost Weekend video, and asking the neighbors surrounding their new space what they need, this new development can do likewise — beyond a mailed letter. I truly hope we can find a way to welcome these new neighbors well AND preserve St. Gregory's space/light.

Thank you for your time, consideration, and the hard work you do to make our city great!

Always,
Dani Scoville
2897 Folsom Street
San Francisco, CA 94110
daniscoville@gmail.com
[805.404.6482](tel:805.404.6482)

From: [Thomas Chesterman](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: commissions.secretaryD@sfgov.org; [Sara Miles](#)
Subject: Item 2014.0559ENX 540 DeHaro - Opposed
Date: Tuesday, April 26, 2016 5:02:01 PM

Folks -

I write as a native and long-time former resident of San Francisco (now living in Santa Rosa, frequently coming to San Francisco to worship, visit, shop, and enjoy myself). I was shocked to read about the attempt to block the sunlight from the sanctuary of St. Gregory's, with an ill-conceived building adjacent. I remember well watching from a distance the beginnings of this vibrant congregation of faith in a dismal chapel of Trinity Church, and its fortuitous move to new space on Potrero Hill, not far from the Mission District house where I grew up. They were able to create an architectural gem that reflected the spiritual home for a marvelous community of faith that was committed to both the beauty of service and of artistry that has been the best of what the Episcopal Church is able to offer. And now, someone wants to cut off the light from the worship center that is at the heart of this congregation's life. Shame on them for even thinking it!

Next, perhaps, they would like to build a high rise jail and police and fire headquarters in the plaza outside of City Hall. Surely, that would ease city administration in one convenient location.

Yours, (The Very Rev.) Thomas C Chesterman

From: [Marina Garras](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: Item 2014.0559ENX 540 DeHaro - Opposition to this Project
Date: Monday, May 16, 2016 3:40:07 PM
Attachments: [Ltr for St. Gregory's to the City Planning Commission.doc](#)

Hello Ms. Durandet:

Attached please find my letter in opposition to the 2014.0559ENX 540 DeHaro project.

Thank you for your attention to this matter,

Marina Garras
415.665.3174 (home)
415.420.6570 (mobile)

From: [Margaret Weir](#)
To: [Durandet, Kimberly \(CPC\)](#); sara@saintgregorys.org
Cc: secretary@sfgov.org
Subject: Item 2014.0559ENX 540 DeHaro
Date: Friday, May 13, 2016 4:51:23 PM

Dear SF governors,
Please ask the developers of 540 DeHaro to modify their plans so that St. Gregory's Church is not cast in shadow for ever and ever. That church is one of the loveliest things on Potrero Hill and we need all the beauty we can get in this city.

Many thanks, Margaret Weir

779 Vermont St, SF CA 94107

From: [John deCastro](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@saintgregorys.org; [Secretary, Commissions \(CPC\)](#); [J.R. Eppler](#)
Subject: Item 2014.0559ENX 540 DeHaro
Date: Monday, May 16, 2016 5:13:42 PM

Planning Commission

As a 37 year active resident of Potrero Hill, I oppose the current plans of the developer at 540 DeHaro Street, and I'd like to Save the Light at St. Gregory's. The Church has proposed alternatives that to my knowledge have been ignored by the developer. I hope the Commission can bring them to the table to develop a solution.

John deCastro
Past President Potrero Boosters Neighborhood Association (1999-2003)

Title for Identification Purposes Only.

From: [Tonia Macneil](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [Sara Miles](#)
Subject: Item 2014.0559ENX 540 DeHaro Street
Date: Friday, May 20, 2016 5:38:46 PM

May 20, 2016

TO: Honorable members of the San Francisco Planning Commission
Att: Kimberly.Durandet@sfgov.org; Commissions.secretary@sfgov.org;
sara@saintgregorys.org.

RE: Item 2014.0559ENX 540 DeHaro Street

POSITION: PRESERVE THE MIDWINTER LIGHT in THE SOUTHERN CLERESTORY by directing the building owner to reconfigure the design of his building.

I am a 23-year member of Saint Gregory Episcopal Church. I live on Potrero Hill. I am retired after 20 years as a Public Art Project Manager at the San Francisco Arts Commission. I am writing from the perspective of one who has been immersed in the practice of commissioning works of art for public places. From that perspective, I ask you to preserve what many consider to be a true integration of art and architecture, in which every element is inextricable from the whole.

The midwinter light.

From November to March the midwinter sun streams through the southern clerestory windows in what one casual observer spontaneously called a "godly light". It bathes the rotunda, with its image of Christ leading the Dancing Saints from all faith and non-faith traditions in its golden glow. This is the light that we are wish to preserve.

For many, that warm, enveloping light evokes awe. For many it evokes a sense of the ineffable, the sacred, the divine.

Those streams of light are not visible now, in the spring, because they aren't here this time of year. A glow of southern light in the windows still draws our eyes but the full glory of the light in the rotunda is only a memory at this time of year. That special light appears only when the sun moves to the south in relation to San Francisco. That is when the light comes streaming into the church at just the right angle to create a remarkable atmospheric glow in the rotunda. It is a winter phenomenon. WE ARE

ASKING THAT THE HEIGHT OF 540 DEHARO BE MODIFIED TO FULLY ACCOMMODATE THAT WINTER LIGHT.

We want to preserve that light because of its meaning for us, as Christians. We say “THE LIGHT OF GOD”, We say “CHRIST THE LIGHT”, We say “LEAD US OUT OF DARKNESS INTO LIGHT”. We celebrate the birth of Christ, one of our two high holy days, in the depth of winter, on December 25, because at that time of year, after long, dark days, the sun has passed its lowest point and is finally moving northward toward spring.

We are not the only spiritual tradition to do so. The meaning of the midwinter sun in the Northern Hemisphere is as old and widespread as the history of mankind. From the earliest-known Syriac, Roman, Germanic and Druidic traditions, midwinter has been demarcated and celebrated in man-made structures and ceremony. From Stonehenge in England to the Scandinavian and Germanic holiday known as “Yule”, from the Syriac/Roman “Sol Invictus” (the Unconquered Sun) to the Dongzi Festival in Asia, to the Zuni celebration of “Shalako” and Theravad Buddhist recognition of Sanghamitta Day, humans have acknowledged the importance of this special time of year. (See Wikipedia – Winter solstice, for instance.)

Why rule in favor of our church?

--[if !supportLists]-->• <!--[endif]-->Because the light from our southern clerestory is inextricably bound up with the meaning and experience of our liturgy and tradition. Each element of our architecture, artifacts, use of light, and liturgy joins with and amplifies our sense of being one with all people, part of an indivisible whole.

--[if !supportLists]-->• <!--[endif]-->Because, particularly in these troubled times, people need the experience of beauty and awe in their lives, to help them live beyond themselves, to sense that there is something beyond the day to day pressures and stresses of life.

--[if !supportLists]-->• <!--[endif]-->Because, in addition to being fully welcoming and engaged in service to our neighborhood and city, the Saint Gregory’s is a pilgrimage site. People come from all over the world to visit our church. They write about it, they try to emulate it, they use it as settings for media productions. It is becoming a San Francisco landmark.

--[if !supportLists]-->• <!--[endif]-->BECAUSE THE DESIGN OF 540 DEHARO STREET CAN BE MODIFIED TO ACCOMMODATE THE ORIGINAL CONCEPT OF 17 UNITS.

Please support our effort to preserve our southern light.

Yours Sincerely,

Tonia Macneil

Rhode Island Street

San Francisco, CA 94107 May 20, 2016

TO: Honorable members of the San Francisco Planning Commission

Att: Kimberly.Durandet@sfgov.org; Commissions.secretary@sfgov.org; sara@saintgregorys.org.

RE: Item 2014.0559ENX 540 DeHaro Street

POSITION: PRESERVE THE MIDWINTER LIGHT in THE SOUTHERN CLERESTORY by directing the building owner to reconfigure the design of his building.

I am a 23-year member of Saint Gregory Episcopal Church. I live on Potrero Hill. I am retired after 20 years as a Public Art Project Manager at the San Francisco Arts Commission. I am writing from the perspective of one who has been immersed in the practice of commissioning works of art for public places. From that perspective, I ask you to preserve what many consider to be a true integration of art and architecture, in which every element is inextricable from the whole.

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time of year. A glow of southern light in the windows still draws our eyes but the full glory of the light in the rotunda is only a memory at this time of year. That special light appears only when the sun moves to the south in relation to San Francisco. That is when the light comes streaming into the church at just the right angle to create a remarkable atmospheric glow in the rotunda. It is a winter phenomenon. WE ARE ASKING THAT THE HEIGHT OF 540 DEHARO BE MODIFIED TO FULLY ACCOMMODATE THAT WINTER LIGHT.

We want to preserve that light because of its meaning for us, as Christians. We say "THE LIGHT OF GOD", We say "CHRIST THE LIGHT", We say "LEAD US OUT OF DARKNESS INTO LIGHT". We celebrate the birth of Christ, one of our two high holy days, in the depth of winter, on December 25, because at that time of year, after long, dark days, the sun has passed its lowest point and is finally moving northward toward spring.

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Why rule in favor of our church?

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--[if !supportLists]-->• <!--[endif]-->Because, particularly in these troubled times, people need the experience of beauty and awe in their lives, to help them live beyond themselves, to sense that there something beyond the day to day pressures and stresses of life.

--[if !supportLists]-->• <!--[endif]-->Because, in addition to being fully welcoming and

engaged in service to our neighborhood and city, the Saint Gregory's is a pilgrimage site. People come from all over the world to visit our church. They write about it, they try to emulate it, they use it as settings for media productions. It is becoming a San Francisco landmark.

--[if !supportLists]-->• <!--[endif]-->BECAUSE THE DESIGN OF 540 DEHARO STREET CAN BE MODIFIED TO ACCOMMODATE THE ORIGINAL CONCEPT OF 17 UNITS.

Please support our effort to preserve our southern light.

Yours Sincerely,
Tonia Macneil
Rhode Island Street
San Francisco, CA 94107

From: [Katherine Krebs](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Sara miles](#)
Subject: Item 2014.0559ENX 540 DeHaro Street
Date: Monday, May 09, 2016 3:48:28 PM

TO: Esteemed Members of The Planning Commission
Members & Staff, The Planning Department
City and County of San Francisco

re: Item 2014.0559ENX 540 DeHaro Street

I am writing to OPPOSE the current plans of the developer at 540 DeHaro Street, San Francisco.

I am writing to SAVE THE LIGHT at St. Gregory of Nyssa Episcopal Church, 550 DeHaro Street, San Francisco

Thank you for your kind attention to this important matter.

I am a member of St. Gregory's, and a neighbor of the church (residing at 514 Wisconsin Street for over 20 years). I attend services weekly. I work nearby at UCSF-Mission Bay.

Among my many roles at the church, I have served on The Vestry (governing body), as a volunteer in the church at The Food Pantry, as a volunteer at several blood drives, as a host on Election Day, as an attendee at the many concerts held at the church, as a production manager for the yearly Easter services, as a wedding planner and a funeral planner, and as a regular weekly hostess for coffee hour.

Once, I was a tour guide for The Sierra Club on one of their neighborhood walks; they were dazzled by the beauty of the sunlit Dancing Saints, and delighted in seeing their founder John Muir depicted here.

Likewise, luminaries from UC Berkeley, Lawrence Berkeley National Labs, and Lawrence Livermore National Labs wandered over before a private party across the street. They were thrilled to see their friends, heroes and colleagues included in the host of Saints: Charles Darwin, W. Edwards Deming, and Paul Erdos.

People come from all over the country and the world just to experience this remarkable place.

No one fails to be inspired and uplifted by the naturally-illuminated Dancing Saints. They speak to all.

Because I love it so much, I helped organize the final fundraiser to complete the Dancing Saints icon project, an art installation taking many years and costing hundreds of thousands of dollars. People donated whatever they could to see it through; every contribution, no matter how small, was gratefully received and helped us reach our goal.

I refer to the church as The Sistine Chapel of San Francisco simply because it is so spectacularly beautiful. The radiant icon beckons to all, regardless of faith

tradition/no faith tradition. This is a welcoming place for everyone without exception.

The icon depends upon the sun's rays to illuminate and inspire. Please ensure that the sunlight into our space is protected and preserved.

Thank you. Fiat Lux!

Warm regards,

Katherine

Katherine Krebs
514 Wisconsin Street
San Francisco, CA 94107
415-206-0660 (h)



From: [Bridget Mc Shea](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#)
Subject: Item 2014.0559ENX 540 DeHaro
Date: Thursday, May 19, 2016 8:48:27 AM

Dear Ms. Durandet, San Francisco Planning Department,

I am writing to you today to plead your department to reconsider allowing the current plans of the developer at 540 DeHaro to continue. Their current plans are to build a structure that would limit and affect the light at St. Gregory's of Nyssa. St. Gregory of Nyssa is a spiritual worshipping community that not only supports local communities (Food Pantry, Calling All Choir, Mission Fusion, AA, Overeaters Anonymous, UCSF staff, The Live Oak School, KOED, Homeless Prenatal Program, FOG free summer camp for children, Potrero Hill Library, and other non-profits), but also has become an international destination for religious leaders who look to St. Gregory as a creative liturgical model and community.

I am a member of the Vestry at St. Gregory's. Though I live about an hour away the community, worship and sacredness of the space (impacted by the light coming in the windows) is so meaningful to myself and my family that we regularly make the trek. I have known many in the religious community who have specifically made trips to SF to make pilgrimages to St. Gregory.

What's more, St. Gregory is known for it's unique and beautiful architectural design, with its use natural light as a central design element. SF architect, John Goldman, in fact, won a Religious Architecture Award from the American Institute of Architects for the design of this building, which praised the building's "marvelous sense of community" and "abundant daylight." Without the light, the building is unable to fulfill it's full potential as an architectural masterpiece.

Please reconsider the plans at 540 DeHaro to help support the religious community at St. Gregory's. In a time when "the right amount of money can buy you anything," please instead consider supporting the important religious communities that are making a difference for ordinary, everyday lives in SF. Saving the light at St. Gregory's might not seem very important to you, but to many SF residents who cannot afford to have much "light" in their daily lives, light in a religious space can bring much needed hope for the 700 local folks who use that space every week.

Sincerely,
Rae Chen Huang
bmmcshea@gmail.com
639 Pickering Ave
Fremont, CA 94536
510-384-3589

From: [Neva Flaherty](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Item 2014.0559ENX 540 DeHaro
Date: Friday, May 13, 2016 4:24:45 PM

Hello SF Planning Department!

I am a resident of Potero Hill writing to urge you to review the current plans for development at 540 DeHaro. The current plans block light to St. Gregory's Church, which is truly a unique building and a unique community. The light fills the rotunda and illuminates the many handpainted icons on the walls. If you have not seen this, I highly recommend that you do. The icons reflect the inclusiveness of San Francisco, and indeed are an attraction that draws tourist to San Francisco.

I am not opposed to the development, but considerations on light and shadow caused by development should be made for the Church. It is something that makes Potrero Hill special. We pay our taxes to San Francisco for it's character. Please help support this!

Thank you for your consideration.
Neva Flaherty
618 Missouri St.

From: [Paul Wicks](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Item 2014.0559ENX 540 DeHaro
Date: Friday, May 13, 2016 5:46:17 PM

I'd like to state my opposition to the development at 540 DeHaro Street, as currently planned, and suggest a way forward.

St. Gregory's church is adjacent to the property and depends on light streaming into its rotunda to illuminate the fresco that is both intricate and renowned in both the United States and around the World.

This artwork consists of icons in the literal, liturgical, sense of the word.

My daughter and I have been members of this church, and however infrequently we attend, it remains and important part of our life.

The design of the adjacent development can and should be modified to avoid blocking sunlight from entering the rotunda of St. Gregory's. A slanting, possibly glass roof, could be designed to minimize the shadow cast by the building.

This would not only preserve the beauty of the church, but also enhance the value of the development, by creating something of of architectural merit, that actually provided a more pleasant to space to inhabit.

The benefit that this modification affords goes beyond the membership of this landmark church.

All the people of San Francisco benefit when we can avoid the degradation of a landmark and a source of pride in our community.

Sincerely,

Paul Wicks
paul.william.wicks@gmail.com

From: [Tom Mc Shea](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Item 2014.0559ENX 540 DeHaro
Date: Sunday, May 15, 2016 9:05:09 PM

This email is about Item 2014.0559ENX 540 DeHaro.

I am strongly opposed to the construction of the building at 530 DeHaro. It would block the sunlight into St. Gregory's church which would stifle some of the beauty of one of San Francisco's treasures

Please save the light.

I am a member of the church. I was married there three years ago and it would be a travesty to darken its hallowed floors.

Thanks,

Tom McShea

From: [Tracy Schmidt](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@saintgregorys.org; [Secretary, Commissions \(CPC\)](#); [Mano Marks](#)
Subject: Item 2014.0559ENX 540 DeHaro
Date: Saturday, May 14, 2016 4:28:51 PM

Hello,

I'm a longtime Potrero Hill resident. While I don't oppose development and increased density in San Francisco, I think it should be done in ways that preserve the essential character and services in each neighborhood. St Gregory's is a special place not only to churchgoers, but also as a local place of beauty, and a resource to community groups who use its special architecture as part of performances and art. I oppose the current plans of the developer next to St Gregory's, and I would like to see compromise on the side of the developers to preserve the light for St Gregory's.

Thank you.

Tracy Schmidt, 1335 Rhode Island St.

--

Tracy Schmidt
tracy.schmidt@gmail.com

From: [Virginia Giblin](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: sara@saintgregorys.org
Subject: Item 2014.0559ENX 540 DeHaro
Date: Monday, May 16, 2016 9:37:05 AM

Hello as a 30 year plus SF resident -14 years of this as a homeowner on Potrero Hill- I am weighing in to support St Gregory of Nyssa Church (540 DeHaro St) in their quest to preserve their uniqueness and the LIGHT that enhances that. Enough enough enough of destroying our city for developer profit.

People NEED quiet places of spiritual beauty and repose; quiet places for consideration and illumination. St Gregory's provides innumerable charitable assistance to the poor and hungry of this city via their Food Pantry. They help the City. It is time now for the City to help St Gregory's. Please intercede to have this thoughtless developer change plans so that the gorgeous illuminating light filtering into the Church continues. For the people- not the profit

Thank you
Virginia Giblin

From: [blane](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@saintgregorys.org
Subject: Item 2014.0559ENX 540 DeHaro
Date: Saturday, May 14, 2016 3:29:38 PM

Dear Kimberly and the planning department,

Have you ever been in St. Gregory's? What a wonderful building! With a wonderful statement about Humanity! Part of its charm is because of the light coming into the building. It would be a shame to see that taken away from all those who enjoy it.

Barbara Lane

From: [Janet Bilden](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: commissions.secretary@sfgov.doc; sara@saintgregorys.org
Subject: Item 2014.0599ENX 540 DeHaro Street
Date: Thursday, April 14, 2016 4:06:44 PM

Dear Ms. Durandet,

I'm writing in support of the preservation of the lighting at St. Gregory's. I write as a devoted volunteer of the weekly Food Pantry at St. Gregory's. The church is a beautiful space, open, light. A building blocking the windows would be like a black cloud hanging over the space. I have learned that the proposed new building can be altered to avoid blocking the light and please do all you can to ensure that St. Gregory's light is not adversely effected.

I will urge you to go visit the church, see the very colorful, meaningful art on the wall depicting many saints and dignitaries. I understand that Bishop Desmond Tutu visited the church to view his image on the wall.

Thank you for your assistance. Again, as a member of the Planning Commission, please protect St. Gregory's light.

Regards,
Janet Bilden
1280 15th Avenue, Apt. 105
San Francisco, CA 94122

Sent from my iPad

From: [Virginia Jaramillo](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sara Miles](#); [Mateo Jaramillo](#)
Subject: Letter re: case # 2014.0559ENX
Date: Tuesday, May 10, 2016 12:24:47 PM

Dear Planning Commissioners and Ms. Durandet,

I'm writing in reference to , the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal.

Please help save St. Gregory's light!

The proposed development immediately next door would block the beautiful natural light coming in to the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming.

Mateo and I, along with our three children, are members and regular attendees and St. Gregory's is a huge part of our life and community. Six years ago we moved here and visited dozens of churches in the city and settled on St. Gregory's for its community, compassion, welcoming spirit, and physical beauty, which is magnified by the amazing natural light.

I love being in this space, and appreciate the art and architecture that make St. Gregory's such a gem for the whole city. As someone who cares about San Francisco, I want you to know how important I believe it is to maintain the diversity of beautiful buildings like St. Gregory's —and how important it is to preserve their integrity and unique qualities. I often tell friends, neighbors and out-of-town visitors about St. Gregory's, and the amazing, light-filled space that is so welcoming to everyone.

St. Gregory's exemplifies the best of San Francisco's aesthetic — and of the city's culture, artistic expression and neighborhood values.

We would be deeply saddened if our church became a darker place. Please help keep the church's light shining!

Sincerely,
Virginia and Mateo Jaramillo

From: [Vanessa Neumann](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Letters from Live Oak School in support of St Gregory's Church - Case 2014.0559ENX
Date: Wednesday, May 04, 2016 2:34:52 PM
Attachments: [20160504142346715.pdf](#)
[ATT00001.htm](#)

Dear Ms. Durandet,

Please find attached two letters in support of St Gregory's Church - Case 2014.0559ENX.

Best regards,
Vanessa

Vanessa Neumann
Director of Administration
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107
415-568-4740 ext. 240

secur@liveoaksf.org

From: [Rosalind Hague-Foster](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: My Letter of Support
Date: Wednesday, April 27, 2016 2:15:12 PM

Hi Kimberly:
Attached is my letter of support for St.Gregory's regarding the light situation.

Sincerely,
Roz Hague-Foster Middle School Music Teacher Live Oak

 [Savethelight_Letterofsupport RHF042716.docx](#)

From: lmlynch@att.net
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: Planning Commission Item 2014.0559ENX 540 DeHaro
Date: Sunday, May 15, 2016 10:23:46 PM

I am a neighbor of Saint Gregory's and I live on DeHaro Street. I write to oppose the current plans of the developer at 540 DeHaro Street. Saint Gregory's building and programs constitute an unique community asset and the folks at Saint Gregory's should be listened to concerning any development that impinges on the amazing art contained in the church.

San Francisco sets aside a percentage of the City's budget for public art, because the City recognizes in its official policies and actions the importance of art for the community and for the soul. Moreover, the art at Saint Gregory's is more than just pretty colors to look at. Set within a sacred space it inspires and assists all those who experience it. The Planning Commission will act in contravention to city policy and it will destroy the amazing art at Saint Gregory's if it approves the developer's plans.

Because of Saint Gregory's renowned food and assistance programs, the church serves so many more people across the city than just the worshippers and art lovers who come to the church. The calming and restorative effects of the sunlight through the glass produces incalculable benefits to all those who experience that light. Who knows how much the sun streaming through to the art at Saint Gregory's assists those who experience it -- many of whom have precious little other beauty in their lives. To diminish the light is to destroy -- or at the least substantially impede -- that beauty and that benefit.

