



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Abbreviated Analysis

HEARING DATE: OCTOBER 10, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* October 3, 2019  
*Case No.:* **2018-016284DRP**  
*Project Address:* **1299 SANCHEZ STREET**  
*Permit Application:* **2018.1129.6993**  
*Zoning:* NC-1 (Neighborhood Commercial, Cluster)  
40-X Height and Bulk District  
*Block/Lot:* 6552/020  
*Project Sponsor:* Christian Ritter  
1299 Sanchez Street  
San Francisco, CA 94114  
*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)  
*Recommendation:* **Do not take DR and approve Project as proposed**

### PROJECT DESCRIPTION

The Project proposes the change of use of an approximately 1,139 square-foot tenant space at an existing two-story mixed-use building from an existing Laundromat into a Limited Restaurant (d.b.a. Noe Valley Coffee) with an Accessory Coffee Roaster. Minor interior alterations are proposed of the subject tenant space. However, no exterior alterations are proposed of the subject tenant space.

### SITE DESCRIPTION AND PRESENT USE

The 2,160 square-foot property is located on the east side of Sanchez Street, between 26<sup>th</sup> and Clipper Streets; Lot 020 of Assessor's Block 6552. The property is developed with a two-story, mixed-use building which measures 80 feet in length and 27 feet in width. The approximately 3,990 square-foot building consists of a commercial tenant space and two dwelling-units. The subject building, constructed in 1909, is considered a potential Historical Resource "Class B" per California Environmental Quality Act (CCEQA). The subject commercial tenant space was most recently occupied by "Spin City Coffee" for more than 17 years.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the Neighborhood Commercial, Cluster (NC-1) Zoning District, the 40-X Height and Bulk District, and Noe Valley neighborhood, adjacent to the Mission and Castro/Upper Market neighborhoods. The Neighborhood Commercial, Cluster (NC-1) Zoning District is located to the south and west of the subject property, and the Residential-House, Two Family (RH-2) Zoning District is located to the north and east of the property.

The immediate neighborhood includes single-to-three story residential and mixed-use developments, with mixed-use developments consisting of commercial tenant spaces located at the ground-floor and

residential units located at the remainder floors. The neighborhood includes a mix of land-uses including residential, retail, professional service, and restaurants.

## **BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 24, 2019 – July 24, 2019	July 22, 2019	October 10, 2019	80 days

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	September 20, 2019	September 20, 2019	20 days
Mailed Notice	20 days	September 20, 2019	September 20, 2019	20 days

## **PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	X	X	
Other neighbors on the block or directly across the street	X	X	
Neighborhood Groups			X

To date, the Department has received three correspondences in opposition of the listed Project and in support of the submitted Discretionary Review Request. Members of the public expressing opposition of the listed Project state concerns with the compatibility of the proposed land-use at the subject property and the potential emissions and noxious odors. To date, the Department has received 46 correspondences in support of the listed Project and in opposition of the submitted Discretionary Review Request. Members of the public expressing support of the listed Project state the proposed Project's ability to strengthen the existing commercial corridor and community with a locally owned business.

## DISCRETIONARY REVIEW REQUESTOR

Paul M. Sullam resides at 4016 26<sup>th</sup> Street, which is located to the west of the subject project site approximately 150 feet away.

## DISCRETIONARY REVIEW REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

### CONCERNS

1. The proposed Project will impact the residential livability of the neighborhood due to the emission of air pollutants (i.e. Acetaldehyde and Formaldehyde), an increase in traffic congestion, and an increase in noise levels. Great concern is raised for the potential health risks due to the release of air pollutants in association with coffee roasting and the lack of active monitoring by the Bay Area Air Quality Management District (BAAQMD) to ensure compliance with their regulations and conditions.
2. The proposed Project is not compatible and will not be in compliance with the herein NC-1 Zoning District.
3. The proposed Project will eliminate an existing laundromat at the subject tenant space.

The Discretionary Review requestor did not propose any alternatives to the proposed Project, rather suggested denial of the listed Project. See attached *Discretionary Review Application*, dated July 22, 2019, for additional information.