Save the Light at St. Gregory's. Do not approve the developer's project as proposed. As John Muir cautioned in a similar context about California's unique natural treasures -- once impaired it is lost forever and cannot be undone. The planning commission has a responsibility not only to the future but also to this community -- quite an under-served community in the City -- to take into account this unique community treasure and not destroy the light that comforts and inspires so many in this neighborhood. A few more units of housing are not worth the immense detriment caused by this development.

Sincerely,

Loretta M. Lynch

From: [Dave Olson](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@saintgregorys.org
Subject: Protest to Case 2014.0559ENX
Date: Tuesday, April 19, 2016 9:29:30 AM

Ref. case #2014.0559ENX

Dear Planning Commissioners:

I understand that there is a proposal for 540 DeHaro street that will seriously impact St. Gregory of Nyssa Episcopal Church, the building next door. St. Gregory's is a unique space in the city, especially for the interior light flooding the sanctuary from above. The building proposed would seriously diminish this light, and so I oppose the project as presented.

Sincerely,

David Olson, concerned citizen of San Francisco

3977 20th. St., San Francisco 94114

From: carolehenrylee@juno.com
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@stgregorys.org
Subject: Re: St. Gregory's Episcopal Church
Date: Tuesday, May 10, 2016 2:00:00 AM

May 9, 2016

Re: Case # 2014.0559ENX

Dear Ms. Durandet:
And Members of the Planning Commission:

I wish to add my support of St. Gregory Nyssa Episcopal Church's effort in opposition to the proposal for a building at 540 DeHaro Street that would block the beautiful natural light coming in through the Southern windows of the church.

I have had the pleasure of visiting the church many times and bringing friends to admire its unusual architecture and the wonderful murals of the Dancing Saints which adorn the walls.

As someone who cares about San Francisco I want you to know how important it is to preserve and maintain unique and beautiful churches such as St. Gregory's. In addition to being a sacred worship space, the building supports many neighborhood activities such as the Food Pantry, several educational programs and many other welcoming activities.

Please add my voice to the many others who wish to keep the integrity of the space intact.

Sincerely,

Carole Jan Lee
401 Santa Clara Ave. #205
Oakland, CA 94610

From: [Leida Schoggen](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Re: Item 2014.0559ENX540 DeHaro
Date: Friday, May 13, 2016 7:00:17 AM

Dear Ms. Durandet,

I have been a member of St. Gregory of Nyssa Episcopal Church for 27 years. When I joined, the church was living in rented space from Trinity Episcopal Church on Gough Street. The day that we moved to 500 De Haro Street was a revelation. Here was this beautiful, light-filled building created by and for us. We walked from the dark of the small space at Trinity to the all encompassing light of our new home. That light filled the church. For the next several years, paintings of saints, many of whom had never been so identified before, were installed in the rotunda. As the icons of Martin Luther King, John Coltrane, Sojourner Truth and many others appeared on the walls the light changed their images moment by moment. Standing in that rotunda contemplating the lives of these people, the light creates movement and life in them.

My children grew up with those images and with the deep meaning of the lives of the people depicted in them. They grew up dancing in the light of the church, seeing baptisms and weddings take place there and experiencing the evolution of the lives of people around them and of the church. They saw how many people from all over the world came to bask in the warmth, human contact and joy expressed in this unique space.

Losing that light will completely alter the feel of the physical building and the spirit of the services held there. The developer of the building at 540 De Haro needs to understand and accommodate this need of St. Gregory's and the worldwide community that it serves.

Sincerely,

Leida Schoggen
897 Noe Street
San Francisco, CA 94114
415.826.7739

From: [Stephen Holtzman](#)
To: [Durandet, Kimberly \(CPC\)](#); [Sara Miles](#); toniamacneil@sbcglobal.net; [Richard Fabian](#)
Subject: RE: 2014.0599ENX 540 DeHaro,
Date: Thursday, March 31, 2016 9:16:02 PM

I am writing concerning the issue of a new proposed condo blocking the sun that streams into St. Gregory of Nyssa Church on de Haro St. in San Francisco. I attend services at St. Gregory of Nyssa. The sun streaming into the windows lifts my spirit and creates an ambiance of sacred architecture. The building won an award as best new religious architecture in the U.S. when it was first built in 1996. The building is a significant addition to the architecture of San Francisco, it is an important building. It would be an outrage to change the way the sun lights the interior space in the morning. This is an integral part of it's design. Please do all you can to preserve the building as a legacy for the generations that are to worship in this worthy building. The condo would also alter permanently the space that sun lights the Columbarium of the church, placing the burial site in perpetual shade. Light is a most important part of the design, not something that can be altered from the intent of it's careful conception and design. Beauty is a sacred thing, sunlight streaming into the south facing windows of St. Gregory of Nyssa Church is beauty, sacred beauty, beauty that inspires and making life more worthwhile.

Thank you,

Stephen A. Holtzman
2525 Lyon St., SF 94123

From: [Jon Spangler](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: RE: 540 DeHaro Street Project #2014.0599, March 3, 2016, Planning Commission Meeting
Date: Friday, February 19, 2016 2:46:12 PM

Dear Ms. Durandet,

Would you please send me (or send links to) the latest developer's plans and your staff report(s) regarding the proposed project at 540 DeHaro Street as soon as they are available?

As a long-time member (since 1998) of St. Gregory of Nyssa Episcopal Church (500 DeHaro Street), I plan to offer public comments to the Planning Commission on March 3 and submit written comments prior to that date.

Before doing so, I was hoping to review the latest revised proposals from the developer and your draft staff report for March 3, but a search of www.sf-planning.org today only yielded documents pertaining to the January 7, 2016, public hearing, and an agenda has not yet been posted for the March 3 meeting.

Are any more recent plans, emails, or other relevant documents available regarding this project?

I look forward to hearing from you.

Thank you very much,

Jon

Jon Spangler
2060 Encinal Avenue, Apt B
Alameda, CA 94501-4250

Writer/editor
Linda Hudson Writing
School Cycling Instructor #018
League Cycling Instructor #3175
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www.linkedin.com/in/jonmspangler

"The bicycle is just as good company as most husbands and, when it gets old and shabby, a woman can dispose of it and get a new one without shocking the entire community."
— Ann Strong — 1895

Alameda, CA 94501-4250

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www.linkedin.com/in/jonmspangler

From: JoelSelvin@aol.com
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Re: 540 DeHaro: Case No. 2014.0599X
Date: Monday, February 08, 2016 5:13:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you so much. I enjoyed speaking with you. Here's the letter.
Cheers,
js

To Kimberly Durandet;

I live at 537 Rhode Island, immediately behind the proposed development on the 600 block of DeHaro and I wish to express my complete and total objection to this ugly, dubious project. I have reviewed the blueprints and discussed the project with my neighbors. There is total agreement against the project. There is considerable concern about excavating the bedrock. It is my experience -- and the experience of professional engineers -- that results of such excavations cannot be precisely predicted. My next-door neighbor experienced serious issues with a tilting of his entire house when the neighbor on the other side excavated his garage for a room addition. That litigation is still ongoing, as far as I understand.

Furthermore I cannot believe the planning commission would countenance the placing of a ugly box on the side of one of San Francisco's most beautiful hills. The view from the other hill would be destroyed by the placement of a large box on the side of a picturesque and well built hillside. This is an especially charming and beautiful neighborhood with the few recent buildings and additions having gone to great lengths to fit in with the Potrero Hill neighborhood, which in these blocks, at least, has changed its face little in the past fifty years. From the developers' plans, I feel like they are maximizing use of height limits and floor space to pack as many people (and profit) into the space as possible. This is a neighborhood that is already crowded. People live in trailers on those very blocks. This will impact traffic, parking and the quality of life on our blocks. These developers in particular seem intent on imposing their vision on the neighborhood, rather than working with us. We have received no visits or information or questions from these people. From my view of their plans, they look to me like professional real estate developers with no concern for anything but profits, no interest in our peaceful, much beloved community.

I have owned my home since 1991 and lived on the hill since 1984. I worked as a reporter for the San Francisco Chronicle for thirty-six years and now make a living writing non-fiction books. I have lived in San Francisco all my adult life after being born and raised in Berkeley. While I do not begrudge real estate developers their living, I respect those who take the time and effort to make a contribution to the community they serve rather than simply manipulate real estate to their own maximum benefit -- pushing height limits to the max, packing in as many units in a small space as possible, etc. The plans for the other pending project on the block take into account the neighborhood esthetics and does not appear to seek the maximum use of the land, but rather a modest and intelligent repurposing of the existing lots.

Please give careful consideration to this project before you impose this ill-considered, unsightly addition on our wonderful San Francisco neighborhood. I also highly recommend a careful survey of the hill behind their lot, where a steep, rocky cliff waits to fall down on the excavation. Remember Twin Peaks.

I would be happy to answer any questions.

Sincerely,
Joel Selvin

537 Rhode Island
SF 94107

415-863-5535

In a message dated 2/8/2016 10:40:10 A.M. Pacific Standard Time, kimberly.durandet@sfgov.org writes:

Dear Mr. Selvin,

I am following up on our phone call this morning. You expressed concerns about the above project, specifically citing excavation and hillside stability, project design and neighborhood context, traffic and parking, and a lack of outreach by the project sponsors.

I understand previous attempts to submit comments to me by email have been returned to you. Please confirm receipt of this email and you may submit your comments in response that will be included in the public record for the project.

Regards,

Kimberly Durandet
Current Project Planner

Southeast Quadrant

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-6816 **Fax:** 415-558-6409

Email: kimberly.durandet@sfgov.org

Web: www.sfplanning.org



Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: [Peter Yuichi Clark](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: sara@saintgregorys.org; [Clark, Peter](#); [Conrad, Susan](#)
Subject: Re: Case # 2014.0559ENX, proposed building for 540 DeHaro Street
Date: Wednesday, May 18, 2016 6:52:59 AM
Attachments: [ClarkLetter-InReCase2014.0559ENX.pdf](#)

Dear Ms. Durandet and Mr. Ionin,

Please find attached a letter for the Planning Commission's review. I would appreciate your forwarding it to the Commissioners for their consideration.

Many thanks, and blessings--

Peter

The Rev. Peter Yuichi Clark
13 Rimmel Court
Alameda, CA 94502-7942
510-499-0113
<pyclark1@gmail.com>

From: [David Hurlbert](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: RE: Item 2014.0559ENX 540 De Haro
Date: Wednesday, April 27, 2016 6:57:20 AM

Dear Ms. Durandet,

I am writing to ask your help.

While churches everywhere are being shuttered, turned into 24-hour gyms, roller board venues or luxury apartments--or torn down--St. Gregory's is an active, thriving anchor to so many people. The place has always been a home for families of all kinds, artists, children, the elderly, and the poor.

Its architecture is a marvel, and a landmark of which San Francisco should be quite justifiably proud.

With the planned development just next door, St. Gregory's would be essentially shuttered and cast aside, a victim of the breathtaking greed that seems at times to be taking over this city. Cutting off the light from the church is much more than an aesthetic situation. Without the light for which the building was planned, the church will become a forbidding, side-lined place.

I don't like to think that San Francisco has lost its soul. Please help us, and all of San Francisco.

Sincerely,

Dave Hurlbert
(504)322-8995

From: [Olivia Kuser](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Sara Miles](#); [Tonia Macneil](#)
Subject: Re: Item 2014.0559ENX 540 De Haro
Date: Sunday, April 24, 2016 4:27:01 PM

Dear Ms. Durandet,

I am writing to OPPOSE the current plans of the developer at 540 De Haro St.

I have lived here since 1978. I have owned a house in the city since 1991. The population of San Francisco has grown tremendously since I moved here. We need more housing and I am in favor of developing the land adjacent to St. Gregory of Nyssa Church for housing, but not the project as it is currently designed. I urge you to save the sunlight in the south windows of the church.

We San Franciscans live in one of the most beautiful cities in the world. We have a responsibility to that- not just to preserve the beauty we already have but to continue to create a vibrant and interesting cityscape. The St. Gregory of Nyssa church is an important part of that lively cityscape. The beauty of our city is a civic good. It belongs to us all, to the inhabitants of San Francisco and to the millions of visitors to our city. We, the citizens of San Francisco, depend on the city planners and the Planning Commission to do the work of preserving and creating more than just a functional city. We depend on you to help create a beautiful city.

I am a member of St. Gregory of Nyssa Church. The Church's congregation includes: painters, photographers and printmakers, dancers, actors, musicians, screenwriters, film makers, lighting designers, and composers. I was drawn to this particular parish because of its emphasis on creativity and beauty as a path to God. We built the church to express that emphasis. A lot of the beauty of the building is on the outside, as a gift to the street. The architecture, even before the embellishment of the mosaics, the bronze crosses on the towers, the carved front doors, is beautiful. This beauty beckons the visitor to come inside. When you step inside, you enter the light-filled, soaring rotunda, covered with colorful iconographic murals wrapping around the entire rotunda. The two levels of clerestory windows illuminate and activate the room. This is the most important space, religiously, in the whole building. It is where the Eucharist is celebrated, and very importantly, it is directly accessible from the street. Directly accessible to everyone. This beauty, like the beauty on the street, is for everyone.

The shafts of sunlight coming through the clerestory windows are almost a surprise. Direct beams of light pick out the Ethiopian crosses, the chalices on the altar and light pools on the floor. When the incense is burning, the shafts of sunlight become

almost solidly three dimensional. I can only compare the effect to the way shafts of sunlight at dawn and sunset pierce the cloud deck over the San Francisco Bay and spotlight the water. It is uplifting.

I am a landscape painter. I have painted that natural light effect many times. I cannot tell you what it means to me to experience it in my church, made by a human being.

I feel certain, that with a re-design and possibly a variance, granted by you, the Planning Commission, the sunlight streaming in through the south clerestory windows of St. Gregory of Nyssa can be preserved while also enabling the developer to retain the number of units they need to make the building profitable. It will take creativity. But if we are made in the image of God, then first and foremost, we are creative.

Thank you for your work,

Olivia Kuser

1641 York St.

San Francisco, CA 94110

From: agb@alfredbay.com
To: [Durandet, Kimberly \(CPC\)](#)
Subject: RE: Item 2014.0559ENX 540 De Haro
Date: Saturday, May 07, 2016 4:30:44 PM
Attachments: [clip_image002.png](#)

Construction Oversight Group

Alfred Bay
Licensed Architect
Licensed General Contractor 499722
agb@alfredbay.com

RE: Item 2014.0559ENX 540 De Haro
IN OPPOSITION

Kimberly Durandet
San Francisco Planning Department
1650 Mission St. Suite 400
San Francisco, CA 94103

Alfred Bay
1641 York St.
San Francisco CA 94110

May 1, 2016

I am writing to oppose the development plans of 540 De Haro St. **as they now stand**. This development presents a unique opportunity to build upon the remarkable architecture of the St. Gregory Church building in establishing a strong gateway to the adjacent Portrero Hill residential neighborhood. However, the proposed design does not do this; in fact it does not meet many of the Design Guideline (2003) criteria.

I urge the Commission to work with all parties to create a superior streetscape on this important transitional block.

The Guidelines State:

- Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entryways to the street, setting the tone for the streetscape that follows.

St. Gregory's does just this. When designing the project, the Church left the original house at the corner of De Haro and Mariposa Streets extant in recognition of its gateway position. The wood detailing of the church buildings, the street-face articulations, the entry treatment and scale are residential in character.

- Design the building's architectural features to enhance the visual

and architectural character of the neighborhood.

- Design the building's form to be compatible with that of surrounding buildings.

At the same time, the massing mediates that of the Anchor Steam Brewery buildings and the 30-foot high serpentine escarpment defining the back line of the lot. The church towers reference the brewery tower and the boxy towers of the Pioneer Square building (555 De Haro).

- Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings. In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.

The proposed development at 540 De Haro does not successfully complement the architecture of the already existing St. Gregory's nor does improve the fabric of the neighborhood. Nonetheless, I am certain that a solution can be found which will meet all of the guidelines listed above, allow placement of the desired 17 units on the property, and not obstruct or dilute the spiritually-important play of light in the church sanctuary, and so:

- Maintain light to adjacent properties by providing adequate setbacks.

I am an architect and general contractor. I have been building in the Bay Area for close to 30 years. I have worked on several church renovation and expansion projects requiring the integration of these buildings with the surrounding neighborhood:

- First Baptist Church of Oakland (historic, Julia Morgan, architect)
- Baptist Seminary of Berkeley
- Jesuit School of Theology, Berkeley
- University Lutheran Church, Palo Alto.

While not a member of St. Gregory's, I do enjoy the presence of the church, and sometimes detour while running errands just to take another look. I have also attended worship services and concerts in the building.

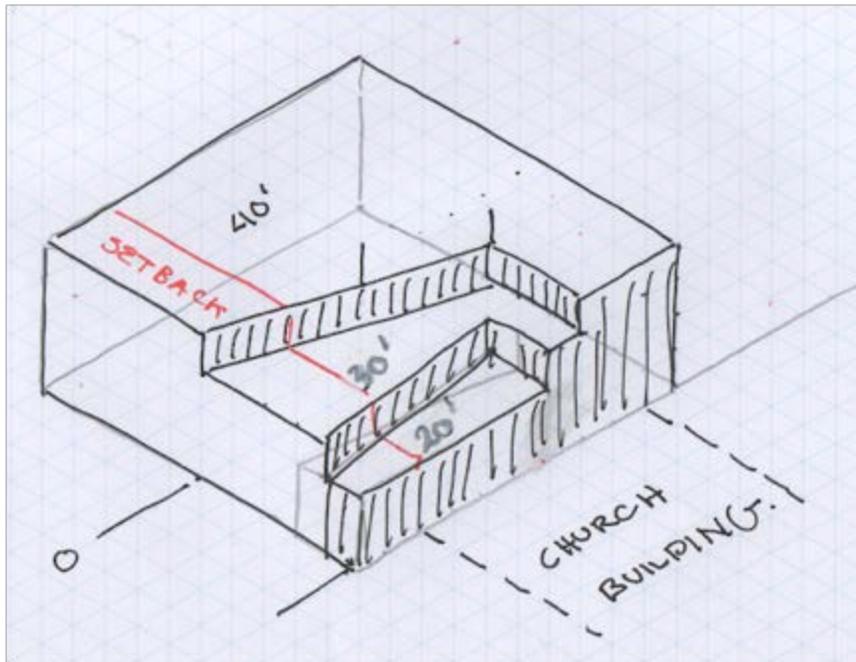
The iconic mural of Dancing Saints backlit by natural light coming through the clerestory of the rotunda fulfills the architectural promise of a spiritual experience offered by the street presence of the building. I urge the Commission to work diligently and generously in preserving that experience.

Constraint often produces superior architecture. I believe this is such a case. Faced with the challenge of respecting St. Gregory's access to light, I feel confident that our neighbors can create a plan that not only gives them the financial return they seek but also creates a better

project for enjoyment of the neighborhood and city as a whole—in fact a building people will be excited to live in.

According to my calculations, this should not be difficult. Below is a massing study which, if followed, should allow full morning light into the sanctuary between ten and noon, all year long between. Thank you.

Alfred Bay



From: [L.M](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Sara Miles](#)
Subject: RE: Item 2014.0559ENX 540 DeHaro
Date: Saturday, April 16, 2016 10:46:00 AM

Dear Ms. Durandet,

I am writing as a parishioner of St. Gregory of Nyssa church. I oppose the building that is going to be put up next to my church also known as **RE: Item 2014.0559ENX 540 DeHaro**. The light that streams through our beautiful windows is an integral part of the religious experience in our church. It highlights the Dancing Saints mural, which inspires us to live like those who have had their faith tested and kept their faith in God. It would be religiously intolerant for these windows not to receive light in the area where we celebrate communion and feel inspiration in our relationship with God. Please do what you can to protect this light and the needs of my church community, which does so much for our local community with its world renowned liturgy, food pantry that is open to all, and serves as a space for local organizations and schools, such as Live Oak School. As a teacher at Live Oak School, this mural has been integral to the work that we do with our entire school on our equity and social justice days, where we take a field trip to St. Gregory's to learn about the changemakers on the mural to teach our students about how they need to make positive change in the world.

Please, please support our church's ability to worship in the way that the building was designed to inspire, and please also support this beautiful space and the positive impact that it has in our community.

Sincerely,

Laura Manion

From: [Lynn Voelbel](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: RE: Item 2014.0559ENX 540 DeHaro
Date: Saturday, April 23, 2016 11:50:31 AM

Dear Ms Durandet,

I am writing to OPPOSE the current plans of the developer at 540 DeHaro.

I have been a part of the St. Gregory's community for 3-4 years. I was drawn to it after reading the book by Sara Miles, [Take This Bread](#). The book described to me a congregation willing to offer its neighbors, not only the spiritual food of communion and the building of faith lives—but the physical food that sustains our physical bodies and is often lacking for many. I had to come and see.

When I walked into the building the very first time I was dumbfounded with awe. The rotunda is filled with dancing saints —some of the traditional ones like St. Francis of Assisi, King David, Thomas Aquinas, and of course, Jesus Christ as well as some nontraditional saints including Black Elk, Margaret Mead, Cesar Chavez, Charles Darwin, Dante, Lady Godiva, Martha Graham, Martin Luther King, Desmond Tutu, Ella Fitzgerald, John Muir, and John Coltrane and saxophone.

The light that comes through the windows above these larger than life-size dancing saints is magical, other-worldly and key to the joy of the dance and the joy of the space.

I highly recommend you come and just see for yourself, the magnificence of this place and what it can and does mean to the many who worship here. Often there are visitors in the service who have made the pilgrimage because they have heard of the dancing saints—and the people of St. Gregory's who are so intentional about service to their neighbors.

We will be welcoming our new neighbors. We hope they will come and see—come and taste—come and be a part of our life together. We just really hope that the design of the new condo building can be adjusted to allow for the so important light on our saints and on our place of worship.

Thank you very much for your consideration.

Sincerely,
Lynn Voelbel

From: [Rae Huang](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: RE: Item 2014.0559ENX 540 DeHaro
Date: Wednesday, May 04, 2016 7:24:28 AM

Dear Ms. Durandet, San Francisco Planning Department,

I am writing to you today to plead your department to reconsider allowing the current plans of the developer at 540 DeHaro to continue. Their current plans are to build a structure that would limit and affect the light at St. Gregory's of Nissa. St. Gregory of Nissa is a spiritual worshipping community that not only supports local communities (Food Pantry, Calling All Choir, Mission Fusion, AA, Overeaters Anonymous, UCSF staff, The Live Oak School, KOED, Homeless Prenatal Program, FOG free summer camp for children, Potrero Hill Library, and other non-profits), but also has become an international destination for religious leaders who look to St. Gregory as a creative liturgical model and community. I, myself as a visitor of St. Gregory's, have visited frequently and have many friends who regularly seek out St. Gregory for their trainings and service in the community. I have known many in the religious community who have specifically made trips to SF to make pilgrimages to St. Gregory.

What's more, St. Gregory is known for it's unique and beautiful architectural design, with its use natural light as a central design element. SF architect, John Goldman, in fact, won a Religious Architecture Award from the American Institute of Architects for the design of this building, which praised the building's "marvelous sense of community" and "abundant daylight." Without the light, the building is unable to fulfill it's full potential as an architectural masterpiece.

Please reconsider the plans at 540 DeHaro to help support the religious community at St. Gregory's. In a time when "the right amount of money can buy you anything," please instead consider supporting the important religious communities that are making a difference for ordinary, everyday lives in SF. Saving the light at St. Gregory's might not seem very important to you, but to many SF residents who cannot afford to have much "light" in their daily lives, light in a religious space can bring much needed hope for the 700 local folks who use that space every week.

Sincerely,
Rae Chen Huang
huangrae@gmail.com
1722 Brockton Ave. apt. 8
Los Angeles, CA 90025
919-695-5157

From: [Ruth Tringham](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: RE: Item 2014.0559ENX 540 DeHaro
Date: Monday, May 16, 2016 4:09:27 PM

RE: Item 2014.0559ENX 540 DeHaro

I am writing to OPPOSE the current plans of the developer at 540 DeHaro, which would adversely affect the penetration of light into the southern clerestory window of the St. Gregory Nysa Episcopal Church. I live in the Bernal Heights neighborhood of San Francisco and come to the church twice a week to sing in Calling All Choir chorus and to delight in this spectacularly beautiful church.

The interior rotunda of the church is famous worldwide for its murals, as well as the design of light access through the clerestory windows that gives the icons in the murals a sense of movement and extraordinary ethereality. Everyone who stands below the rotunda, for whatever reason, secular or religious, find their eyes constantly drawn to the murals with a smile of well-being.

Blocking the clerestory light on the south side – which would be the result of the proposed construction at 540 DeHaro – would change for ever the award-winning design and its benefits for the large and richly diverse community who are welcomed in the church for many different events. For this reason, I strongly oppose the current plans for the development of the building at 540 DeHaro.

Yours sincerely
Ruth

Ruth Tringham
Professor of the Graduate School (Anthropology),
University of California, Berkeley 94720
Creative Director, Center for Digital Archaeology(CoDA)

<http://ruthtringham.com>
<http://www.codifi.org/>
<http://lasthouseonthehill.org/>

From: patriciametzger@gmail.com
To: [Durandet, Kimberly \(CPC\)](#)
Subject: RE: Item 2014.0559ENX 540 DeHaro)
Date: Sunday, May 01, 2016 6:39:01 AM

Even though I live in Southern California I have been to St Gregory Church and understand the importance of light to this iconic treasure. Working together, church and architect, a solution can be found. Please take the position that a compromise must be reached before final approval. Thank you.
M Patricia Metzger
5120 Lincoln Ave
Cypress CA 90630

Sent from my iPhone

From: tynegiles@talktalk.net
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: RE: Item 2014.0559ENX 540 DeHaro.
Date: Wednesday, May 04, 2016 7:25:02 AM
Attachments: [St Gregory of Nyssa, SF Saving the Light.docx](#)

Dear Ms Durandet,

Please find attached my letter supporting Saving the Light at St Gregory's Episcopal Church and opposing the development of 540 de Haro as currently proposed.

With thanks

Richard Giles

From: cynthia.wood@sbcglobal.net
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Re: Item 2014.0559ENX 540 DeHaro
Date: Friday, April 29, 2016 12:25:09 PM

To Whom It May Concern/San Francisco Planning Department:

I am writing this letter in support of the initiative to SAVE THE LIGHT at St. Gregory's Church in San Francisco.

It is my understanding that there is a proposed four-story development next to St. Gregory's at 540 DeHaro that would either significantly or completely block the light that comes in through the south-facing clerestory windows of the church. It is my firm belief that any new development plan must take into consideration existing nearby structures that would be negatively impacted by the new structure(s), and adjust their plan(s) accordingly. In this particular case, it is well-known that the use of natural light is a central design element of the St. Gregory of Nyssa Episcopal Church -- as it is in most places of worship...

I don't personally attend services of worship at St. Gregory's, however I am one of the original members of the Calling All Choir, a non-secular community choir comprised of approx. 100 men and women -- and we have been using St. Gregory's, and specifically the space under the main rotunda, as our rehearsal space for the past few years. I absolutely LOVE rehearsing and singing in this beautiful and acoustically magnificent space every week; for this reason, I feel very strongly in my support of the church's desire to maintain the architectural integrity and [spiritually] inspiring light of their place of worship, which they have been graciously sharing with the greater community for a variety of purposes.

I have also attended some memorable concerts at St. Gregory's during the 22+ years that I have lived in San Francisco -- memorable not only for the music, but for the beauty of the light-filled space.

It is my understanding that the developer is only being asked to move the footprint of their proposed development by a few feet so as not to hinder the light entering St. Gregory's on the south side. This seems like a perfectly reasonable and acceptable request to me. I hope you will decide to honor this request and the existing structure, and will move to ensure that the light at St. Gregory's is both protected and preserved.

Sincerely,
Cynthia Wood
673 Oak Street, #12
San Francisco, CA 94117

From: [Ann Sherman](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: RE: Item 2014.0559ENX 540 DeHaro
Date: Thursday, May 12, 2016 4:20:09 PM

Dear Ms. Durandet,

We are writing to oppose the current plans to construct a 4-story building at 540 DeHaro Street. The Planning Commission should vote against this Project and, instead, save the light at St. Gregory of Nyssa Episcopal Church. We are visitors to the Church and celebrated a beautiful, sunlit wedding there with our friends who are members of the Church. At the end of the ceremony, we joined hands with the entire congregation in a circle in the rotunda, with sunlight streaming down on us from the clerestory-level windows. It was a joyful celebration of our friends' love and community, and light was an important part of it.

The Project's detrimental effect on the light and religious activities at St. Gregory's have not been analyzed or mitigated for as required under CEQA. Although the City proposes to exempt the Project from environmental review based on the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans, the City still has an obligation under CEQA to examine environmental impacts that are peculiar to the Project. Despite this obligation, the Community Plan Exemption checklist for 540 DeHaro Street does not specifically discuss the Project's impact on the Church. Instead, the Community Plan Exemption checklist dismisses shadows on adjacent properties as insignificant because they do not exceed levels commonly expected in urban areas. The City provides no support for this conclusion. The failure to do so violates the City's obligations under CEQA. Light is important to worship at St. Gregory's and shadow impacts on the Church are significant.

We respectfully request the Planning Commission vote against the Project as currently proposed.

Sincerely,
Michael and Ann Sherman

From: [Evan Ardley](#)
To: "Patrick Andersen"; [Durandet, Kimberly \(CPC\)](#)
Cc: "Patricia Cunningham"; sara@saintgregorys.org; [Secretary, Commissions \(CPC\)](#)
Subject: RE: St. Gregory of Nyssa Episcopal Church
Date: Friday, April 29, 2016 4:29:16 PM

Thanks so much Patrick. A leader of the fold!!!

Evan Lloyd Ardley
415-317-2712

www.hospispirit.com

“Vocatus adque non vocatus. Deus aderit.”

From: Patrick Andersen [mailto:pwandersen@yahoo.com]
Sent: Friday, April 29, 2016 3:46 PM
To: kimberly.durandet@sfgov.org
Cc: Patricia Cunningham <priest-in-charge@trinity-stpeters.org>; Evan Ardley <eardley727@aol.com>; sara@saintgregorys.org; commissions.secretary@sfgov.org
Subject: St. Gregory of Nyssa Episcopal Church

April 29, 2016

Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Durandet,

I am writing to voice support for preserving sunlight in St. Gregory of Nyssa Episcopal Church. Our congregation, Trinity†St. Peter’s Episcopal Church, has held several retreats and meetings at St. Gregory’s, and the light coming through the windows had a deeply spiritual impact on us all. And as a practical matter, the light helped us conduct our affairs without using excess electricity.

I see in the *Chronicle* that the developer’s architect essentially blames the church for placing windows facing south to admit the sunlight. In my mind it is the architect’s job to design his structure to accommodate existing conditions rather than to demand that the conditions change to fit his design.

The developer was also quoted in the *Chronicle* suggesting that it is a greater priority to build high-density housing than to preserve the charm and soul

of the city. I beg to differ—on average San Francisco already houses more than 17,000 people per square mile, second only to New York City's 24,000. Even if we matched New York's density, there would still be more demand for housing, but sun-filled oases like St. Gregory of Nyssa would be lost.

Please vote to support the church. Thank you.

Patrick W. Andersen
Senior Warden
Trinity†St. Peter's Episcopal Church
1669 Bush Street
San Francisco, CA 94116

cc Sara Miles, St. Gregory of Nyssa Episcopal Church
The Rev. Patricia Cunningham, Priest in Charge, Trinity†St. Peter's
Episcopal Church

From: [Amy Baker](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: [planning@rodnevfong.com](#); [Richards, Dennis \(CPC\)](#); [Johnson, Christine \(CPC\)](#); [mooreurban@aol.com](#); [cwu.planning@gmail.com](#); [Cohen, Malia \(BOS\)](#); [richhillissf@yahoo.com](#); [Bruss, Andrea \(BOS\)](#)
Subject: Regarding 2014.0559ENX 540 DeHaro Street
Date: Wednesday, April 06, 2016 1:26:10 PM

Regarding Item 2014.0559ENX 540 DeHaro Street
POSITION: Preserve southern clerestory light at St. Gregory of Nyssa church

To the San Francisco Planning Commissioners,

I am writing in STRONG OPPOSITION to the developers' proposal for 540 De Haro Street, immediately adjacent to St. Gregory of Nyssa Episcopal Church. The direct natural light that is threatened by the proposed development is very, very important and should be preserved.

I will keep my letter as brief as I can, but please know that my feelings about this are deep and passionate.

Personally

St. Gregory's has been a life-saver for me, as I know it has been for many other people. When I first began attending St. Gregory's, at a very low point in my life, I would stand in the rotunda looking up at the Dancing Saints icon, blinking in the light that streams in from the windows, and weep. This was the result of a precious combination of things: nearly complete emotional exhaustion, a genuine sense of welcome in the St. Gregory's community, and sheer joy at the beauty manifest there in that art-filled space. St. Gregory's gave me hope. I know that I am not alone in this affirming, uplifting experience that I lived at St. Gregory's. Everything about the space of St. Gregory's plays a part in that phenomenon of hope-giving.

Architecturally

I was trained as an art historian. There is no denying that St. Gregory's is a *destination church* for artists and architecture aficionados from around the world. It is a remarkable building that beautifully melds form with function. Stylistically, it reflects the philosophical and theological underpinnings of the founders of the church, and in all kinds of weather conditions, it manifests the Divine. Natural light, with all its natural variations, is a crucial design element that is *especially* important for a church.

Sacred spaces — whether man-made or natural — almost always touch our hearts because of some unspeakable beauty. The effect of natural light is fundamental to that effect. Certainly in the case of St. Gregory's the beams of light that stream in through the clerestory windows in the rotunda inspire and affirm the people there below. To block that light, even a little bit, would change and impoverish the experience for parishioners and visitors.

Logistically

I serve on the Vestry of St. Gregory's. I have been involved at the church for 10 years. While I understand that notices were sent in the years leading up to the proposed construction, they were sent to an office across town at the Episcopal Diocese and never relayed to St. Gregory's. Giving the very most charitable interpretation I can imagine, it appears that the developers put forth the absolute

minimum effort required by law. They made no serious good-faith efforts to ensure that we at the church knew what was being proposed. From what I understand, residential neighbors also did not realize what was being proposed or the effect it would have. No neighborhood meetings took place before spring 2016 because the developers did not bother to organize them and none of us knew! I believe that it was not in the developers' interest to call it to our attention, so they intentionally did not.

I implore you to deny this proposal and preserve ALL of the direct, natural light that defines the sacred space at St. Gregory's.

Sincerely,

Amy Ruth Baker
945 Green Avenue
San Bruno, CA
amyruthbaker@gmail.com

Please click through:

story about St. Gregory's architecture

<http://www.sfgate.com/magazine/article/Divining-Architecture-Designing-churches-and-2644753.php>

article about the Dancing Saints icon

<http://www.sfgate.com/bayarea/article/Icons-of-the-dance-Potrero-Hill-church-celebrates-2712791.php>)

video of the rotunda in use by the Food Pantry:

<https://www.youtube.com/watch?v=9PwKqzmnuEc>

From: [S.E. Lehman](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Sara Miles](#); toniamacneil@sbcglobal.net
Subject: Regarding item 2014.0559ENX 540 DeHaro POSITION: preserve southern clerestory light at St. Gregory of Nyssa church
Date: Sunday, April 10, 2016 1:11:56 PM

To the San Francisco Planning Commissioners,

I write today to share my strong opposition to proposed plans for the development of [540 De Haro Street](#) and to ask that the plans be revised to preserve the southern sunlight that is a crowning feature of St. Gregory of Nyssa Episcopal Church next door.

I am a member of Saint Gregory's and travel from my home in the East Bay at least once a week to participate in the life of our congregation. I serve as a lay liturgical leader and regularly witness visitors gasping and marveling at the jewel-box beauty of our sanctuary -- the sunlight slanting through the southern clerestory windows illuminates the diverse beauty of our famous murals of the Dancing Saints. In that sunlight, guests and visitors recognize themselves and their ancestry in the diverse assemblage of holy people depicted from every time and place: all races, beliefs, ages, classes, and genders. And in that illumination, they see themselves as members of the divine human family as well. It is not an overstatement to say that being bathed in that angled southern sunlight during services is integral to the spiritual experience of life at Saint Gregory's.

The interior physical space of St. Gregory's is truly unique among churches and was specifically designed for our unique liturgical practices and to emphasize our core congregational values of radical hospitality. It is not a cookie cutter church of forward-facing pews and a conventional altar. It is not a place of dark corners or dreary images. It is a light soaked place that symbolically bids welcome to strangers, where the city's poor feel affirmed and valued by beauty as they select Food Pantry provisions weekly in the midst of that rotunda. It is a sacred space where beauty has been deliberately planned to enhance the spiritual experience and where the philosophical and theological underpinnings of our founders have been made manifest in deliberate, symbolic design. Light is as much a part of that design as wood, paint, and plaster. It not only illuminates practically, it is also the central metaphor of our shared religious faith: Christ as the light of the world, God's love radiating upon all people without exception.

Active as I am in the life of the Saint Gregory's community, I was completely unaware of any notices about proposed construction that were sent to the Episcopal Diocese's Nob Hill address. Given the developers' claim to have sat outside 540 DeHaro to meet neighbors, I am surprised that he did not more proactively knock on the door of our church immediately adjacent (and which is almost always unlocked and welcoming!) to dialogue more directly. It seems that the developer put forth the absolute minimum effort required by law to ensure that we at the church knew what was being proposed. No neighborhood meetings took place before spring 2016 and neighborhood input was not in any way actively solicited.

I ask you respectfully to deny this proposal and preserve ALL of the direct, natural light that beautifies the sacred space and our spiritual lives at St. Gregory's.

Sincerely,

Sarah Lehman
[3400 Richmond Parkway, #1318](#)
[Richmond, CA 94806](#)
lehmanwvan@gmail.com

From: [Sherrill and David Pantle](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org; tonia.macneil@sbcglobal.net
Subject: Regarding Item 2014.0559ENX 540 DeHaro Street
Date: Sunday, April 10, 2016 5:12:40 AM

Dear Ms. Durandet,

I request that you preserve the southern clerestory light at St. Gregory of Nyssa Church. You may be surprised to hear from someone living in Baltimore, but I attended services at this beautiful church upon a visit to your city.

This church is a wonderful example of some of the best new architecture your city has to offer. Please do not allow light obstruction to diminish it. Visitors like me from around the world have much to see in San Francisco. This is one of the treasures she has to offer.

Thank you.
Sherrill Pantle

From: [Arlen Farley](#)
To: [Durand, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org; tonia.macneil@sbcglobal.net; [Andrea Farley](#)
Subject: Regarding Item 2014.0559ENX 540 DeHaro Street POSITION: Preserve southern clerestory light at St. Gregory of Nyssa church
Date: Monday, April 18, 2016 10:37:19 PM

Dear San Francisco Planning Commissioners,

I'm writing to express strong opposition to the developers' proposal for 540 De haro Street, immediately adjacent to St. Gregory of Nyssa Episcopal Church. The direct natural light that is threatened by the proposed development is very, very important and should be preserved.

I first experienced St. Gregory of Nyssa's worship space 11 years ago while studying Christian worship for my bachelor's degree. That is to say the space is so renowned that it is studied at a small, liberal arts, Christian university in Washington State with no direct ties to the Episcopal worship tradition. Since that time I have run into their space in 10 other books.

When I helped to start another church community in San Francisco, 6 years later, St. Gregory's was an inspiration. The sun shines on a table where everyone is welcome. It's a place of radical hospitality. The creativity and artistic vision of the place has provided just this sort inspiration for people dreaming about innovative projects in churches and seminaries all over the country and the world. The sun light is an important feature.

Two years ago, I was a part of the church community at St. Gregory's for about six months and was able to experience the play of the light in the space for myself in worship. The light fills the space, connecting the joyful and daring iconography to bodies in motion around a table in radiantly colored vestments. The light shines on an inclusive vision that inspires and challenges even the progressive city of SF.

I hope the city planning commissioners will act to protect the light and the vision it illuminates.

Best,
Arlen Farley

From: [Jennifer Phillips](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: sara@saintgregorys.org
Subject: Regarding Item 2014.0559ENX 540 DeHaro Street
Date: Sunday, April 10, 2016 8:04:03 PM

The Church of St. Gregory of Nyssa is a unique treasure of local contemporary art, as well as a unique house of worship, purpose-designed and built to communicate its theology and identity through light and painting and the shape of its spaces. I have traveled across country to San Francisco specifically to visit it, and sent other visitors there as well. It represents an important part of the history of liturgical renewal in the Episcopal Church.

It's contribution to San Francisco's cultural identity is extraordinary and it deserves protection from over-hanging building development that threatens to block its light and detract from its wonderful icons. This would be an irreplaceable loss to the city, the nation, and of course, the church.

I urge you to work for its protection and the protection of the hill which has been a wonderful neighborhood of mixed-use in-scale buildings that attracts visitors by its special character.

Yours sincerely,

Jennifer Phillips
97 Deerfield Ave.
Westwood, MA 02090

revjphillips@earthlink.net

From: [Jeremy Curtis](#)
To: [Durandet, Kimberly \(CPC\)](#); sara@saintgregorys.org; tonia.macneil@sbcglobal.net; [Secretary, Commissions \(CPC\)](#)
Subject: Regarding Item 2014.0559ENX 540 DeHaro Street
Date: Sunday, April 10, 2016 9:40:07 AM

To all whom this concerns:

I am writing because I have heard about a proposal to put a building next to St. Gregory of Nyssa's Church on DeHaro Street that would block their use of natural light.

My position is to preserve the southern clerestory light at the church.

I have had a fond love of St. Gregory's since I first visited it in 2008. When I or even my extended family are in San Francisco we attend St. Gregory's and we had our daughter baptized there last August when we came back to the States for a brief visit. It is very dear to our hearts, and I consider the rector and many members of the congregation as dear friends.

My wife and I currently live and work in Russia. Although St. Gregory's is an Episcopal Church, and I am Episcopalian, the design is based on Eastern Orthodox architecture. More importantly than my studies taught me, I can tell you from a lot of first hand experience that the Orthodox architecture for using natural light is incredible. I read a lot about it in grad-school, but having visited dozens to hundreds of churches lit by natural light there is nothing like it in the world. The Hagia Sofia in Constantinople/Istanbul is incredibly well-lit by natural light alone as is every other Orthodox Church I know of. St. Gregory's in SF is one of the few churches in the US or even the west that I know of that utilizes sunlight like this.

If a religious group of any kind desires only artificial light that is their prerogative. However, I would like to think that any religious group that desires to use natural light should also be afforded that opportunity. In a very Orthodox country that is sometimes less welcoming to outsiders than one might hope, even the lone mosque here in St. Petersburg is protected from buildings blocking its natural light.

I would like to think that an open and welcoming city such as San Francisco is at least on par with protecting any religious congregation that intentionally developed their space of worship with natural light in mind. It's not as though they're asking a building to be torn down to provide such light. St. Gregory's chose DeHaro to use what was already provided. I ask that the city protect the use of natural light that they have by denying the permit to build something that would block it. And I would ask the same for any other group that so intentionally built their space for such purposes.

Thank you for your consideration on such matters.

In Peace,
Jeremy Curtis

From: [Scott King](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); tonia_macneil@sbcglobal.net; [Sara Miles](#)
Subject: Regarding Item 2014.0559ENX 540 DeHaro Street
Date: Monday, April 11, 2016 8:13:15 AM

Dear Kimberley—

I write as a former member of St. Gregory Nyssa on Potrero Hill, and in particular, as co-chair (with Rev. Donald Schell) of the building committee. I was present for the major design discussions and participated in the decision making.

A central idea in the building program is LIGHT. The common practice for Western Christian church buildings is to use the light to illuminate stained glass. St. Gregory's has no stained glass by choice. The windows, especially the clerestory windows, provide natural light. Use of darkness is the complement. Note that the chandeliers in the St. Gregory's rotunda provide down light primarily. The illumination of the icons (planned from the beginning) and the beautiful ceiling comes from sunlight. The eight windows in the cupola work with the clerestory windows to provide the impression of vast heavenly light. A key ancient Christian hymn is the "Gloria" which means brilliance.

Note too that the eaves above the clerestory windows on the south side are constructed to admit winter light but block summer light during the higher zenith of the sun. This is the best eco-friendly design, passive solar light. Blocking light to the windows will increase winter heating costs.

Given the near unanimity of acclaim for St. Gregory's design, the building should be treated as historic, and indeed, San Francisco should declare St. Gregory's an historically significant building.

(I now live in New Orleans, and am involved in the adaptive reuse of an historic church in the Marigny Historic District, so I am familiar with the rules regarding care of such structures.)

I recommend that the SF staff calculate a plane from the lower edge of the clerestory windows through the winter solstice solar zenith, and ask the developers to design their residential building to be entirely beneath that plane.

Please feel free to call me if you have any questions about the St. Gregory's building or our intent in making it.

Scott King
415-902-5913
2718 Dauphine Street
New Orleans, LA 70117

From: [David Hermanson](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org; tonia.macneil@sbcglobal.net
Subject: Regarding Item 2014.0559ENX 540 DeHaro Street
Date: Sunday, April 10, 2016 12:28:21 AM

To the San Francisco Planning Commissioners:

I have just been made aware of the proposed development plan for 540 De Haro Street, next to St. Gregory of Nyssa Episcopal Church. These plans would have a deep, unfortunate impact on an important modern liturgical landmark that is internationally recognised for its architectural and religious significance.

St. Gregory represents the very best in modern architectural thinking for liturgical churches (a category which includes such bodies as Episcopal, Roman Catholic, Orthodox and Lutheran Churches as well as many others). In its planning, the Rev. Donald Schell and California architect John Goldman worked to make the dramatic use of light as its principle illumination during daytime worship. Light now plays an important part in the recovery and expansion of ancient liturgical praxis which the leadership and congregation of the parish have led, in what has become a small, but important international movement, drawing lay and ordained visitors from across the world.