## PROJECT SPONSOR'S RESPONSE TO DISCRETIONARY REVIEW APPLICATION

### RESPONSE

1. Based on the provided information, the Bay Area Air Quality Management District (BAAQMD) has determined that the requested coffee roaster at the subject tenant space *"is expected to comply with all applicable District, state, and federal air quality-related regulations, including the health risks resulting from toxic air contaminant emissions."* Furthermore, the Project Sponsor has voluntarily agreed to reduce the amount of proposed coffee roasting at the subject tenant space by approximately 60% (from 13.2 tons a year to 4.9 tons a year). The coffee roaster will also include an advance smoke abatement device, the Vortex EcoFilter, to further mitigate any potential health risks.
2. Since March of 2019 the subject tenant space has remain vacant. Previously, the subject tenant space was occupied by "Spin City Coffee" for more than 17 years. However, the previous business was forced to close due to the infeasibility of maintaining the laundromat operational. The tenant space was occupied by inefficient machinery that often resulted in extremely high utility bills, according to the Project Sponsor.
3. The proposed coffee shop with an accessory coffee roaster is a principally permitted land-use pursuant to the designated NC-1 Zoning District. The coffee roaster will be limited to no more than 1/3 of the subject tenant space's total area.

See attached *Response to Discretionary Review*, dated September 19, 2019, for additional information.

## ENVIRONMENTAL REVIEW

The Project is exempt from California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

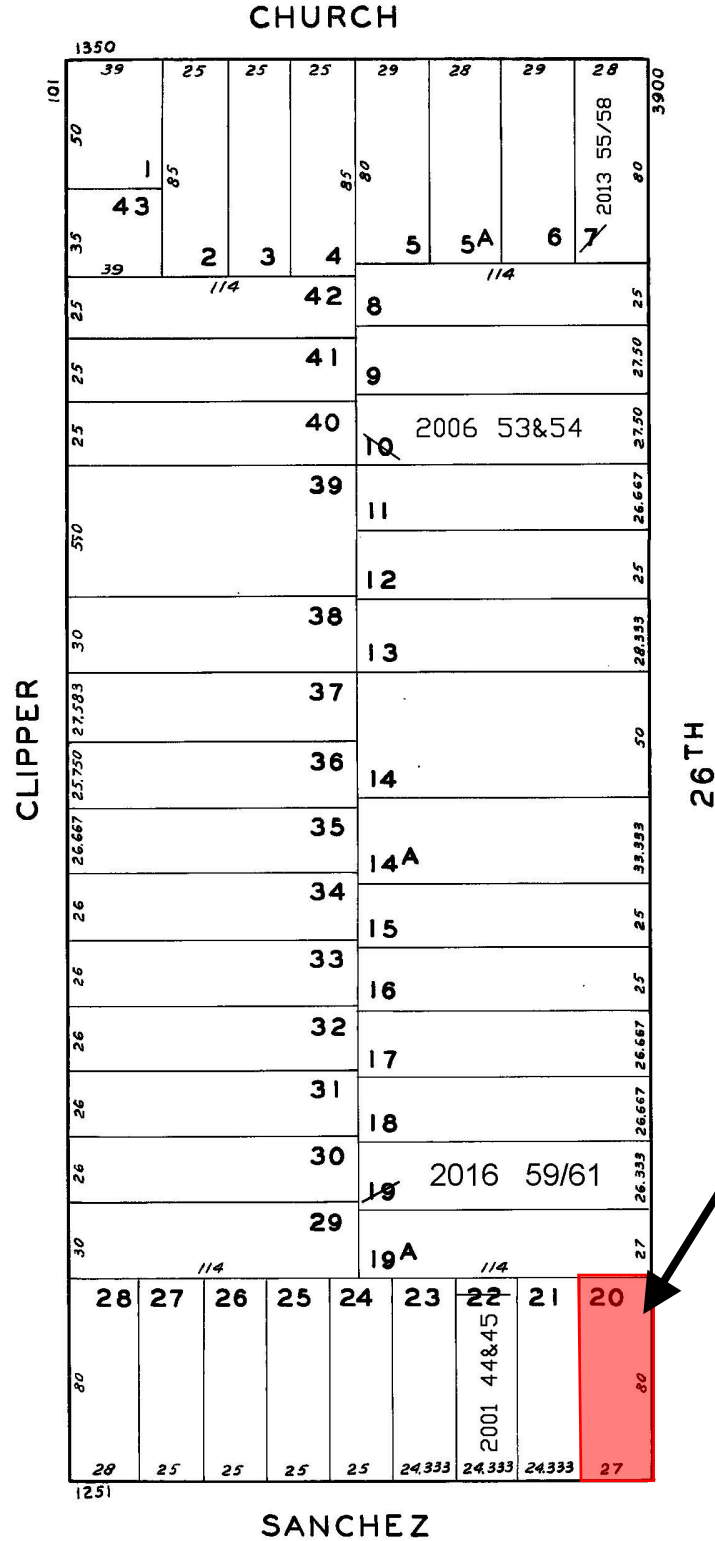
<b>RECOMMENDATION:</b> Do not take DR and approve Project as proposed.
--