Over the last twenty years I have attended many meetings and programs at St. Gregory's with leaders concerned with liturgy and architectural space attending from as far away as the United Kingdom, Japan, Korea, Iceland, Norway, Germany, New Zealand and Australia; all present because of the unique qualities of St. Gregory's architecture. For what is, after all, a small church on a remarkably confining lot, St. Gregory's has made a very large impression on visitors from around the world.

At St. Gregory's there is a careful architectural play at work on both the horizontal and vertical axes. Light plays across encircling walls emblazoned with greater than life icons. They, under the clerestory lights from high above "dance" 'round the room in a fashion integral to the architectural illusion of the space. The towering roof structure, the ring of dancing Saints, the play of light from above convince the visitor and the worshipper, that a moderately sized square gathering space is actually circular and immensely large and tall.

St. Gregory's is not a European building. Though great care was given to the principles and concerns of the early Church, it is something entirely new in religious architecture. It bears no marks of the neo-Gothic movement that has so long dominated American church architecture. St. Gregory's doesn't have any of the coloured glass set in pseudo-Gothic arched openings. Instead, St. Gregory's is uniquely American, but rather than look toward Europe, it faces (metaphorically) to the West. It is not a church of the Mediterranean or Atlantic. Rather, St. Gregory's is a superb blend of Japanese, Chinese, Siberian Orthodox and even Alaskan elements, blending harmoniously into a Californian site, perfectly suited to its setting in the most eminently Pacific Rim city in the United States: San Francisco.

Before my retirement, I taught and lectured both in Canada and the United States on issues related to church design and liturgical reform. Slides and images of St. Gregory's played a central part in my work. It has become, as I implied above, a kind of icon, the uniquely designed building and its people are a window into a religious and architectural vision that

exemplifies the integration of diversity, the harmonisation of ancient Christian ideas of divine love with our unprecedented need to create spaces of safety; places where even in our Babel-like complexity of melding and straining languages, cultures, and social mores, one can enter a building and find peace, simple happiness and an experience of beauty.

So I ask you to do all that is in your power to preserve this special place, and the light that falls through its high, clear windows. It's an important building. Architecturally and in its religious purposes the fall of light is central to its use and greatness.

Sincerely,

David Hermanson M.Div., S.T.M.
56 Grace Drive
Old Bridge, NJ 08857

732.993.5900

From: [Jessica Fuller](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sara Miles](#)
Subject: REGARDING: Item 2014.0559ENX 540 DeHaro Street
Date: Sunday, May 15, 2016 3:14:44 PM
Attachments: [St.GregorysLetters.pdf](#)

Dear Kimberly,

I am a fifth grade teacher at Live Oak School in Potrero Hill. My students and I heard about the development being planned for the space next to St. Gregory's Church and they wanted to write letters to the San Francisco Planning Commission to share their thoughts. Please find attached a PDF of their letters.

My students have the wonderful opportunity to volunteer every Friday at the food pantry hosted by the volunteers at St. Gregory's. We also visit the church as an entire school as part of our Equity and Social Justice day to admire and appreciate the saints. I do hope that you take the time to read the thoughts of these eleven year olds.

Best wishes,

Jessica Fuller

From: [Summer Benn](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: commissions.secretary@sfgov.doc
Subject: REGARDING: Item 2014.0559ENX 540 DeHaro Street.
Date: Monday, May 02, 2016 4:12:55 PM

I am writing this email to support the aversion against the current plans of the developer at 540 De Haro, and I would like to support the preservation of the beautiful light at St. Gregory's church. I am a 5th Grade student from Live Oak, a school in the neighborhood of Potrero Hill. I say this because I volunteer at St. Gregory's sometimes, and having the light stream in through the windows is magical in a way and brightens the mood for both the volunteers, and the homeless or poor people we serve the food to. Also, if you have ever visited St. Gregory's, you would know the artwork on the walls is vibrant and visible because of the light, and a part of the majestic effect of the place would be eradicated, due to the blockage of the light. I kindly ask you to be opposed to these plans, because if no one stopped this, a beautiful place would be less beautiful.

Sincerely,
Summer Benn Williams

From: [Drew Stannard-Stockton](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: commissions.secretary@sfg.gov.doc
Subject: REGARDING: Item 2014.0559ENX 540 DeHaro Street
Date: Sunday, May 08, 2016 8:41:36 PM

5th Grade
Live Oak School
1555 Mariposa Street
San Francisco, CA 94107

May 8, 2016

To Whom It May Concern,

I am writing to support the preservation of light at St. Gregory's. I am a fifth grade student at Live Oak School on Potrero Hill. I spend my lunch hours at St. Gregory's on Friday to hand out food to people in need. St. Gregory's gives the San Francisco community a great opportunity by not only distributing food to people in need, but also by providing students like me the experience of giving back and interacting with people we wouldn't otherwise meet.

The light coming in through the windows is amazing and beautiful. I didn't even notice that there were barely any electric lights in the whole church. Light in a church is a symbol for hope, spirituality, contentedness and is a powerful aspect. Housing is an issue in San Francisco, but not high-income housing. If the development committee were reviewing a proposal for low-income housing, I think a conversation would be appropriate. However, the cost of the power and beauty of St. Gregory's natural light isn't equaled by the value of another housing development.

Please ensure that St Gregory's light is protected.

Sincerely,

Drew Stannard-Stockton

From: [Caroline Hinshaw](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Request modification of 540 De Haro proposal
Date: Friday, May 13, 2016 4:46:59 PM

Re: Item 2014.0559ENX 540 DeHaro

Dear Ms. Durandet: I reside on Mississippi Street in San Francisco and was a member of the Episcopal Church of St. Gregory of Nyssa in 1995 when the congregation moved into the building at 500 De Haro Street upon completion of construction of the building. I continue to belong to the church.

My 50th birthday party took place in the partially constructed building in June, 1995 (no roof--it rained!!).

The clergy and congregation took special care with details of the church building to make it beautiful in every way so as to be a fit home for prayer and worship, a gathering place for the community, and a base for ministry to the community and the world, as it continues to be.

Even in winter, the sanctuary is brilliantly lit at times of morning worship because of the design of the windows that capture the light.

If a neighbor is permitted to build so that the light is shut out, the entire character of the church will be changed (and, I think, ruined). The shadow will adversely affect the beautiful art in the building and palpably dampen the spirits of the people.

I request that an alternate plan be found that will not adversely affect the light inside St. Gregory's.

Caroline

Caroline K. Hinshaw
Bryan*Hinshaw, A Prof. Corp.
425 California Street #810
San Francisco, CA 94104
Telephone: 415-296-0800
Facsimile: 415-296-0812
*Specialist certified by the State Bar of California
Board of Legal Specialization In Estate Planning,
Trust and Probate Law*
www.bryanhinshaw.com

From: [The Rev. Daniel C. Green](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Save St. Gregory's Light!
Date: Monday, April 18, 2016 4:43:16 PM

Dear Planning Commissioners,

I'm writing in reference to case # 2014.0559ENX, 540 De Haro Street, in support of St.

Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal.

I first entered the sanctuary at St. Gregory's in the spring of 1996, shortly after its completion.

At that time, only the first panel of the renowned Dancing Saints icon, a treasure of religious art unique in the world, had been painted, high on the north wall of the rotunda, illuminated by the sunlight streaming

in through the clerestory windows. Over the years that I attended the church, where I was baptized,

confirmed, married, and eventually raised up for ordination to the priesthood, I worshipped in that light

and in the extraordinary religious environment created by that icon, which eventually came to encircle

the whole rotunda in a lustrous panorama of color and an extraordinary depiction of global human spiritual achievement, brought to life by light of the sun. The art and architecture of

St. Gregory's is a necessary component of the work of the congregation in pioneering forms of worship

and spiritual culture that have a truly global reach, and form a vital part of the religious and social

landscape of the neighborhood and the city.

The proposed development immediately next door would block the beautiful natural light

coming into the church from its southern windows. Along with so many other community

members, and passionate admirers of St. Gregory's from around the country and around the world,

I urge you to protect the light and design that make this place a unique and irreplaceable part of the

distinctive aesthetic, cultural, and spiritual fabric of San Francisco.

As a former long-time resident, and lifelong lover, of San Francisco, I want you to know how important I believe it is

to maintain the architectural diversity of the city in beautiful buildings like St.

Gregory's, which also serve such a wide

range of neighborhood, city-wide, and even international constituencies—and how important it is to preserve their

integrity and unique qualities.

In my work in the church I meet people from around the region, the country, and the world, and I often tell them

about St. Gregory's, and urge them to see for themselves this amazing, welcoming space, so full of light and beauty,

that has such a powerful impact on everyone who experiences it.

Please help keep the church's light shining!

Sincerely,

The Very Rev. Daniel Currie Green, Rector
St. John's Episcopal Church
40 Fifth Street
Petaluma, CA 94952
[707-762-8872](tel:707-762-8872)



Virus-free. www.avast.com

From: [Patricia Brigham](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: sara@saintgregorys.org
Subject: Save St. Gregory's!
Date: Sunday, May 15, 2016 7:43:07 PM

Dear Planning Commissioners,
I'm writing in reference to case# 2014.0559ENX, the building proposed for 540 DeHaro St. in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers current proposal.

Please help St. Gregory's light!

The proposed development immediately next door would block the beautiful natural light coming in the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award winning building, I urge you to protect the light and design that make the unique space so welcoming.

I am a clergy colleague of St. Gregory's. I care about San Francisco and St. Gregory's provides a diverse and beautiful space for so many to gather , and receive hope. The natural light is responsible for this.

In these challenging times for our city, San Franciscans need as much hope and light as possible.

Please help keep St. Gregory's light shining as a beacon of hope!

Sincerely,
Rev. Ayanna Moore
St. James Episcopal Church SF

Sent from iPad
Patricia " **Ayanna Moore**" Brigham MDIV MSW
patriciambrigham@gmail.com
[425-894-9016](tel:425-894-9016)

This electronic message is intended to be for the use only of the named recipient(s), and may contain information that is confidential or privileged. If you are not the intended recipient(s) you are hereby notified that any disclosure, copying, distribution or use of the contents of this message is strictly prohibited. If you have received this message in error, or are not the named recipient(s), please notify me immediately by contacting me at the electronic mail address noted above, and delete and destroy all copies of the message.

From: [jane.doe](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: Save the housing, not the light!
Date: Tuesday, May 17, 2016 11:05:24 AM

To whom it may concern:

I live on Potrero Hill and I am much more concerned with housing rather than a possible shadow over a church window. We desperately need all the new housing we can get, especially in our neighborhood that is so close to downtown. My partner and I are in support of building as much housing as possible, and this "save the light" coalition is a noisy vocal NIMBY minority that will find any possible reason they can to stop new housing from coming in.

We are in support of this building. Thank you for your time.

Cheers,
Lindsey H.

Sent from my iPhone

From: [Frances Caldwell](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Sara Miles](#)
Subject: Save the Light for St. Gregory's Episcopal Church
Date: Wednesday, May 18, 2016 7:23:21 PM
Attachments: [Opposition to current request.pdf](#)

Dear Ms. Durandet,

Attached is the letter I am sending in opposition to the current request by the developer at 540 DeHaro Street.

If you have any questions, please let me know,

Frances

--

Frances Cone Caldwell
GoTaP Consulting LLC
Gifts of Thanks *and* Praise
804-248-6432 (c)
www.GOTAPconsulting.com

I am neither an optimist nor pessimist, but a possibilist. Max Lerner

From: [John Gaudino](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: St Gregory
Date: Thursday, April 28, 2016 3:29:45 PM

April 25, 2016

San Francisco Planning Department

To the attention of: Kimberly Durandet

kimberly.durandet@sfgov.org

1650 Mission St #400

San Francisco, CA 94103-2479

Dear Ms. Durandet, Dear Commissioners,

I'm writing in reference to case # 2014.0559ENX, the building proposed for 540 DeHaro Street, in support of St. Gregory of Nyssa Episcopal Church, and in opposition to the developers' current proposal.

Please help save St. Gregory's light!

The proposed development immediately next door would block the beautiful natural light coming in to the church from its southern windows. Along with so many other community members who appreciate St. Gregory's award-winning building, I urge you to protect the light and design that make this unique space so welcoming.

I am a neighbor, a visitor to the church and a teacher at Live Oak School, who uses the space for graduation and special events.

I love being in this space, and appreciate the art and architecture that make St. Gregory's such a gem for the whole city. As someone who cares about San Francisco, I want you to know how important I believe it is to maintain the diversity of beautiful buildings like St. Gregory's - and how important it is to preserve their integrity and unique qualities. I often tell friends, neighbors and out-of-town visitors about St. Gregory's, and the amazing, light-filled space that is so welcoming to everyone.

St. Gregory's exemplifies the best of San Francisco's aesthetic - and of the city's culture, artistic expression and neighborhood values.

Please help keep the church's light shining!

Sincerely,

John Gaudino

Kindergarten teacher

From: [Carol Sundell](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: St Gregory's church on Denhart
Date: Sunday, May 15, 2016 8:30:41 PM

I would hope that the commission will reject the current plans that will block the light of the church.

The paintings are a treasure for all to enjoy....think ...if the centuries old chapel of Sainte Chapelle in Paris had had the light blocked from the stained glass window? We lost the Fox theater to the wrecking ball....and replaced by what? A forgettable cement building. The work that went into the paintings at the church should be for all to see and be inspired no matter what one's religious beliefs are or are not.

Sincerely,
C. Sundell
Sent from my iPad

From: [Mable Pena](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: commissions.secretary@sf.gov.doc
Subject: St Gregorys
Date: Tuesday, April 12, 2016 5:40:27 PM

Regarding: Item 2014.0559ENX 540 DeHaro Street

Dear Ms Kimberly Durandet,

I am writing to OPPOSE the current plans of the developer at 540 DeHaro Street and SUPPORT the preservation of the light at St. Gregory's.

I am a volunteer at St. Gregory's Friday food pantry and have been doing it since 2008. I am always amazed at the art in the church and how the natural light just bring out the brightness of the church.

People from all over the country come to see the building and the art. It would be ashamed for people to miss out on what we are experiencing now.

Please help us protect the light at St. Gregory's.

Thank you for your time,

Mable Pena

From: [Richard S. Vosko](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org; [Donald Schell](#)
Subject: St. Gregory of Nyssa Church San Francisco
Date: Saturday, May 14, 2016 5:49:02 PM
Attachments: [to Ms Durandet 051416.pdf](#)
[ATT00001.htm](#)

Dear Ms. Durandet:

Attached please find my letter opposing the plans to erect a 4-story building next to St. Gregory of Nyssa Church.

Thank you for your attention to this matter.

Warm regards,

Richard S. Vosko

Richard S. Vosko, Ph.D., Hon. AIA

Sacred Space Planner

4611 Foxwood Dr S

Clifton Park, NY 12065-6822

v: 518.371.3009

e: rvosko@nycap.rr.com

b: richardsvosko.wordpress.com

From: [Patrick Andersen](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Patricia Cunningham](#); [Evan Ardley](#); sara@saintgregorys.org; [Secretary, Commissions \(CPC\)](#)
Subject: St. Gregory of Nyssa Episcopal Church
Date: Friday, April 29, 2016 3:47:13 PM

April 29, 2016

Kimberly Durandet
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Ms. Durandet,

I am writing to voice support for preserving sunlight in St. Gregory of Nyssa Episcopal Church. Our congregation, Trinity†St. Peter's Episcopal Church, has held several retreats and meetings at St. Gregory's, and the light coming through the windows had a deeply spiritual impact on us all. And as a practical matter, the light helped us conduct our affairs without using excess electricity.

I see in the *Chronicle* that the developer's architect essentially blames the church for placing windows facing south to admit the sunlight. In my mind it is the architect's job to design his structure to accommodate existing conditions rather than to demand that the conditions change to fit his design.

The developer was also quoted in the *Chronicle* suggesting that it is a greater priority to build high-density housing than to preserve the charm and soul of the city. I beg to differ—on average San Francisco already houses more than 17,000 people per square mile, second only to New York City's 24,000. Even if we matched New York's density, there would still be more demand for housing, but sun-filled oases like St. Gregory of Nyssa would be lost.

Please vote to support the church. Thank you.

Patrick W. Andersen
Senior Warden
Trinity†St. Peter's Episcopal Church
1669 Bush Street
San Francisco, CA 94116

cc Sara Miles, St. Gregory of Nyssa Episcopal Church
The Rev. Patricia Cunningham, Priest in Charge, Trinity†St. Peter's

Episcopal Church

From: [Kimberley Jones](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: Stop the development of the oversized tower at Mariposa an de Haro please!
Date: Friday, April 01, 2016 9:27:48 AM

Dear Kimberley,

Reading this morning in the SF Chronicle about the move of the landmark essential art store to the art community to Oakland providing for the new construction of condos, and now reading about the tall building proposed blocking the light of St Gregory of Nyssa I think to myself, is this city I love for its uniqueness selling out to greed and cutting itself off at the soul of it's urban community and character in so doing? Where will artist meet and find provisions? How sad will it be to this extraordinary church community to meet in a dark sanctuary when the very first words that open the bible are about LIGHT as revelation. St Gregory is one of San Francisco's most extraordinary buildings! It is also the home of a remarkable food pantry. Please support this great place by opposing the residential tall building blocking its light! As a Columbia and Yale trained architecture student I have been educated to understand the impact of such art and sacred community in city character.

Please do not denude this vital church from the light for the sake of greed!!!

Most sincerely,
Kimberley Jones Rodler

From: [Judie Guerriero](#)
To: [Durandet, Kimberly \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: SUBJECT: Item 2014.0559ENX 540 DeHaro
Date: Saturday, May 14, 2016 4:12:03 PM

I am opposed to this project as it is now. I am concerned about the light blocking the beautiful stained glass art at St Gregorys. It seems to me that modifications could be made that would save the light going into the church now.

Thank you
a Potrero Hil neighbor

Judie Guerriero
jguerriero@gmail.com

From: [krista.bangsund](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); sara@saintgregorys.org
Subject: Thin Places
Date: Sunday, May 01, 2016 4:50:02 PM

Dear Kimberly,

Have you ever heard the term "thin place"? The article below (really a lovely read!) describes them so: "They are locales where the distance between heaven and earth collapses and we're able to catch a glimpse of the divine, or the transcendent or, as I like to think of it, the Infinite Whatever." I knew what the author meant when he mentioned Powell's bookstore in Portland. It's a surprisingly awe-inducing place.

St. Gregory's is too. I just started going, in part to be in that space and mostly to try to seek my way toward living a more considered and intentional life. It's an incredible place of people who let me hang on the fringes and soak up the blessings of the place. It's by far the most honestly welcoming group of strangers I've come across in 10+ years in SF. It's also a very 'thin place' — so clearly designed with love and care to "hold space" for people striving to love the world more purely.

I'm all for building in SF. Big, tall buildings. Density. I vote for all the measures that increase building height and density. And I'm so loathe to be NIMBY about this, but here I am:

Please help preserve the thin place that is St. Gregory's. Please help facilitate a solution wherein the folks at 540 DeHaro can build a space they love and the folks at St. Gregory's can keep the full experience of the place they (and I) love.

You have a tough job and also an amazing opportunity to help here. I hope you make a visit to St. Gregory's to see what I'm talking about with the thin place thing — you can hang with me in the back :)

Thank you!
Krista Bangsund

RE: Item 2014.0559ENX 540 DeHaro

nytimes.com/2012/03/11/travel/thin-places-where-we-are-jolted-out-of-old-ways-of-seeing-the-world.html

HISTORY / TIMELINE from the experience of St. Gregory of Nyssa Episcopal Church (SGN)

who's who:

- Paul Fromberg - SGN, Rector/Priest
- Sara Miles - SGN staff (Director of Ministry)
- Burton Edwards - SGN parishioner, architect and member of the Design Review Committee of the City of Berkeley)
- John Goldman - original architect who designed SGN
- Amy Baker - SGN Vestry member, parishioner
- Kimberly Durandet - City Planner
- Tom Murphy - developer
- Emmet Ward - developer
- Steve Vettel - attorney for developers
- Mitchell Benjamin - architect for developers

2014

The developers say that they notified neighbors about the proposed project by mail. The letter that should have been sent to St. Gregory's was not mailed to the church at 500 De Haro, but to the property owner listed on the deed, which is the Episcopal Diocese of California (1055 Taylor Street.) **Tom Ferguson, CFO of the Episcopal Diocese, has stated that he believes the letter never arrived** (in spite of normally reliable mail service) because had it arrived, it would have especially caught his attention (he has a personal interest in both St. Gregory's church and the neighborhood). *Tom's letter addressing this topic is attached here.*

The developers say that they held a pre-app meeting at the property in July 2014, but **they did not write to, call, email, stop by, or contact SGN in any way to notify us of that meeting.**

2015

January 25: a neighbor and resident of Potrero Hill posted on NextDoor that there was an Environmental Review underway for the proposed condos.

January 26: FIRST TIME SGN SAW ANY DRAWINGS/PLANS - Sara Miles (SGN) contacted that neighbor and received PDF copies of the plans. Sara contacted SGN parishioners who live in the neighborhood and recorded that they had not heard anything about the proposed development. *Those plans are attached here, labeled Developers' January 2015 drawings.*

January 30: Paul Fromberg (SGN) wrote a letter to the Planning Department, objecting to the plans as proposed. *Paul's letter objecting to the proposed development is attached here.*

March: article about the construction appeared in March 2016 Potrero Hill View.

< almost a year passed >

December 23, 2015: Two days before Christmas, the developer knocked on the office door and dropped off “**revised drawings.**” It was a very busy time of the year at the church. Nonetheless, a parishioner who is an architect (Burton Edwards) looked at the drawings and consulted with church staff.

2016

January 5: FIRST SGN MEETING WITH DEVELOPERS - Burton Edwards, SGN staff, and the developers met for the first time, just 2 days before the project was scheduled on the consent agenda at the Planning Commission meeting.

January 7: FIRST PLANNING COMMISSION HEARING - At the Planning Commission hearing, SGN members and neighbors spoke against the current plans. The project was taken off the consent agenda. By a vote of 6-1 the commissioners asked the developers to revise the plans. **Commissioners said that the developers “might need to lose one or two units,” and needed to be sensitive to the church’s issues about light.** The project was rescheduled to the March 3 Planning Commission meeting.

January 12: SGN began working with Kimberly Durandet. Burton Edwards met with Kimberly Durandet (the City Planner who is working on this project) and arranged for Kimberly and the developers to come to SGN for a site visit.

January 14: Kimberly Durandet came and toured SGN and 540 De Haro, along with the developers and Burton Edwards. She took photos and noted useful information.

February 4: SECOND MEETING WITH SGN AND DEVELOPERS: developers presented their designs, SGN presented the impact on light in the church based on those plans - Burton Edwards and Sara Miles met with the developers, their architect, and their attorney at a meeting facilitated by Kimberly Durandet. The developers presented their plans. Burton Edwards presented sketches and a formal light study of how the plans would affect the light in SGN. No agreement was reached.

February 11: THIRD MEETING WITH SGN AND DEVELOPERS: developers presented a revised plan, SGN presented a “no detriment” plan - Burton Edwards and Sara Miles met with the developers and their attorney, again in a meeting facilitated by Kimberly Durandet. The developers’ architect was not present. The developers provided a new proposal reducing the building mass slightly. The revised plans showed a partial setback of 10 feet at the 4th floor (half the floor was set back). The proposal did little to change the obstruction of light. Burton Edwards presented a “no detriment” solution that would not change the rays of light entering the church. The “no detriment” solution proposed by SGN would require removing about 20’ of the project on the top two floors. The “no detriment” proposal would have resulted in no loss of light for the church. No agreement was reached. *The developer’s revisions are attached here, labeled “Developers’ Revision February 2016.” Burton Edwards’ “no detriment” plans are attached here, labeled “No Detriment Edwards February 2016.”*

Subsequently, the Planning Department required a full setback on both the 4th and 5th floors with no decks or occupied space along the property line (except at the front or back balconies/deck area).

February 16: The developers requested a continuance of the March 3 Planning Commission hearing.

February 17: The developers did *not* present their project to the Potrero Hill Boosters, as had previously been scheduled. The Planning Commission granted the continuance, and the project was placed on the June 2 Planning Commission meeting agenda.

February-March: SGN encouraged parishioners and community members to consider the project and the importance of light in a house of worship, and many began to write letters and provide testimony to the importance of the architecture, art, and spirituality of the building. Many of these letters will be included in the Planning Department's report to the Planning Commissioners. Letters highlight topics including sacred light, community organizations that use this space, art and architectural value, preserving cultural touchstones, and the lack of community outreach from the developers from 2014 until January 2016.

April 21: DISCUSSIONS AMONG ARCHITECTS - SGN asked John Goldman, the original architect of its building, to discuss alternative plans directly with Mitchell Benjamin, the developers' architect to see if there were any points of compromise. John Goldman called Mitchell Benjamin with three ideas that could lessen the impact of the project on SGN while not eliminating any of their units. **These are all ideas that result in loss of sacred light, but we are committed to solving the problem together and offered these ideas in an effort to resolve the issue.**

- Idea #1 = eliminate the northwest portion of unit 401 which extended to the shared property line with SGN, moving that portion back the same 10'3" from the property line as the remaining portion of unit 401. Mitchell Benjamin had already been discussing this idea with Kimberly Durandet, so he agreed to look at the idea and submit a drawing to John Goldman.
- Idea #2 = remove the entire portion of unit 503 (kitchen, dining and living). This represents an area approximately 14'x48' (672 square feet). With some minor redesign of that unit, removing that portion of the unit would make Unit 503 the same as 501 and 502. It would have moved the north wall of Unit 503 to the south by 14', placing that wall about 24' south of the shared property line. Mitchell Benjamin was adamant that his client would not agree to removing that large an area from Unit 503.
- Idea #3 = remove only the 14'x14' square area in Unit 503 (kitchen). This would significantly help keep the light coming into St. Gregory's. With minor redesign of the unit, the function of kitchen could be relocated elsewhere in the unit, and by removing that small space (196 square feet), the church's light could be protected. Mitchell Benjamin was unwilling to consider even that very small change. See *drawing attached labeled "Goldman 196 s/f revision May."*

April 22-28: CHURCH FOLLOWUP & INVITATION TO MEET AGAIN - Sara Miles, John Goldman, Burton Edwards, and members of SGN's vestry continued to discuss possible options.

April 26: SGN AT POTRERO HILL BOOSTERS MEETING - Sara Miles, Burton Edwards, and another SGN parishioner attended the Potrero Hill Boosters meeting to discuss the proposed condos. **The Boosters expressed support for SGN's concerns**, and formally urged both parties (SGN and developers) to work together.

April 28: SGN sent an email inviting the developers and Mitchell Benjamin to meet in person. John Goldman asked Mitchell Benjamin to send him revised drawings before the meeting.

May 3: Mitchell Benjamin submitted revised drawings (the same ones later presented to the Planning Department) to John Goldman. There were no changes to the kitchen area of Unit 503.

May 5: FOURTH MEETING WITH SGN AND DEVELOPERS: brainstorming and compromise discussions - Sara Miles, Burton Edwards, and John Goldman, the original architect of SGN's building, met with the developers and their architect. It appeared to be a more positive meeting in that many ideas were discussed. The developers offered workable remedies to some of SGN's concerns, and SGN offered workable compromises, as well. **However, the developers and their architect refused to change their plans to address SGN's primary concerns about light and refused to consider removing even a partial amount of the floor area of Unit 503.**

- The developers again asked SGN to change its own building by altering the eaves on the south of the church building, and SGN agreed to consider this. **Note that when they suggested this idea in previous meetings, they clearly were told by the Planning Department that the burden of designing an acceptable building lies with the developer, not the existing church.**
- The developers offered to make sure that any parapets or other structures or plantings on the north (SGN) side of the building would be transparent so as not to block light, and SGN agreed.
- **SGN again suggested moving the area designated as "kitchen" in Unit 503 to another part of the same unit. Because of its position in the unit, removing this *particular* 14' square area would adequately protect the light entering SGN. The developers refused to consider any further changes to their plans.**

May 6: In an effort to address the still unresolved issue of light, SGN staff, in consultation with John Goldman, Burton Edwards, and several Vestry members, wrote a letter to the developers including the ideas that had been discussed on May 5.

May 9-13: OFFER FROM SGN - The Vestry of SGN discussed and voted unanimously to approve the letter to the developers. The letter specified that if the developers would commit to ideas discussed on May 5 and elaborated by the vestry, SGN would support the 540 De Haro development (read: would *not* speak in opposition, would explain to parishioners and would

sincerely try to bring everyone back to equilibrium). **The intent of the letter was to compromise with the developers so that SGN could support the development and everyone could move forward in a timely manner.**

May 16: The Vestry of SGN sent the letter by email to the developers, their architect, their attorney, and to John Goldman and Burton Edwards, copying planner Kimberly Durandet and asking for a response by May 18.

May 17: Amy Baker contacted Kimberly Durandet, and had a phone conference in which Amy brought Kimberly up to speed with regard to the letter and the church's position, and Kimberly brought Amy up to speed with regard to the Planning Department's position. It was a useful conversation for both parties.

May 18: SGN received no response from the developers about the letter.

May 19: SGN sent this packet of reference material, including this timeline and other supporting material, for the Planning Commissioners to review in consideration of the proposal for 540 De Haro.

As of May 19, we are only 196 square feet away from a solution in which SGN would halt its opposition to the construction and proactively support the developers' project.

We are extremely grateful for the diligent work and patience of the City Planner thus far. We believe that moving the kitchen of Unit 503 is a workable solution for all — a simple and reasonable solution that could eliminate the need for a high-profile battle at the Planning Commission hearing on June 2.

From: Tom Ferguson <tomf@diocal.org>

Subject: RE: St. Gregory's and the project next door/city notices

Date: April 6, 2016 10:58:36 AM PDT

To: Jessica Anderson <jessica.anderson564@gmail.com>, Marc Andrus <bishopmarc@diocal.org>

Cc: Paul Fromberg <paul@paulfromberg.com>, "sara@saintgregorys.org" <sara@saintgregorys.org>, "toniamacneil@sbcglobal.net" <toniamacneil@sbcglobal.net>, "brad@theatrebayarea.org" <brad@theatrebayarea.org>, Mark Pritchard <mark.pritchard@gmail.com>, "Susan Sutton" <sutton@assemblyarch.com>, Amy Baker <amyruhbaker@gmail.com>, "Frances Kendall" <francie@franceskendall.com>, Richard Anderson <rba564@gmail.com>

Jessica and all: **In case it will be helpful to you in your presentation on June 2, allow me to comment on notices received by the Diocese.**

The Diocese does receive city notices regarding properties held by the Corporation Sole. I take care to read those notices and to forward them to the relevant congregations for follow up.

Below for example is my email of February 22 to Paul and Leesy with a notice attached that came in the mail that day for a different project at 501 Rhode Island Street. I have attached that email above as well.

If a notice had come to me for the 540 DeHaro Street project, I would have forwarded it to Paul and Leesy in the same way.

I can't state definitively that the City did not mail us a notice for the 540 DeHaro Street project. The possibilities are that they did not mail a notice, that they mailed a notice but it did not reach us (not implausible given our mail service), or that a notice came to 1055 Taylor Street but did not get put in my inbox. I am reasonably confident that a notice did not reach me, for whatever reason.

One reason I am confident that a notice did not reach me is that I am very familiar with St Gregory's from having worked in your neighborhood for four years from 2007 to 2011 (I was CFO/CAO of a nonprofit there) , and I often parked on your block and visited and admired your church. I know every building on your block quite well including the 540 building from having been on the block hundreds of times. If a notice had reached me about any kind of neighborhood project that would impact St Gregory's, let alone one about the redevelopment of 540 DeHaro in particular, I would have been sure to have forwarded it.

So just in case you have to defend the timing of your response, feel free to say that **the Diocese takes all City notices seriously and is conscientious about sharing them with the congregations concerned, and takes the position that in the case of the 540 DeHaro project we did not receive the notices.**

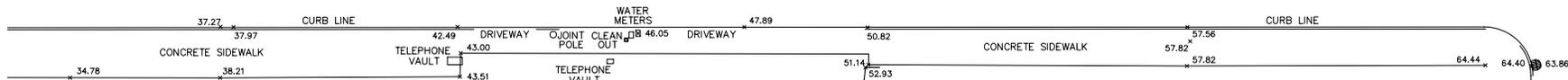
Best,

Tom

DE HARO STREET {80' WIDE}

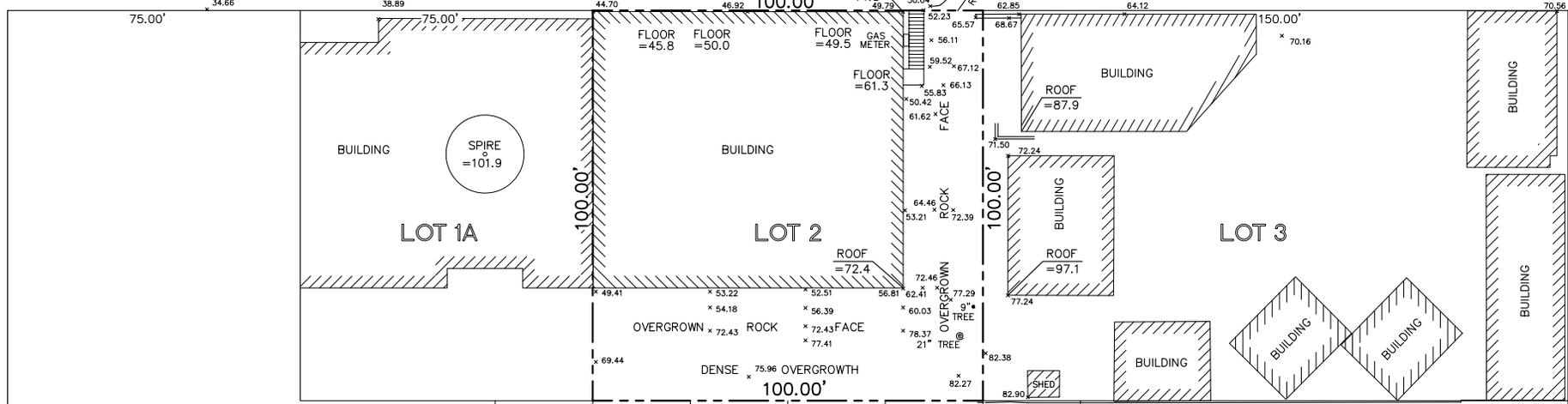
SEWER MANHOLE RIM=30.56

SEWER MANHOLE RIM=46.19



MARIPOSA STREET {66' WIDE}

18TH STREET {66' WIDE}



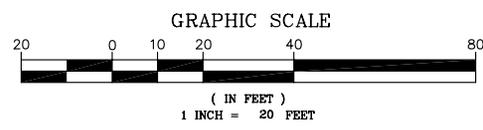
ASSESSOR'S BLOCK 4008
NEW POTRERO BLOCK 163

LOT 4 LOT 2G LOT 2F LOT 2D LOT 2B LOT 3B

SITE SURVEY

THE PROPERTY DESCRIBED IN THE DEED RECORDED NOVEMBER 27, 2013 ON REEL L 033 AT IMAGE 0608 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA BEING LOT 2 OF ASSESSOR'S BLOCK 4008 KNOWN AS 540 DE HARO STREET SAN FRANCISCO, CALIFORNIA
MARCH 2014

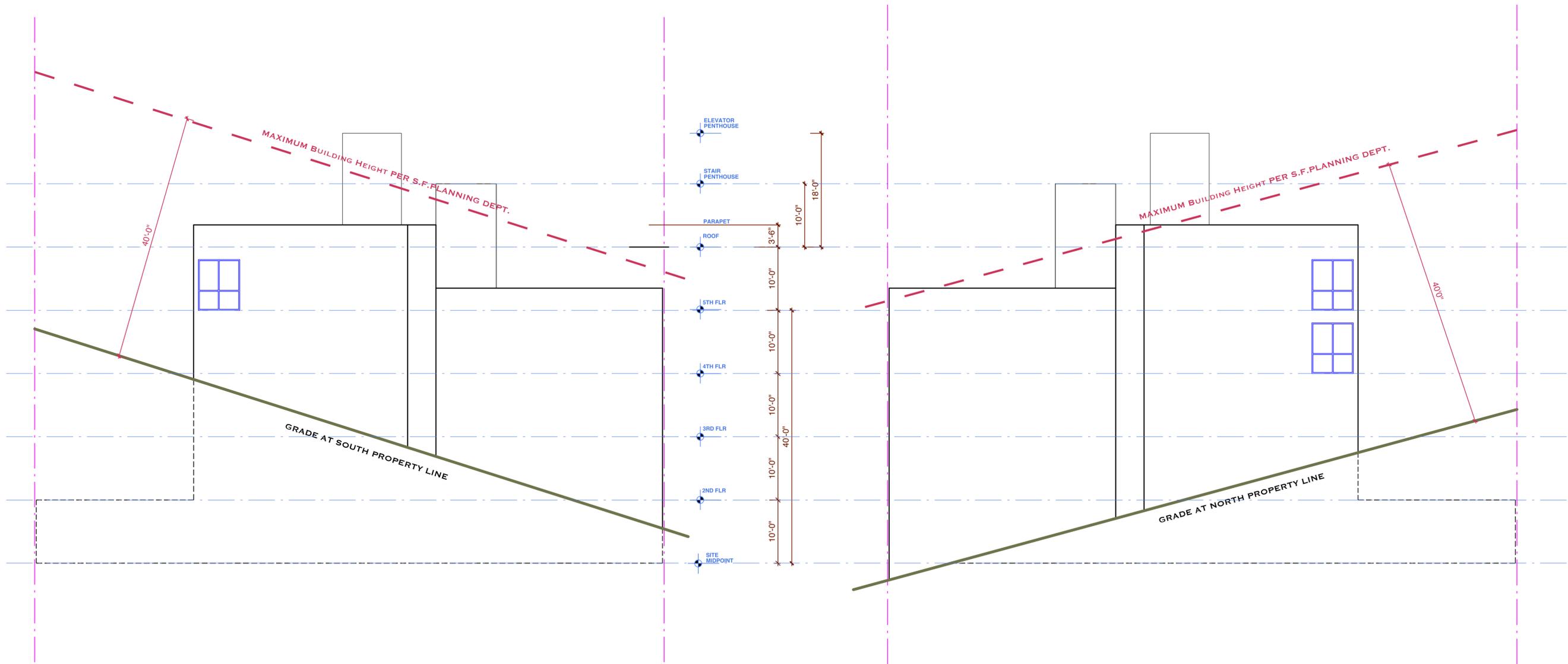
RHODE ISLAND STREET {80' WIDE}



LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#13-3173 DRAWING=3173DEHA.DWG

SHEET 1 OF 1

Developers' January 2015 drawings



SOUTH PROPERTY LINE ELEVATION

1

NORTH PROPERTY LINE ELEVATION

2

Developers' January 2015 drawings

**DE HARO STREET
 ELEVATION
 REAR ELEVATION**

540 DE HARO
 17 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

P.P.A. 04.18.14
REV./ISSUE DATE
DATE: 04.10.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET:

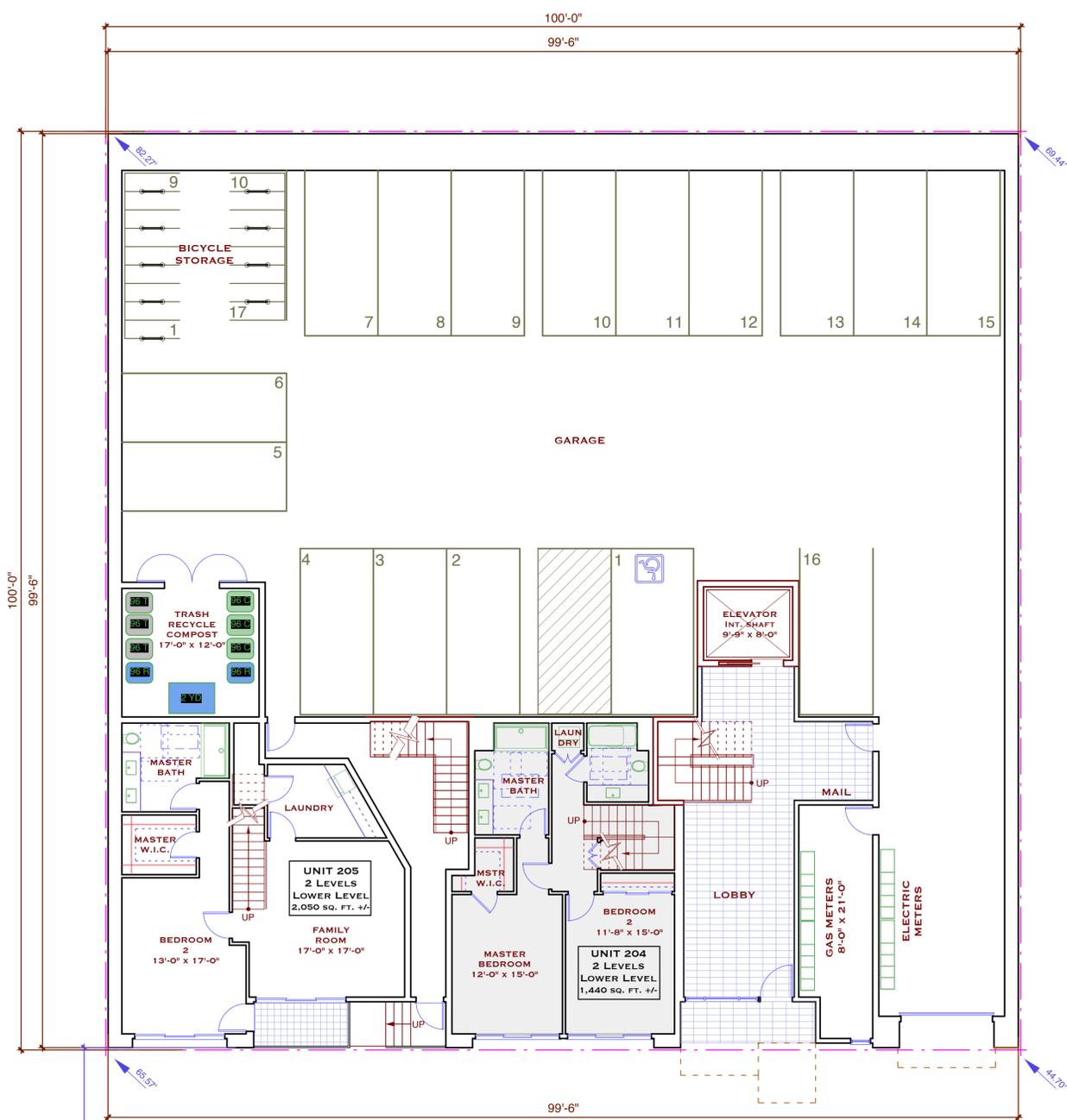
A3.01



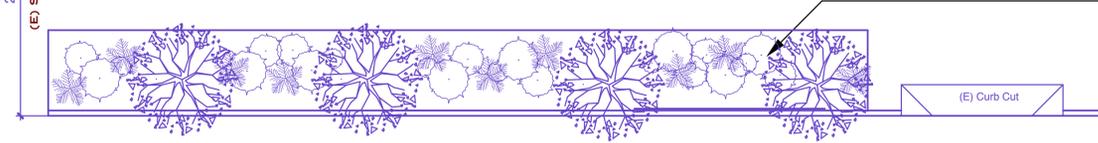
DE HARO ST. ELEVATION 1

REAR ELEVATION 2

Developers' January 2015 drawings



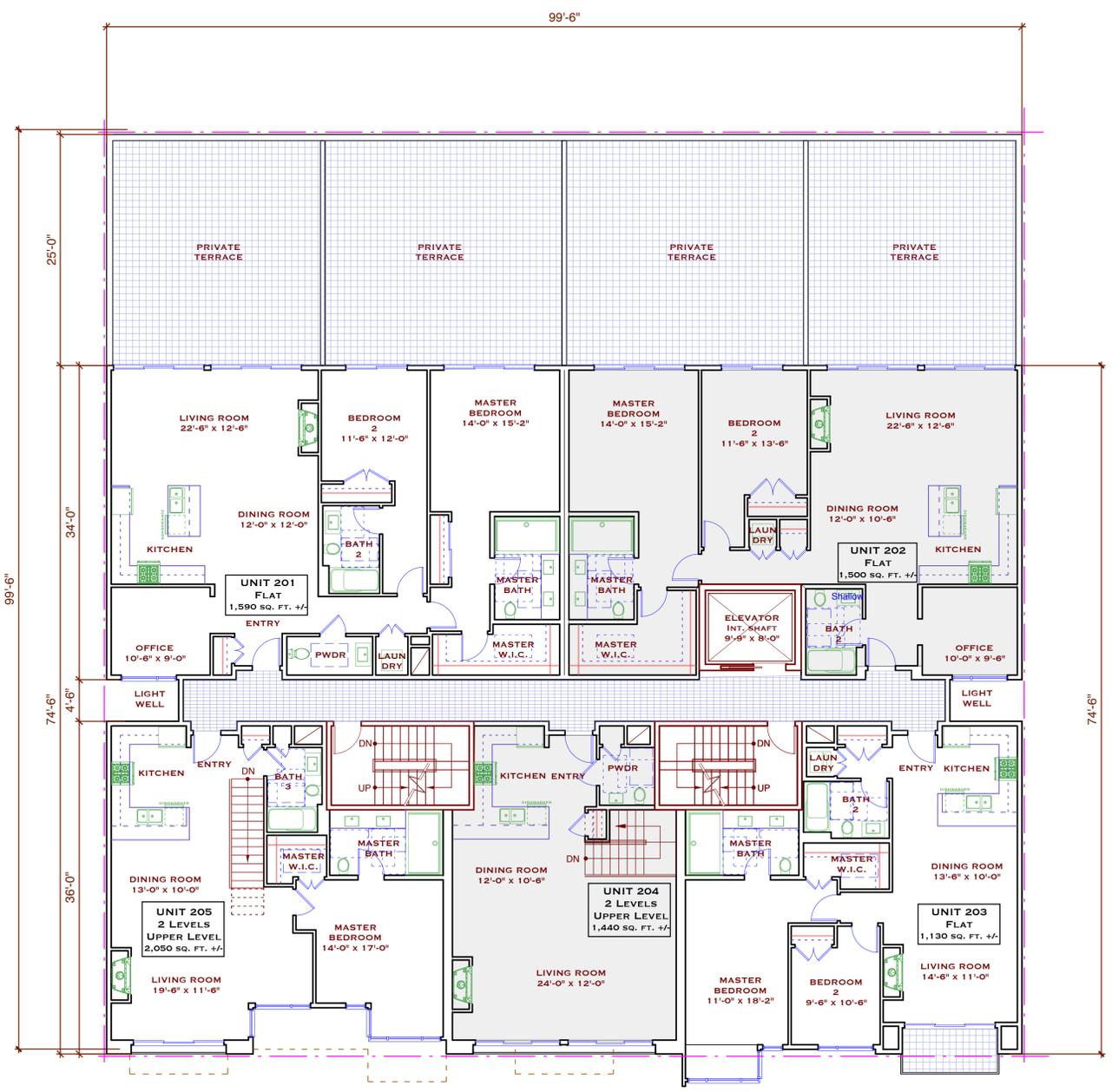
DE HARO STREET (80' WIDE)



DE HARO STREET IMPROVEMENT:
 PLANT STREET TREES (MAGNOLIA GRANDIFLORA, AND PROVIDE A CONTINUOUS PLANTING STRIP BETWEEN TREES FOR UNDERSTORY LANDSCAPING.
 ALL IMPROVEMENTS TO BE COORDINATED WITH SAN FRANCISCO PLANNING DEPT. (BETTER STREETS PLAN) AND D.P.W.