## ATTACHMENTS:

Exhibit A- Assessor’s Block Map  
Exhibit B- Sanborn Map  
Exhibit C- Zoning Map  
Exhibit D- Aerial Photographs  
Exhibit E- Site Photographs  
Exhibit F- Section 311 Notice  
Exhibit G- CEQA Determination  
Exhibit H- DR Application  
Exhibit I- Response to DR Application dated September 19, 2019  
Exhibit J- Correspondence  
Exhibit K- Reduced Plans



## Parcel Map

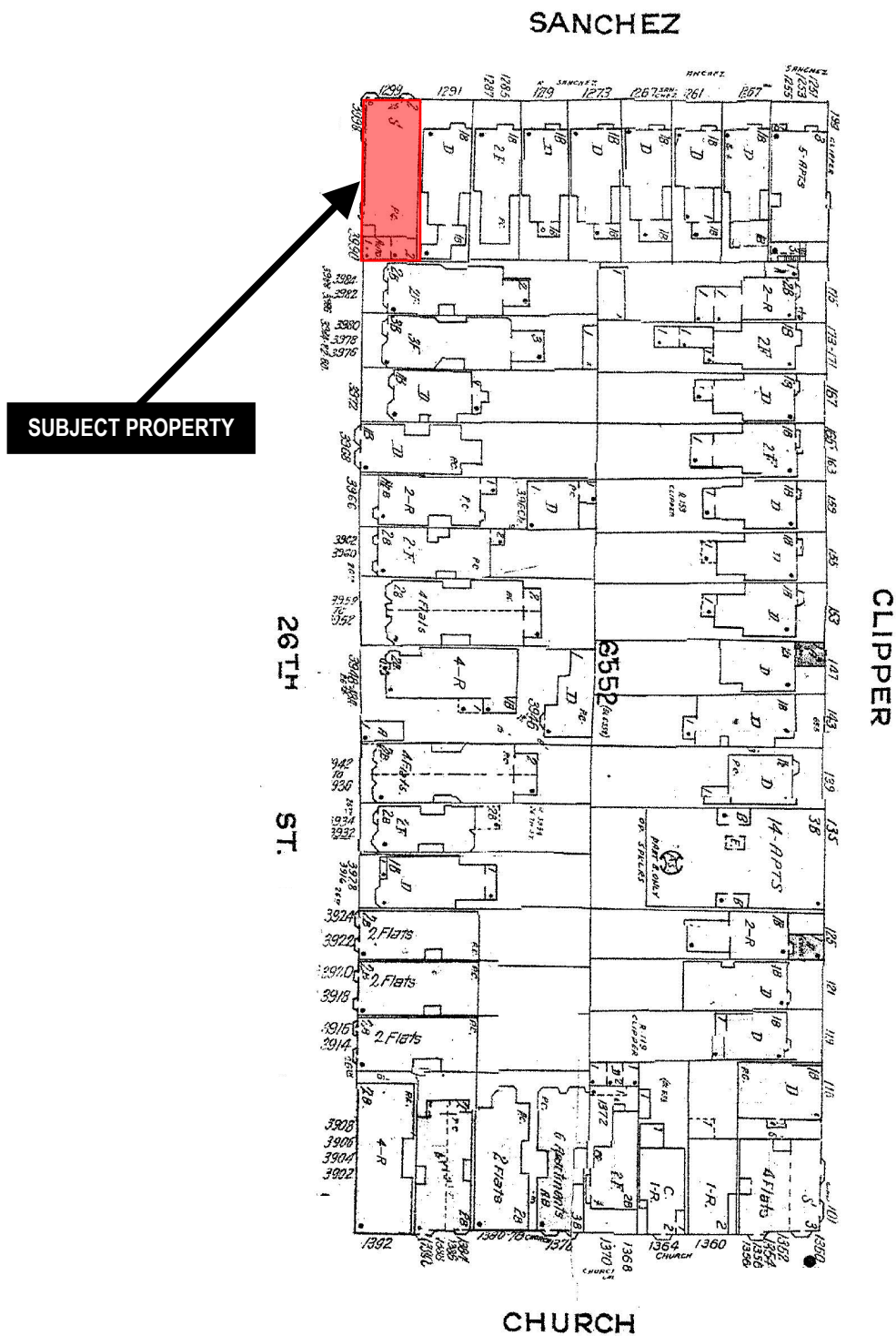


SUBJECT PROPERTY



Discretionary Review Hearing  
Record No. 2018-016284DRP  
1299 Sanchez Street

# Sanborn Map\*



\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Record No. 2018-016284DRP  
1299 Sanchez Street

# Zoning Map



Discretionary Review Hearing  
Record No. 2018-016284DRP  
1299 Sanchez Street



# Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing  
Record No. 2018-016284DRP  
1299 Sanchez Street

## Site Photo



Discretionary Review Hearing  
Record No. 2018-016284DRP  
1299 Sanchez Street



# Site Photo



Discretionary Review Hearing  
Record No. 2018-016284DRP  
1299 Sanchez Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 29, 2018**, the Applicant named below filed Building Permit Application No. **2018.1129.6993** with the City and County of San Francisco.

**Notice Date:** June 24<sup>th</sup>, 2019

**Expiration Date:** July 24<sup>th</sup>, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1299 Sanchez Street</b>	Applicant:	<b>Christian Ritter</b>
Cross Street(s):	<b>Clipper and 26<sup>th</sup> Streets</b>	Address:	<b>1299 Sanchez Street</b>
Block/Lot No.:	<b>6552 / 020</b>	City, State:	<b>San Francisco, CA 94114</b>
Zoning District(s):	<b>NC-1 /40-X</b>	Telephone:	<b>(415) 645-3104</b>
Record Number:	<b>2018-016284PRJ</b>	Email:	<a href="mailto:info@noecafe.com">info@noecafe.com</a>

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Laundromat	Limited- Restaurant
Commercial Square Footage	+/- 1,139	No Change
Formula Retail	No	No
PROJECT DESCRIPTION		
<p>The Project proposes the change of use of an approximately 1,139 square-foot tenant space at an existing two-story mixed-use building from an existing Laundromat into a Limited Restaurant (d.b.a. Noe Valley Coffee) with an Accessory Coffee Roaster. See attached plans for additional details.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

To view plans or related documents, visit [sf-planning.org/notices](http://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

**For more information, please contact Planning Department staff:**

Gabriela Pantoja, 415-575-8741, [Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org). If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



**SAN FRANCISCO  
PLANNING DEPARTMENT****CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

<b>Project Address</b>		<b>Block/Lot(s)</b>
1299 SANCHEZ ST		6552020
<b>Case No.</b>		<b>Permit No.</b>
2018-016284PRJ		201811296993
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> CHANGE OF USE TO A LIMITED RESTAURANT/CAFE WITH A COFFEE ROASTER ACCESSORY.		

**STEP 1: EXEMPTION CLASS**

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Gabriela Pantoja	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input checked="" type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Gabriela Pantoja 09/19/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1299 SANCHEZ ST		6552/020
Case No.	Previous Building Permit No.	New Building Permit No.
2018-016284PRJ	201811296993	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



## DISCRETIONARY REVIEW APPLICATION

### Property Owner's Information

Name: Charles Harb

Address: 3986 26th St., San Francisco, CA 94131

Email Address: charles@harbassociates.com

Telephone: 415-826-0844

### Applicant Information (if applicable)

Name: Paul M. Sullam

Same as above ☐

Company/Organization:

Address: 4016 26th St., San Francisco, CA 94131

Email Address: paul.sullam@ucsf.edu

Telephone: 415-203-6450

#### Please Select Billing Contact:

☐ Owner☒ Applicant☐ Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Please Select Primary Project Contact:

☒ Owner☐ Applicant☐ Billing

### Property Information

Project Address: 1299 Sanchez St., SF, CA 94114

Block/Lot(s): 6522/020

Plan Area: not applicable

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

Building Permit Application 2-18.1129.6993

Applicant: Christian Ritter, 1299 Sanchez Street, San Francisco, CA 94114; 415-645-3104

The project proposes the change of use of an approximately 1,139 square-foot tenant space located at an existing two story mixed use building at 1299 Sanchez Street. Mr. Ritter is proposing a change of use such that an existing laundromat would be replaced by a limited restaurant (d.b.a. Noe Valley Coffee) with an accessory coffee roaster.