GROUND FLOOR PLAN

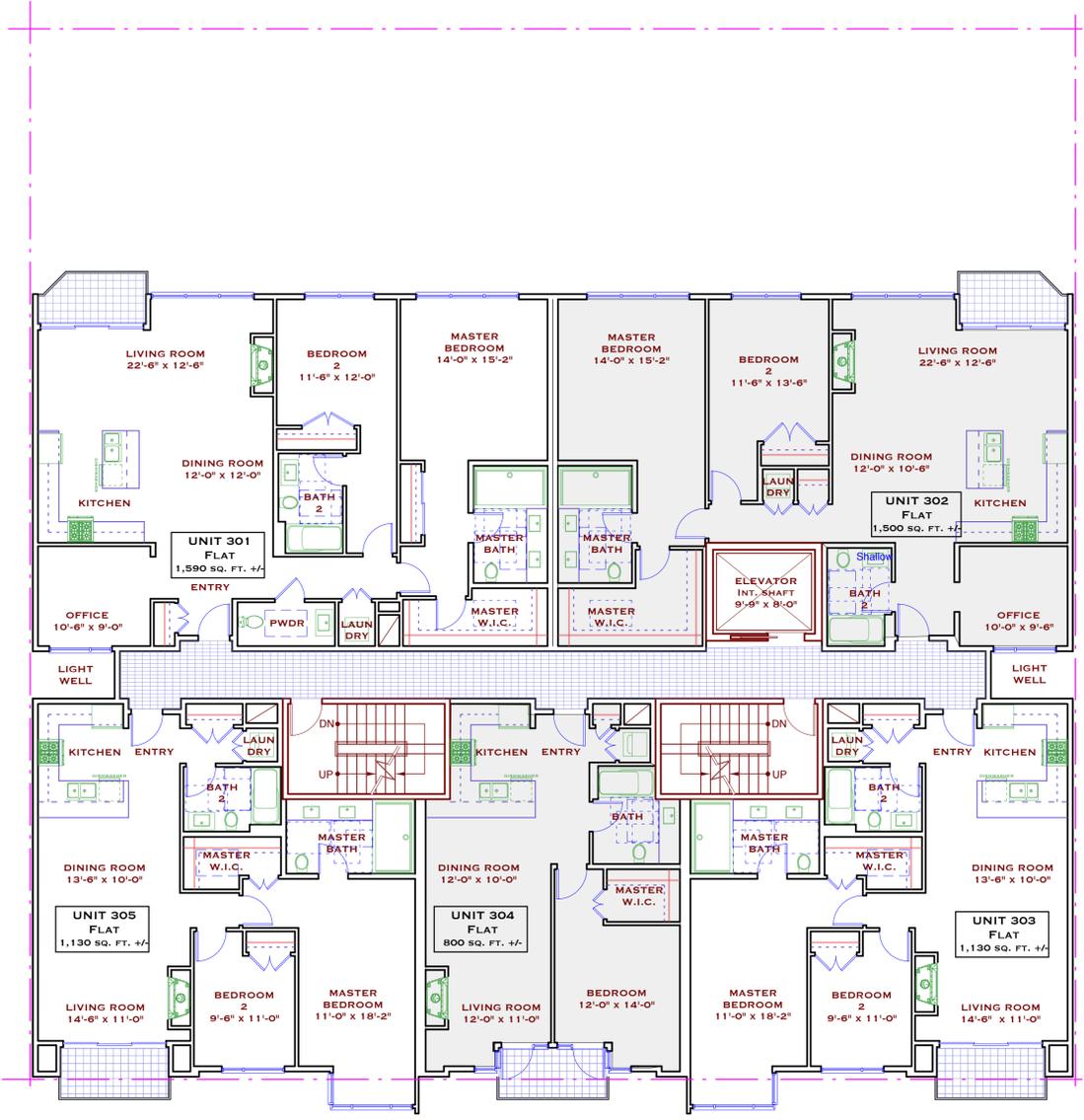
1



DE HARO STREET

2ND FLOOR PLAN

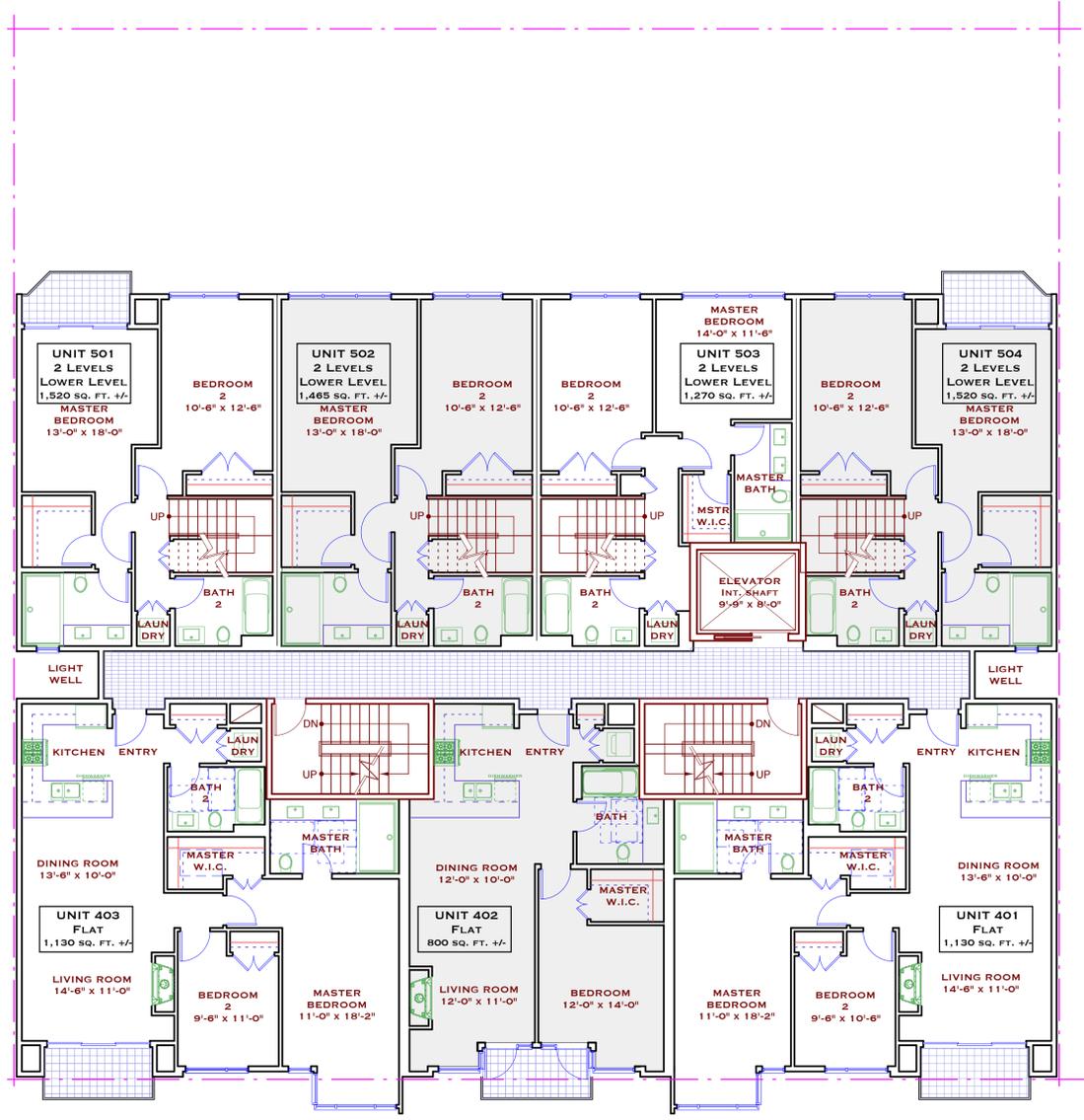
2



DE HARO STREET

3RD FLOOR PLAN

1

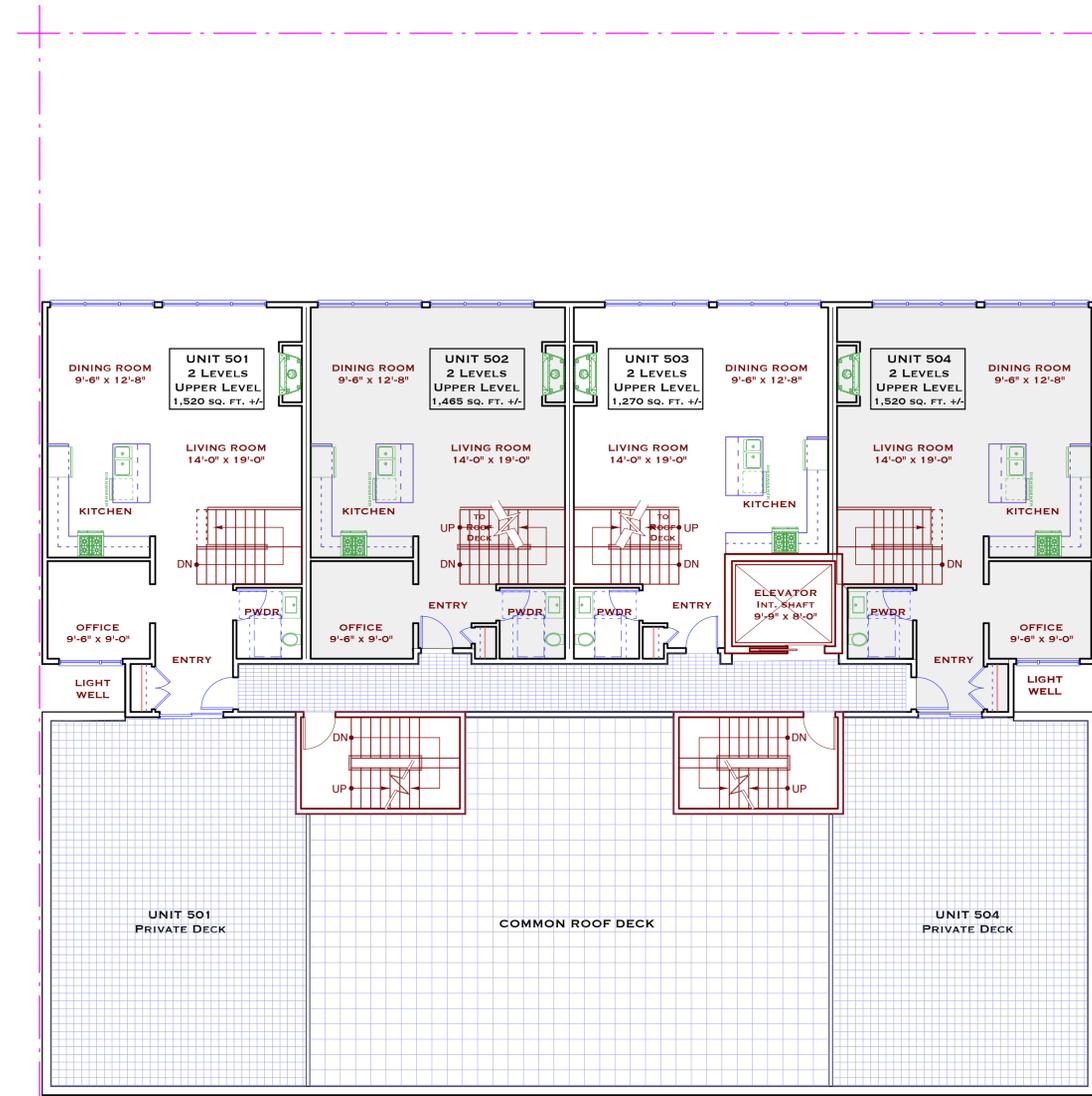


DE HARO STREET

4TH FLOOR PLAN

2

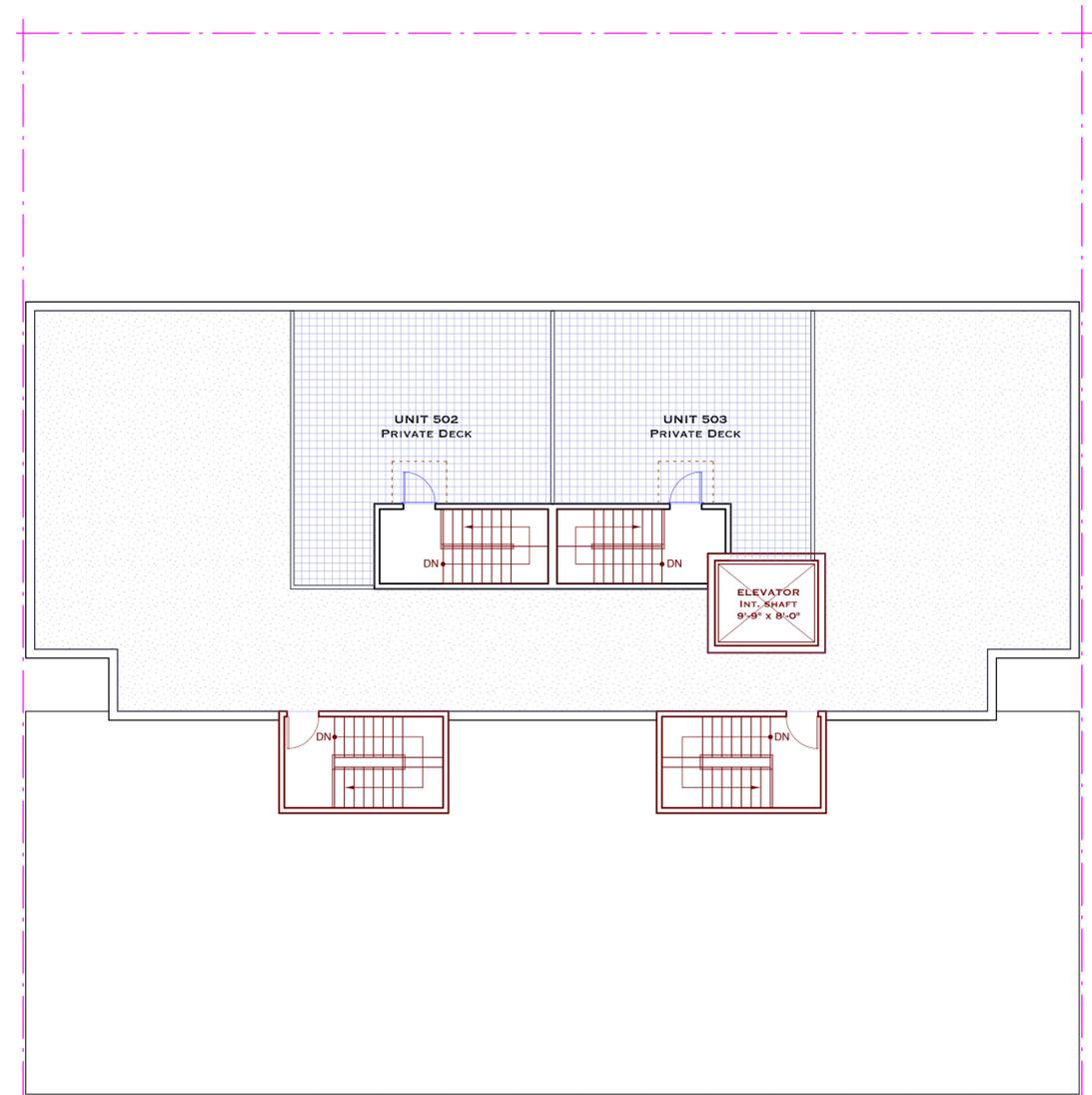
Developers' January 2015 drawings



DE HARO STREET

5TH FLOOR PLAN

1



DE HARO STREET

ROOF PLAN

2

Developers' January 2015 drawings

January 30, 2015

Mr. Don Lewis
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Dear Mr. Lewis,

Case Number 2014.0599E
Proposed erection of 17-unit residential building at 540-552 De Haro Street, by Aaron Schlechter

I write in regard to the above planning application. I am the pastor of the church adjacent to the proposed project. I have examined the plans, and I know both the site and the activity in the neighborhood well. **I wish to object strongly to the construction of the proposed project in its current description.**

Although the Eastern Neighborhoods Area Plan does call for increased density of residential development, a laudable goal, Mr. Schlechter's project is not in keeping with the character of the neighborhood, and will undoubtedly have a negative impact on the use of our church buildings. Among the most serious objections to the project is the **lack of a shadow study** in the preliminary project assessment, and related to this oversight, the height of the building. The preliminary project study states that the building is less than forty feet in height, but the plans for the building clearly show that it is **over fifty feet in height**. This is not in conformity with the regulations for new construction as stated in the Showplace Square/Potrero Hill subarea of the Eastern Neighborhoods Area Plan. I understand that the developer has filed for an exemption from the Neighborhood Plan, and I object to this request.

Regarding the project's environmental impact, the developer will excavate the site, removing a substantial portion of asbestos containing serpentine bedrock. The excavation is a point of concern not only due to the **asbestos that will be released into the air**, but also because of the potential to severally damage our church building. When the existing structure was constructed in the 1970's **excavation damaged buildings** on the backside of the lot; the excavation had to be stopped, as a result. Further, there is a **naturally occurring spring** in proximity to the site, a situation that causes us continual problems with water coming into our building.

St. Gregory of Nyssa worships in an award-winning building, designed by San Francisco architect John Goldman. The congregation enjoys international renown as both a center for innovative arts and social service programs as well as a vibrant worshipping community of over 275. Each member of the congregation takes understandable pride of ownership in the building in which we gather daily for prayer. Additionally, St. Gregory's is the center of a **vital public service to the city**, feeding over 400 families per week at its food pantry. Although we are completely sympathetic to the need for housing in our city, this is the wrong project. Housing on the site adjacent to our church needs to be in keeping with the entire neighborhood.

We join with the scores of other Potrero Hill residents in requesting that this project be stopped.

Yours faithfully,



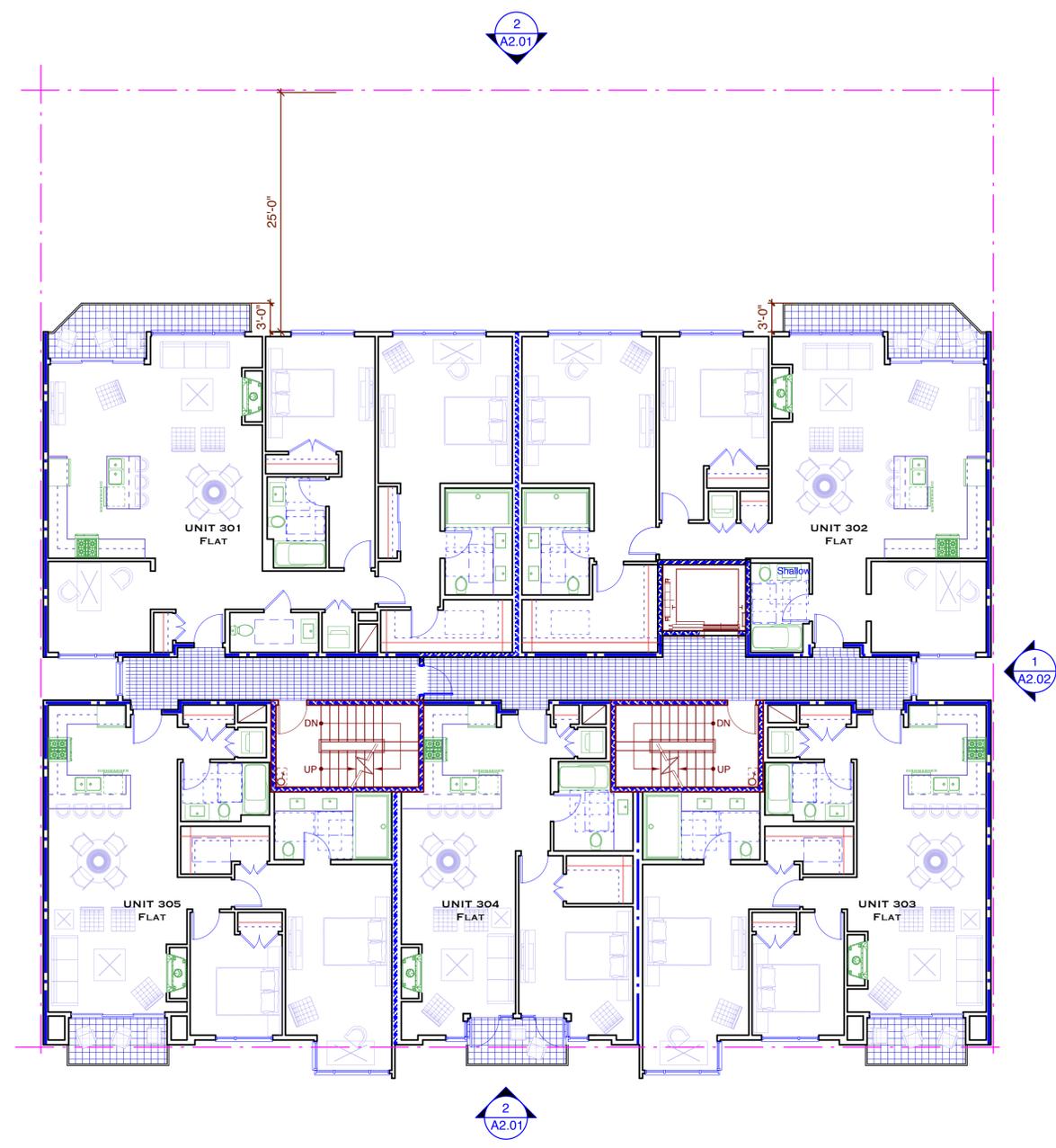
The Rev. Dr. Paul Fromberg, Rector
St. Gregory of Nyssa Episcopal Church
500 De Haro Street
San Francisco CA 94107

Cc. The Honorable Malia Cohen, Supervisor District 10
The Right Reverend Marc H. Andrus, Bishop of California
Mr. John A. Goldman, AIA

**3RD FLOOR PLAN
 4TH FLOOR PLAN**

**540 DE HARO
 17 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA**

L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV/ISSUE DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET:
A1.02



3RD FLOOR PLAN

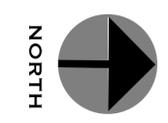
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4TH FLOOR PLAN

2

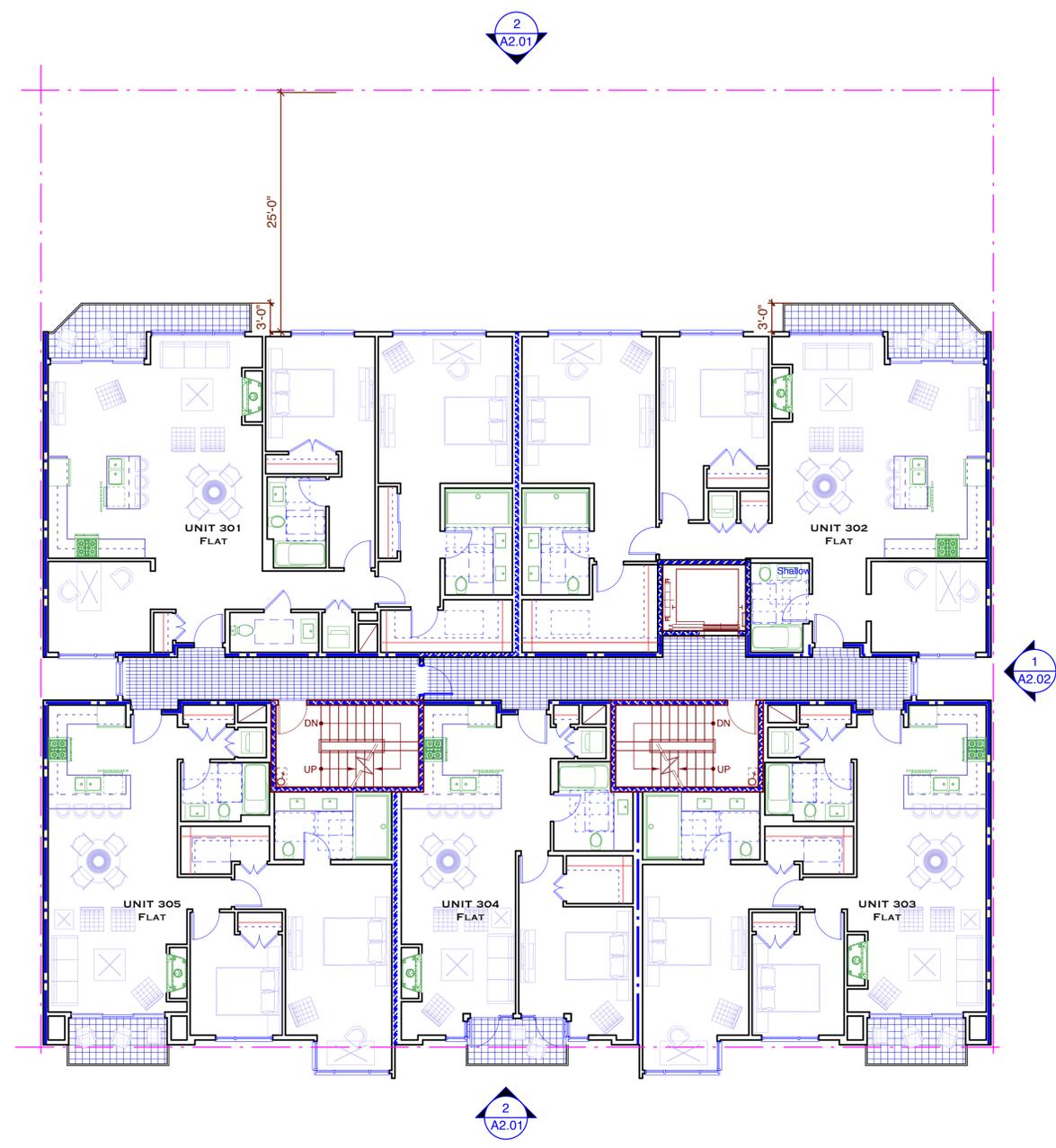
Developers' revision February 2016



**3RD FLOOR PLAN
 4TH FLOOR PLAN**

**540 DE HARO
 17 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA**

L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV/ISSUE DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET:
A1.02



3RD FLOOR PLAN

1

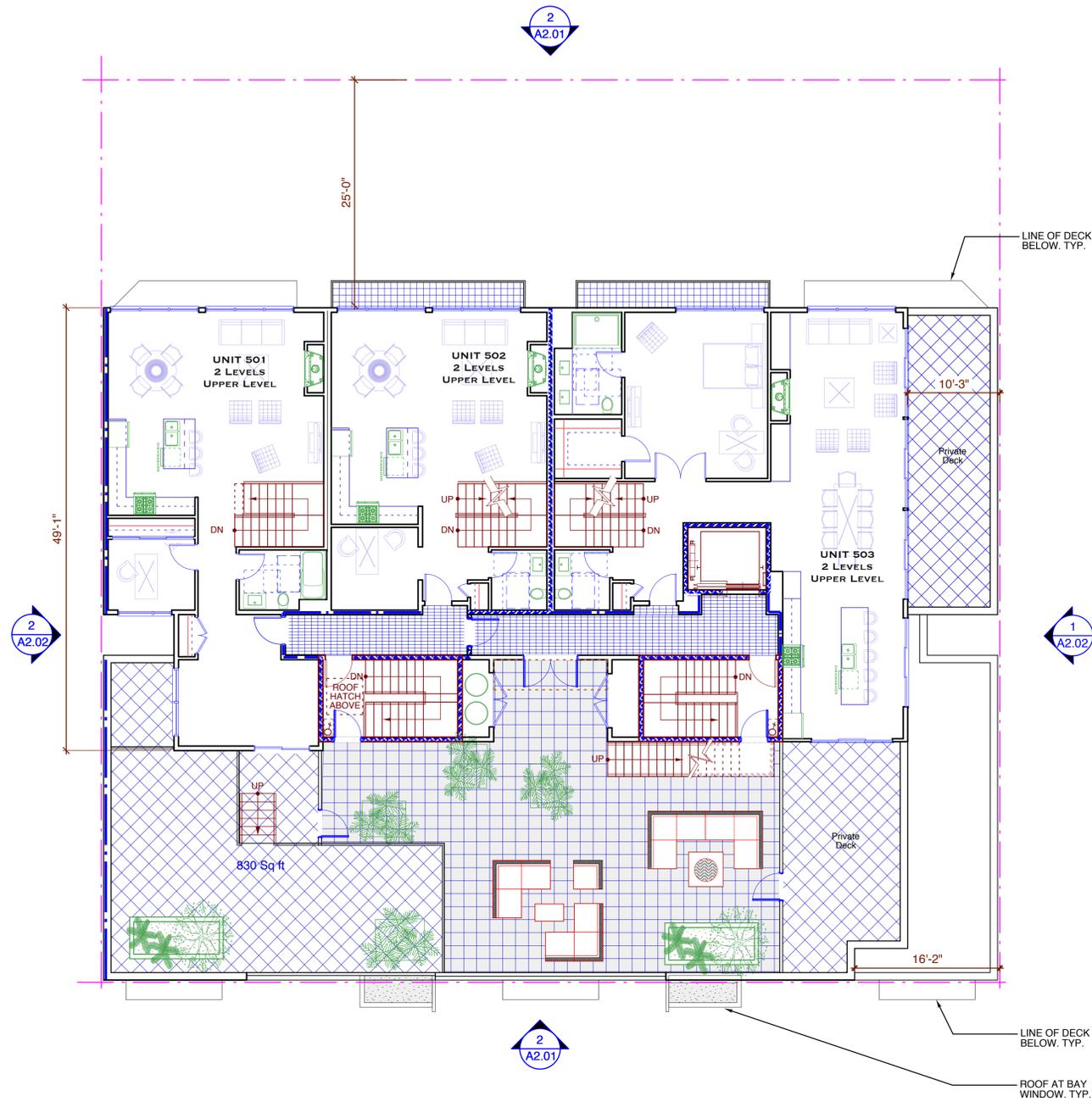


4TH FLOOR PLAN

2

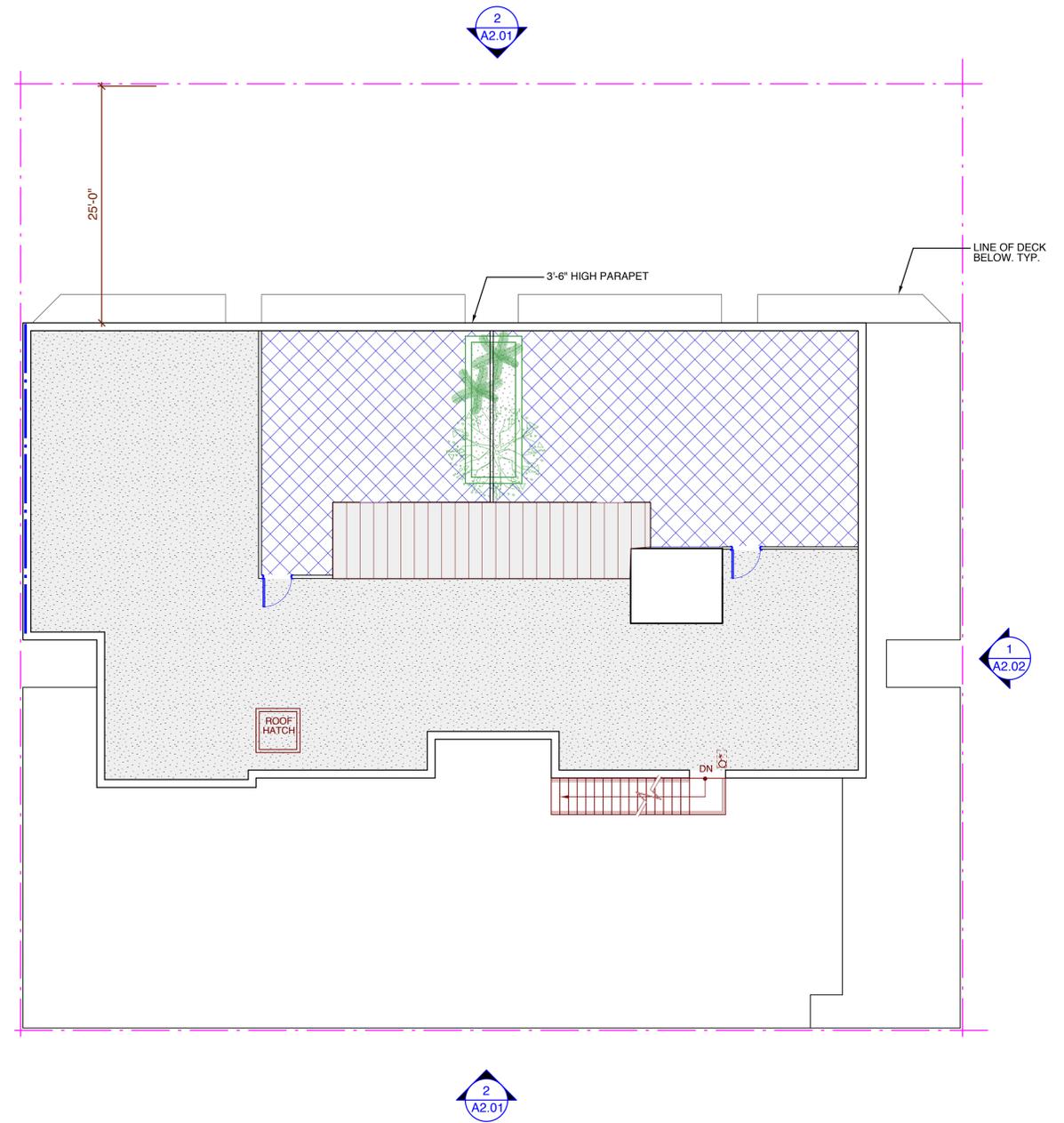
"No Detriment" Edwards February 2016





5TH FLOOR PLAN

1



ROOF PLAN

2

"No Detriment" Edwards February 2016



1331 HARRISON STREET
SAN FRANCISCO, CA 94109
TEL 415.882.9783 FAX 415.886.9786

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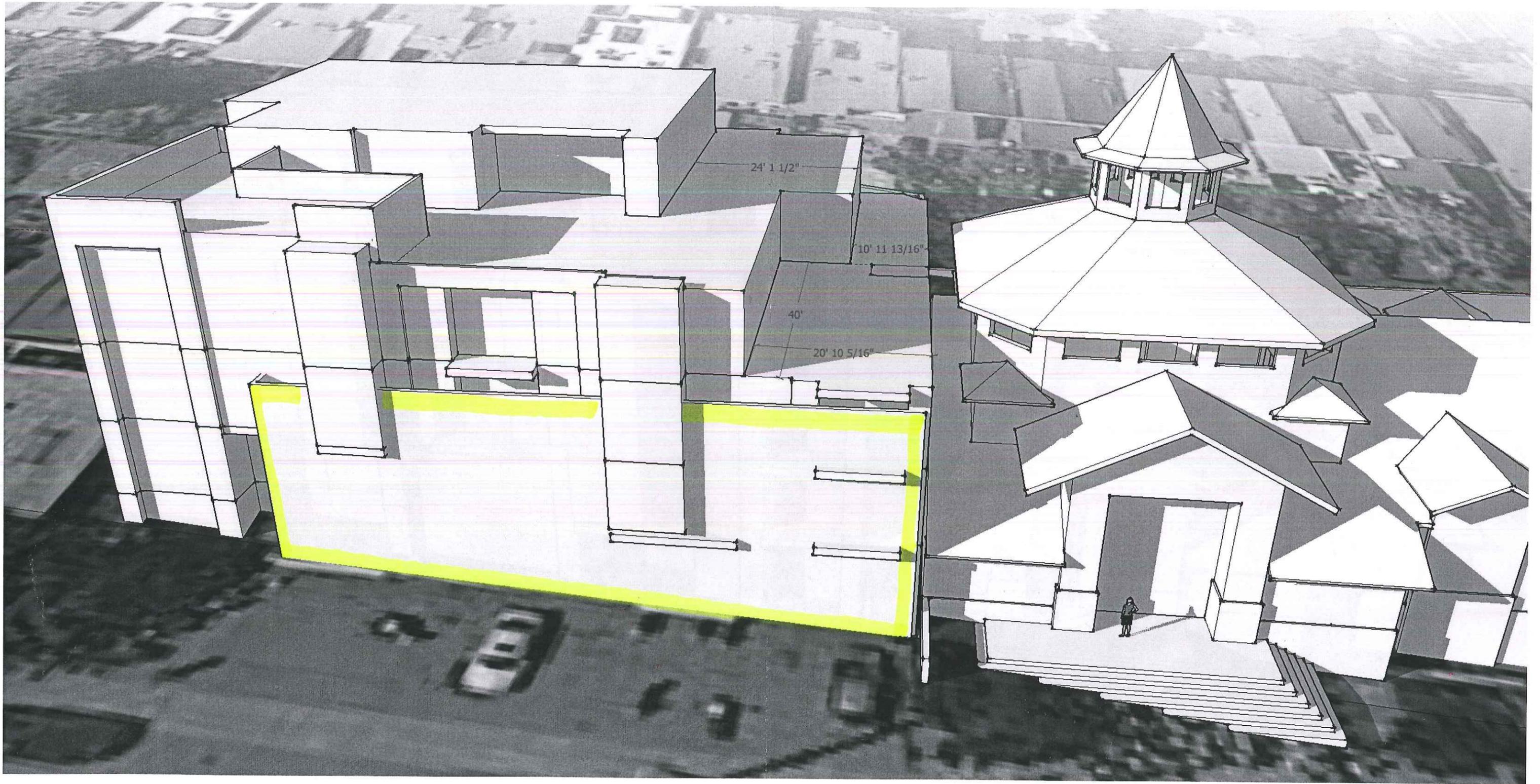
5TH FLOOR ROOF PLAN

540 DE HARO 17 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

Remove PH 12.22.15
L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV./ISSUE, DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET:
A1.03

P.P.A. Case No. 2014.0699SU 540-552 DeHaro Street

Permit # 201502107867



"No Detriment" Edwards February 2016

BUILDING SETBACK REQUIRED
TO MAINTAIN SOLAR ACCESS
TO ROTUNDA

2-11-16

May 25, 2016

Hon. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 540 DeHaro Street
Case No. 2014.0599X (Large Project Authorization)
Hearing Date: June 2, 2016

Dear President Fong and Commissioners:

I am writing on behalf of the project sponsor of the 540 DeHaro Street project. 540 DeHaro is zoned UMU and is located in a 40-X height and bulk district on Potrero Hill. The project had proposed 17 units in a four-story building that because of the steep upslope of the lot was five stories along the rear property line.

You will recall that the project was heard by the Commission on January 7, 2016, and was continued with the request that the sponsor address potential loss of sunlight to St. Gregory's Episcopal Church at 500 DeHaro Street, modify the sidewalk landscape plan, and provide information regarding relocation of Moto Guild, a tenant in the property from 2013 to March 2016. We have addressed each of these issues and request that the Commission approve the project as modified. The Planning Department also recommends approval.

St. Gregory's. The project team has met many times with representatives of St. Gregory's since January 7 to address the church's request that we preserve a substantial amount of direct sunlight into the church's clerestory windows that are located about 5 feet from the common property line. In response, the sponsor has agreed to substantially redesign the project. These revisions, which the Planning Department supports, include:

- The height of 540 DeHaro has been reduced from four floors to three floors in the front and from five floors to three floors at the rear for the northern 10'3" wide portion of the building adjacent to St. Gregory's, and to make any railings in the setback area transparent. Attached as Exhibit A are a few pages from the Commission packet set that demonstrate this reduction.
- We will present a video sunlight study at the hearing to demonstrate how this reduction allows direct sunlight into the clerestory windows during morning hours

throughout the year when services are held. A few images from that video are included in Exhibit A.

- This reduction in height results in a loss of over 1,000 square feet of residential floor area. Consequently, the units count has been reduced from 17 units to 16 units (the loss of a 2-bedroom unit). This is a major concession by the project sponsor and reduces the project's Affordable Housing Fee payable to the City by over \$100,000. Other impact fees are similarly reduced.
- At the church's request, the project sponsor has agreed to pay St. Gregory's costs, up to \$10,000, to remove a portion of the overhanging eave that shades the clerestory windows to increase direct sunlight into the church. The video images in Exhibit A demonstrate how removal of the overhanging eave facing the south property line would substantially increase direct sunlight into the church.
- The sponsor has agreed to suspend construction activities over the Christmas and Easter weekends, to comply with all construction noise measures set forth in the CPE and the Police Code, and to assure full access to the church throughout the construction period.

Despite these substantial revisions, agreements and monetary offers, as of today, St. Gregory's has not withdrawn its opposition. The church has requested that an additional 200 square feet be removed from the top floor, eliminating the kitchen area from Unit 503. We are not willing to make that additional cut and are disappointed that the significant revisions we have made are not enough for the church. We ask that the Commission confirm the Planning Department's determination that the revisions described above preserve substantial sunlight to the church and meet the requirements the Commission imposed on January 6.

Sidewalk Landscaping. You will recall that the sidewalk on this block is extra wide (30 feet from curb to property line), on account of an SFPUC easement. During the January 6 hearing, the Commission requested that the landscape design for the sidewalk area adjacent to the property line be modified to be less "privatized" and more welcoming to the public.

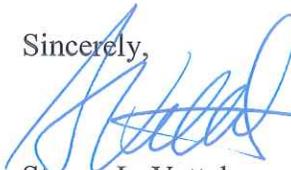
At your direction, Marta Frye Landscape Associates revised the landscape plan to eliminate the raised curbs that had previously formed a low barrier between the sidewalk and the landscaping (see rendering at Exhibit B). This modification minimizes the feeling of privatization, renders the sidewalk landscaping welcoming to the public, and we believe satisfies your direction.

Moto Guild. After the project sponsor extended Moto Guild's lease rent-free for a few months earlier this year, Moto Guild found a relocation site on Treasure Island and moved there in March 2016. Attached as Exhibit C is a letter from Aleks Grippo, Co-founder of Moto Guild, confirming its successful relocation.

Community Benefits. In addition to adding 16 units to the housing stock (14 of them 2-bedroom units), the project will pay an Affordable Housing Fee to MOHCD of approximately \$1.3 million, the Eastern Neighborhoods Impact Fee (over \$350,000), and the Transportation Sustainability, Child Care and School fees. The sponsor has also agreed to make a donation to the Friends of Jackson Playground to support renovation of this neighborhood park.

Please contact me prior to the June 2 hearing if we can provide any additional information.