### Project Details:

---

- ☒ Change of Use    ☐ New Construction    ☐ Demolition    ☐ Facade Alterations    ☐ ROW Improvements  
☐ Additions    ☐ Legislative/Zoning Changes    ☐ Lot Line Adjustment-Subdivision    ☐ Other \_\_\_\_\_

**Estimated Construction Cost:** not stated

- Residential:**    ☐ Special Needs    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization  
☐ Inclusionary Housing Required    ☐ State Density Bonus    ☐ Accessory Dwelling Unit

- Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment  
☐ Financial Service    ☐ Massage Establishment    ☒ Other: cafe/roaster

### Related Building Permits Applications

---

Building Permit Applications No(s): 2018-016284PRJ

## ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)	✓	

## CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.



## DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

As someone who lives within 150 feet of 1299 Sanchez Street, I strongly believe that the proposed change of use will have a major negative impact on my quality of life (livability), including significant health risks, as detailed in the attached letter.

- 
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

Please see attached letter.

- 
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attached letter.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

*Paul M. Sullam*

Signature

Paul M. Sullam

Name (Printed)

neighbor

415-203-6450

paul.sullam@ucsf.edu

Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

# APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

*Paul M. Sullam*

Signature

Paul M. Sullam

Name (Printed)

07/17/2019

Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

July 22, 2019

To: San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

cc: John Rahaim, Planning Director  
Rafael Mandelman, District 8 Supervisor

From: Jeffrey Clayton, Ellinor Coder, Martin Cohen, Timothy Goodson, Kathleen Maxwell,  
Margaret McNamara, James and Laure Moon, Paul Sullam, M.D. & Jane R. Willson

**Re: Request for Discretionary Review of Permit Application No. 201811296993, for  
Spin City Coffee to Conduct Commercial Coffee Roasting In an Existing  
Laundromat**

Planning Commission Members:

We, a group of concerned neighbors, ask the Planning Commission to conduct a discretionary review of building permit application number 201811296993, which is an application from Christian Ritter, the manager of wholesale coffee distributor Noe Valley Coffee Company, LLC (NVCC). Mr. Ritter proposes to change the building use of 1299 Sanchez Street from its existing use as a Laundry/Laundromat with an accessory retail coffee bar to a restaurant/cafe with an “accessory” coffee roaster. The proposed project location is the current operating site of Spin City Coffee, LLC (Spin City). Notwithstanding the permit’s reference to an “accessory” coffee roaster, the real purpose of Mr. Ritter’s application is to accommodate the commercial coffee roasting operations by his separate business, NVCC, within Spin City’s current location. Mr. Ritter must characterize that use as accessory to some other principally permitted use because commercial coffee roasting operations are not permitted under the neighborhood-oriented zoning designation for the property.

We are opposed to this change of use application for several reasons. Of utmost concern is the known health risk. As we have come to learn, coffee roasting releases dangerous chemicals into the air, including carcinogens. Of note, operation of the proposed roasting equipment requires separate approval from the Bay Area Air Quality Monitoring District (BAAQMD), which currently plans to allow NVCC to release 90 percent of the chronic trigger levels of two dangerous air pollutants (acetaldehyde and formaldehyde). The proposed coffee roaster would not only affect the surrounding residents—including residents living above the space—but it would be located in close proximity to other sensitive receptors, i.e., the many young children who attend James Lick Middle School and Moldovan Academy preschool. In addition, we have health concerns for those people with allergies and respiratory ailments, such as asthma. These young children would be chronically exposed to carcinogens, which would clearly be an unacceptable result.

Furthermore, a restaurant/café with a wholesale coffee roaster would violate the express purpose of the Neighborhood Commercial district (NC-1) to serve the immediately surrounding neighborhood with convenient retail goods and services. The neighborhood would lose a valuable service provider—a laundromat—and replace it with a restaurant/café and coffee roasting facility, which would provide little benefit to the neighborhood as compared to the existing laundromat. There is already a high concentration of coffee shops in the nearby 24<sup>th</sup> Street-Noe Valley Neighborhood Commercial corridor and on Church Street.

In addition, there is concern that a new restaurant/café would produce increased traffic and parking congestion in an already problematic block shared by residents, Spin City, and the Bethany Methodist Church, which houses Moldovan Academy preschool.

In short, the proposed location—within a primarily residential neighborhood that also serves hundreds of children—is a wholly inappropriate location for this dangerous commercial operation and a busy restaurant/café.