Sincerely,



Steven L. Vettel

cc: John Rahaim, Planning Director
Kimberly Durandet, Planner
Tom Murphy
Mitchell Benjamin

EXHIBIT A



4TH FLOOR PLAN

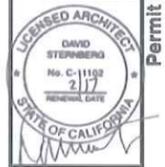
1



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**4TH FLOOR
PLAN**

540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

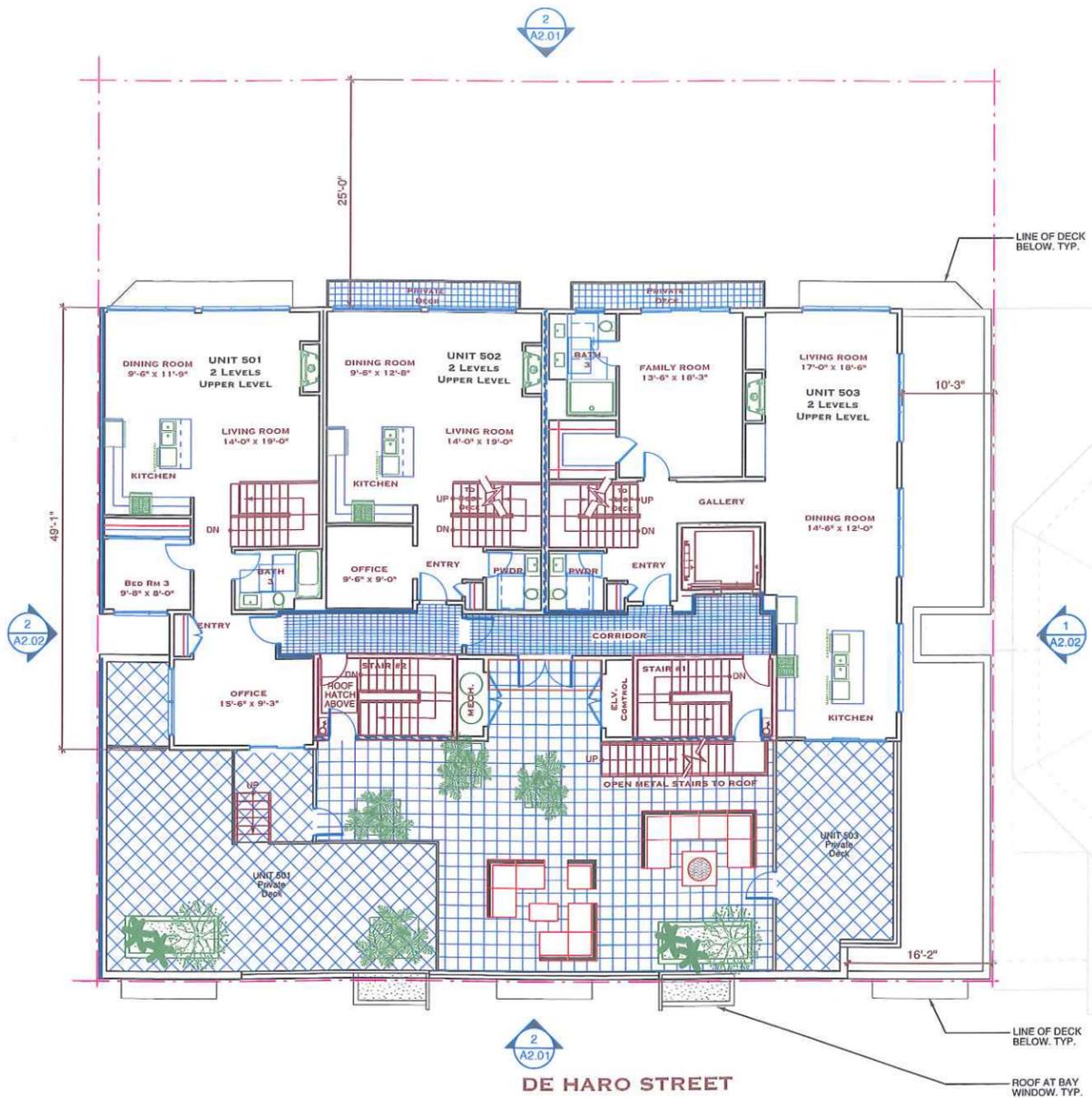
REV./ISSUE	DATE
PLANNING REV.	05.16.16
PLANNING REV.	05.02.16
L.P.A.	12.18.15
Submittal	02.05.15
P.P.A.	04.18.14

DATE: 02.20.14
SCALE: 1/8" = 1'-0"
DRAWN: M.P.B.
SHEET:

A1.04

Permit # 201502107867

P.P.A. Case No. 2014.0999U 540-552 DeHaro Street



5TH FLOOR PLAN

1



5TH FLOOR PLAN

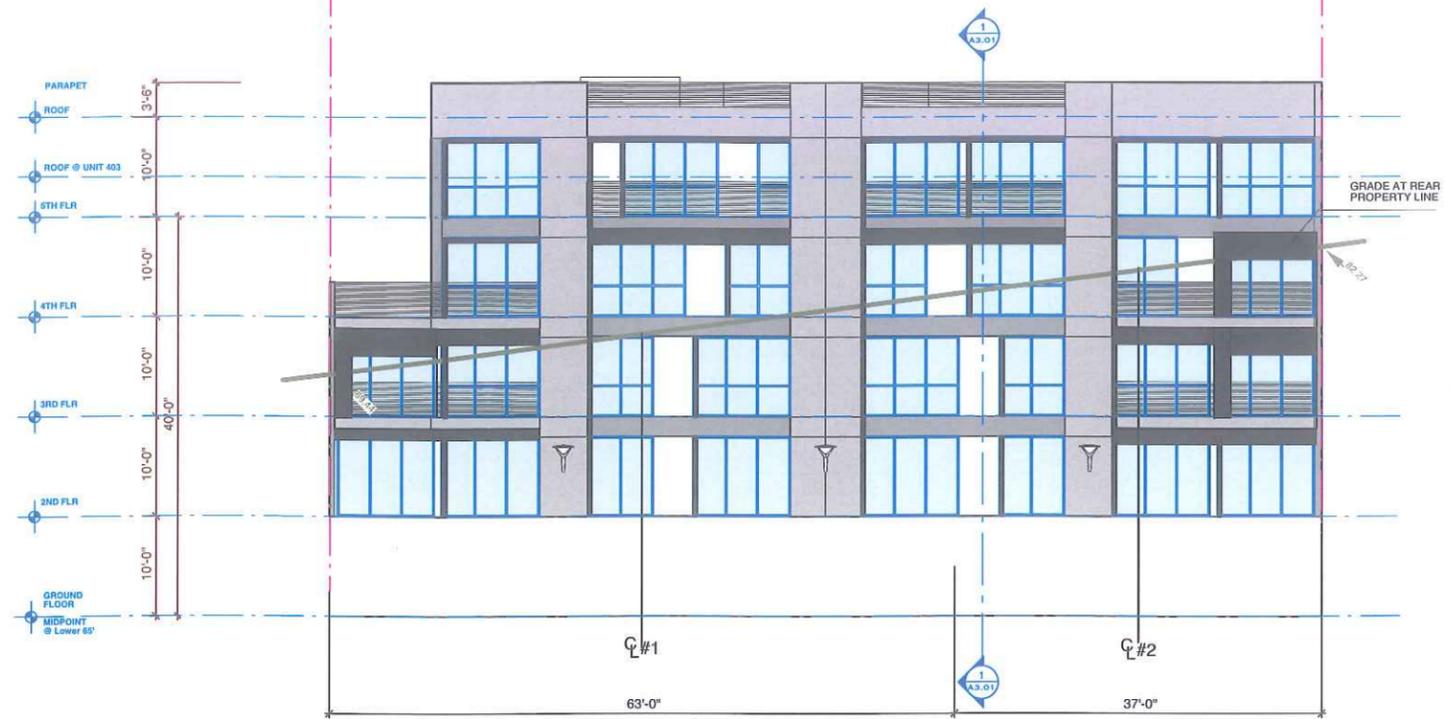
540 DE HARO
16 RESIDENTIAL UNITS
 BLOCK 4008 LOT 002
 SAN FRANCISCO, CA

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 PERMIT # 201502107867

DAVID STERNBERG
 No. C-11108
 2/17
 EXPIRES DATE
 STATE OF CALIFORNIA
 LICENSED ARCHITECT

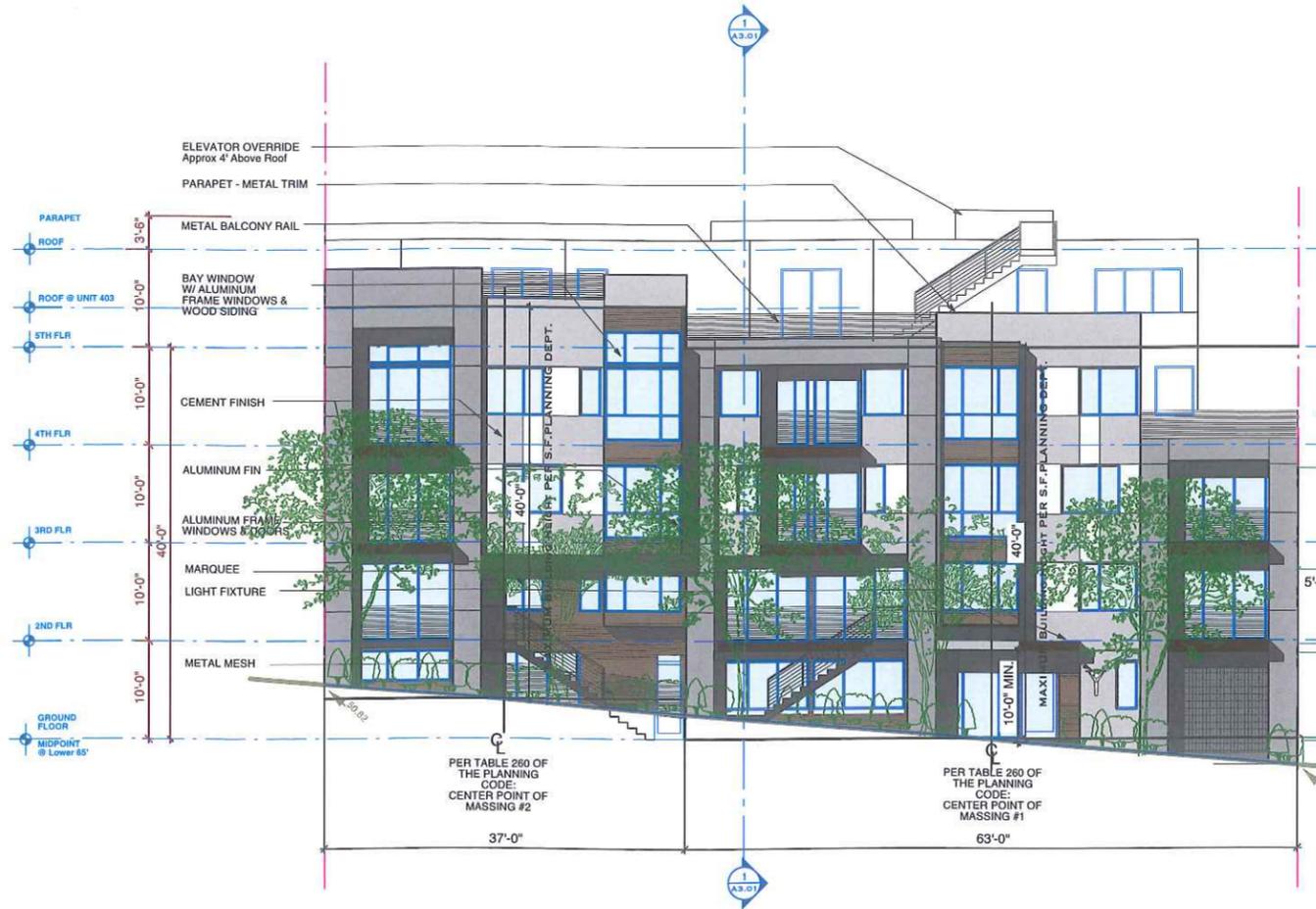
PLANNING REV. 05.02.16
Remove RM-10-23-16
L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV. ASSUE. DATE
DATE: 02.20.14
SCALE: 1/8"=1'-0"
DRAWN: M.P.B.
SHEET: A 1.05

P.P.A. Case No. 2014.0599U 540-552 DeHaro Street



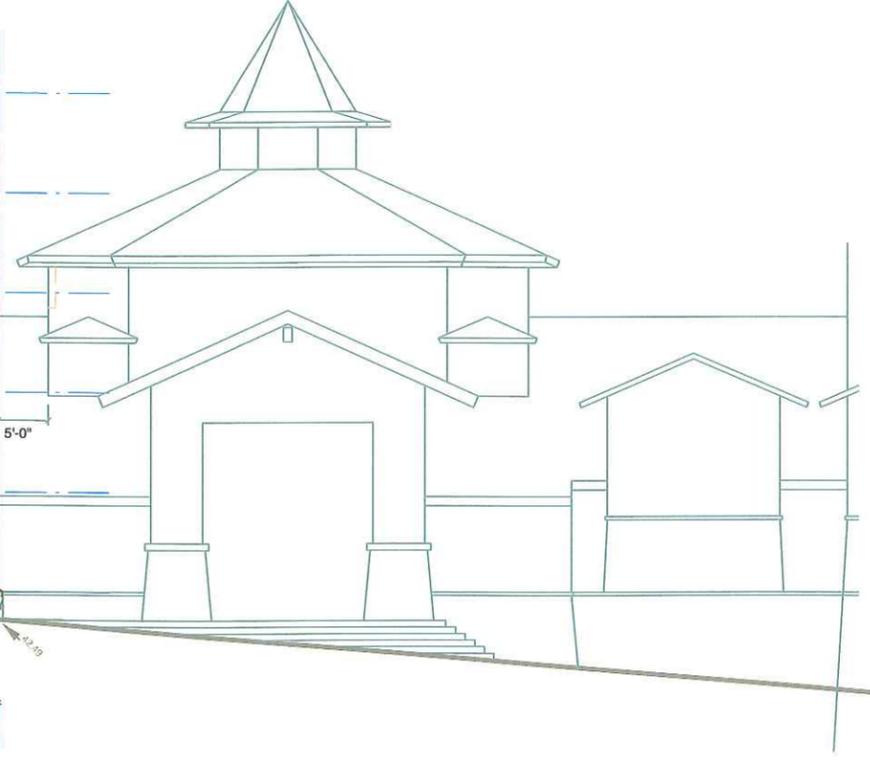
REAR ELEVATION (WEST)

1



DE HARO ST. ELEVATION (EAST)

2



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SAN FRANCISCO, CA 94133
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DE HARO STREET
ELEVATION
REAR ELEVATION

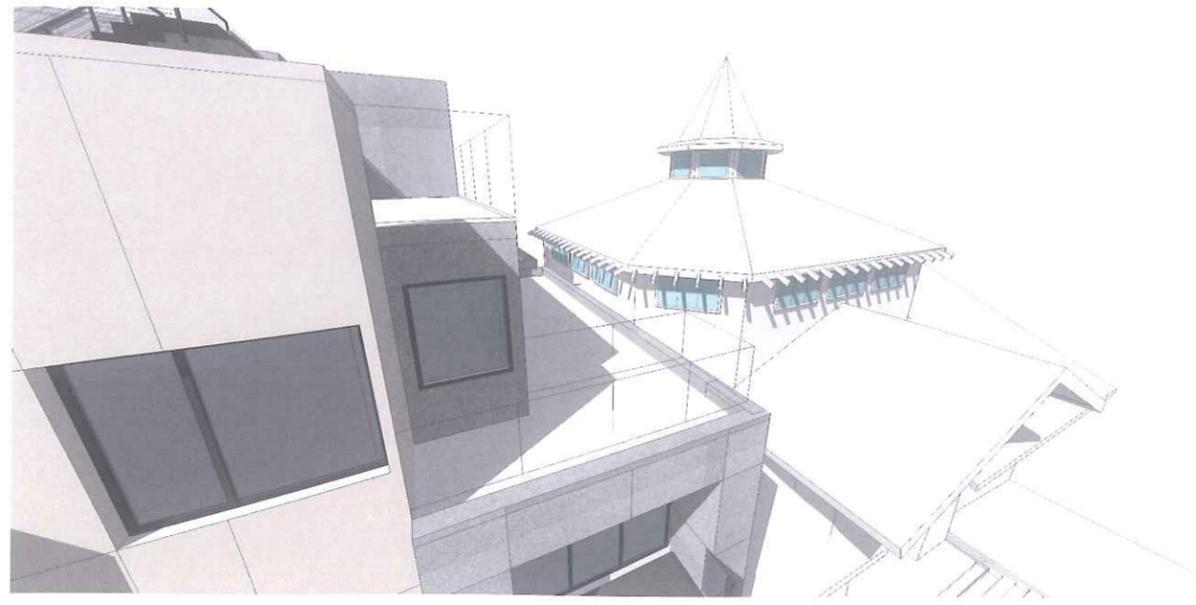
540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

Remove PH 12.22.15
L.P.A. 12.18.15
Submittal 02.06.15
P.P.A. 04.18.14
REV./ISSUE DATE
DATE: 02.20.14
SCALE: 1/8" = 1'-0"
DRAWN: M.P.B.
SHEET:

A2.01

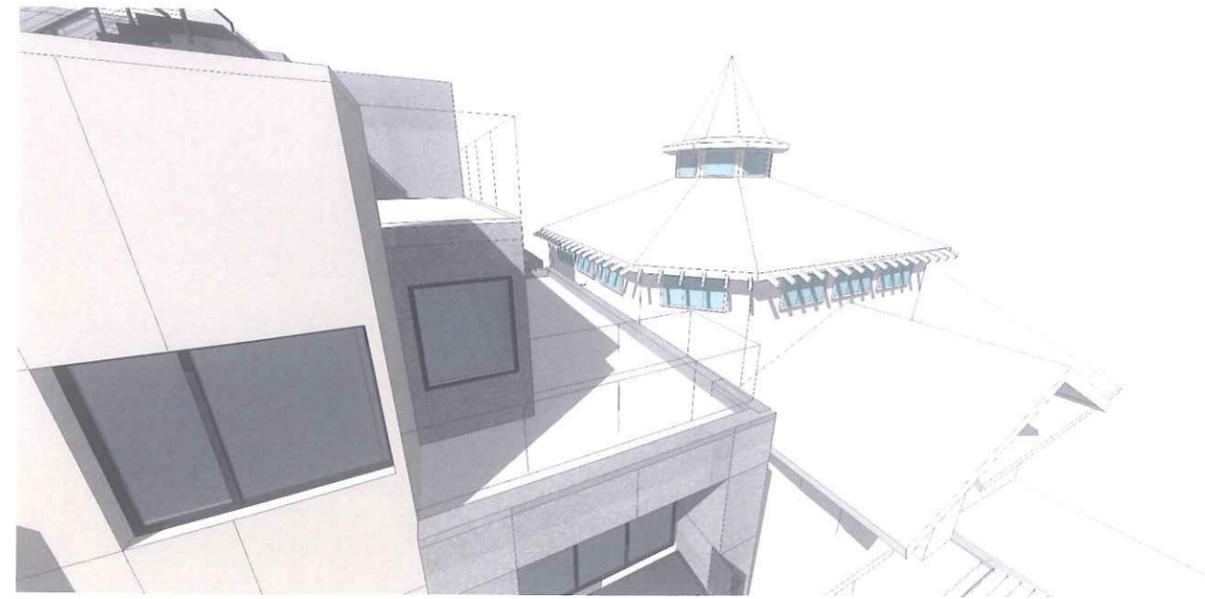
Permit # 201502107867

P.P.A. Case No. 2014.0598U 540-552 DeHaro Street



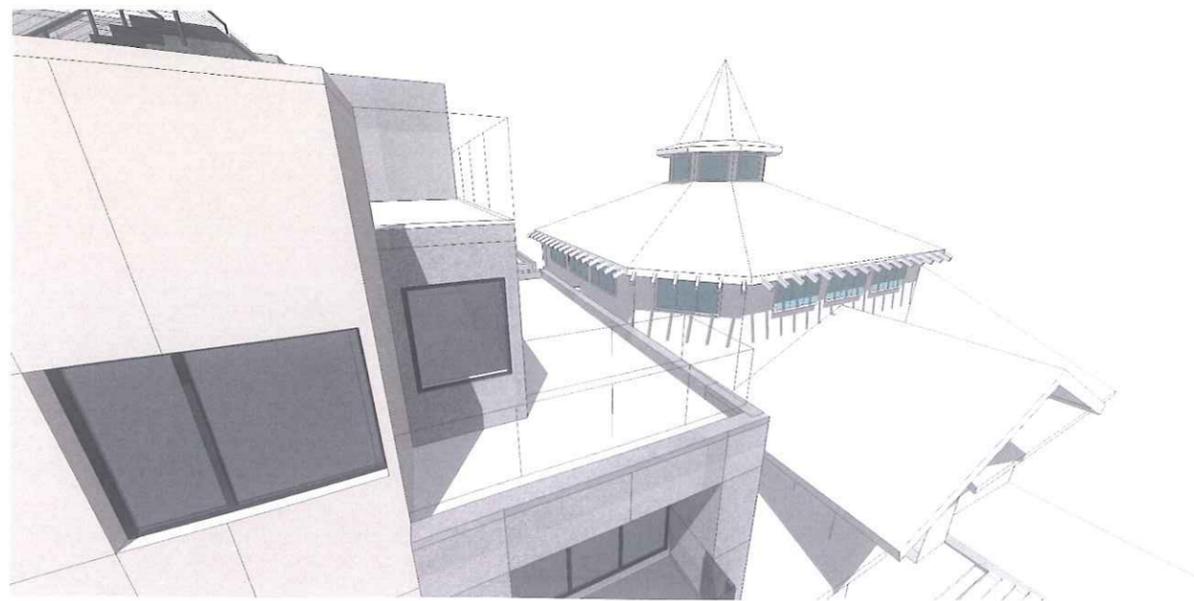
FALL EQUINOX

1



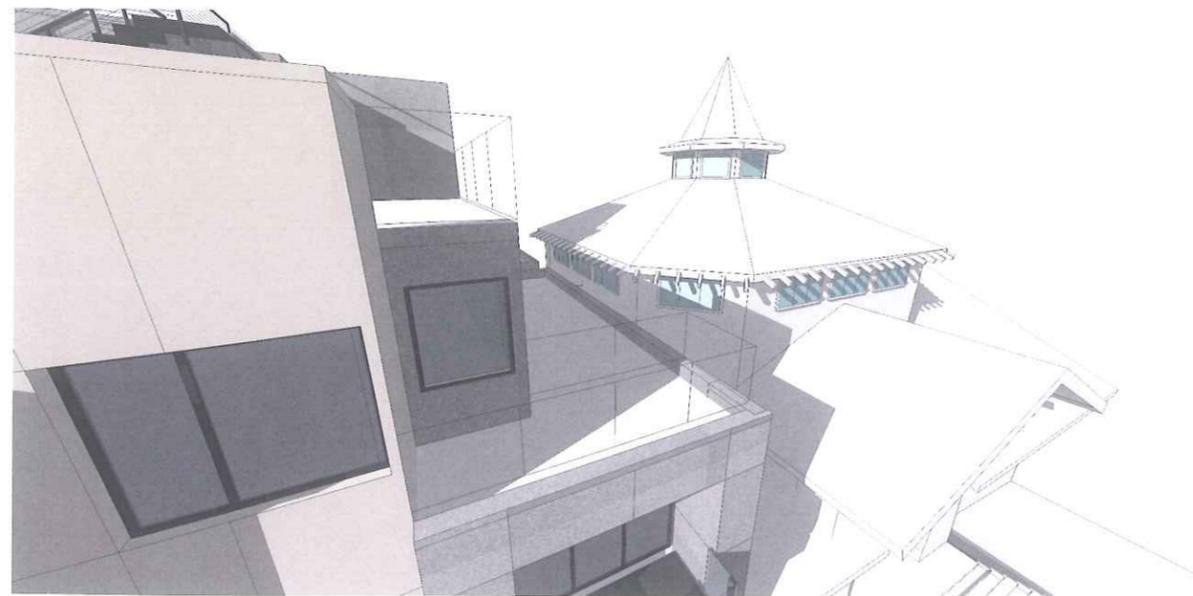
SPRING EQUINOX

2



SUMMER SOLSTICE

3



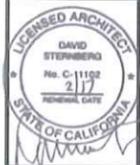
WINTER SOLSTICE

4

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Permit # 201502107867



SHADOW
STUDIES

540 DE HARO
16 RESIDENTIAL UNITS
BLOCK 4008 LOT 002
SAN FRANCISCO, CA

Rev./Issue, Date

DATE: 05.13.15

SCALE: NO SCALE

DRAWN: M.P.B.

SHEET:

TS.06

EXHIBIT B

EXHIBIT C

MOTO GUILD®

849 13th St. San Francisco CA 94130 (415) 926-5372

March 16, 2016

To the ownership group of 540 De Haro Street,

Thank you for extending our term at no charge to accommodate the move. We found a suitable space on Treasure Island that will be great going forward. We have enjoyed our tenancy in your building and are excited to keep our business in San Francisco.

Thank you,



Aleks Grippo / Co-founder

aleks@motoguild-sf.com

415-552-5788