## **I. BACKGROUND**

### **A. Parties**

Spin City operates as a laundromat with an accessory retail coffee bar. Spin City is owned by Maricar Lagura, a resident of Pacifica.<sup>1</sup> NVCC is a wholesale coffee distributor that currently (and appropriately) roasts beans at an industrial co-roasting facility in west Berkeley.<sup>2</sup> NVCC is managed by Christian and Zoe Ritter, residents of Dolores Street in San Francisco.<sup>3</sup>

The undersigned neighbors are residents of Noe Valley. Ms. Coder and Mr. Goodson are concerned parents of a child enrolled at Moldovan Academy preschool and residents of nearby Church Street. The rest of the undersigned neighbors live within 200 feet of the subject property.

### **B. Neighborhood Information**

1299 Sanchez Street (the subject property) currently houses the Spin City laundromat, and it is located between Clipper Street and 26th Street in Noe Valley. The property is located within a Neighborhood Commercial Cluster District (NC-1). Other service-oriented businesses in the immediate vicinity include: Bethany United Methodist Church, which houses the Moldovan Academy preschool; Whole Family MD, a family practice medical office; a newly formed practice of three marriage and family therapists; Lee & Kay Corp., a medical distributor; Fog City Athletics, a garment graphics company; and Dorian Clair Antique Clock Repair. The remainder of the immediately surrounding area is residential housing: largely single family-

---

<sup>1</sup> Secretary of State, Statement of Information Form LLC-12, filed December 16, 2018.

<sup>2</sup> <https://noevalleycoffee.com/about>; <https://noevalleycoffee.com/wholesale>. The undersigned are informed based on a disclosure by NVCC that its current roasting operations take place in Berkeley at Co-Ro, an industrial facility. See [corocoffee.com](http://corocoffee.com).

<sup>3</sup> Secretary of State, Statement of Information Form LLC-12, filed February 15, 2018.

homes, one apartment building and residential units above Spin City and the clock repair shop.

Moldovan Academy preschool (Moldovan) is located across the street at 1270 Sanchez Street. The school serves over 40 two- to five-year-old children in a year-round, full-time early childhood education program that includes an outdoor play area that is consistently used throughout the day. Moldovan is a fully licensed program that recently earned the prestigious Safety 1st Award, which recognizes commercial childcare facilities that have shown an exceptional commitment to the safety of their employees and customers. The school takes great pride in providing safe and nurturing care to neighborhood children.

James Lick Middle School (“Lick”) is located on the next block on Clipper Street. Lick advertises its biggest asset as its diverse student population.<sup>4</sup> To that end, Lick—like Alvarado Elementary School in Noe Valley—offers both Spanish Immersion and General Education pathways.

The property is located just outside of the 24th Street-Noe Valley Neighborhood Commercial corridor, which is home to many local businesses and restaurants. New eating and drinking establishments within the 24th Street corridor require conditional use authorization from the Planning Commission. Planning Code (PC) § 728. The property is also located near Church Street, which contains a mix of residential, restaurant, and retail establishments between 24th and 30th Streets in NC-1 clusters.

There are many coffee shops, and similar restaurants or bakeries that sell coffee, in the neighborhood—none of which, based on our research, involve on-site coffee roasting. Other local coffee service includes:

- Martha & Brothers Coffee Company at two locations (24th and Vicksburg Streets, and Church and Duncan Streets)
- Philz Coffee (24th and Douglass Streets)
- Diamond Cafe (24th and Diamond Streets)
- Noe Valley Bakery (24th and Castro Streets)
- Starbucks (24th and Noe Streets)
- Bernie’s (24th and Noe Streets)
- La Boulangerie de San Francisco (24th and Sanchez Streets)
- Cafe XO (Church and 30th Streets)
- Douglas (Sanchez and 29th Streets)

In contrast, there are few other laundromats in the neighborhood. Bubble Up Laundry is located at Church and Clipper Streets, and Coin Wash and Dry is located at Church and 29th Streets. In the Mission neighborhood, Bubbles & Beans is located at Guerrero and 24th Streets.

---

<sup>4</sup> [https://jllms-sfusd-ca.schoolloop.com/cms/block\\_view?d=x&piid=1534325720211&block\\_id=1477214766813](https://jllms-sfusd-ca.schoolloop.com/cms/block_view?d=x&piid=1534325720211&block_id=1477214766813)

### C. NVCC's Proposed Roaster and Its Health Concerns

NVCC seeks to install a Diedrich IR-5 coffee roaster, which can roast up to 44 pounds of coffee per hour.<sup>5</sup> NVCC will fit the roaster with a Vortx Ecofilter 450 Cyclone Atomizer to partially abate the smoke generated during the roasting process. The roaster will emit particulate matter, organic compounds, and combustion products including carbon monoxide and nitrogen oxides. The amount of emissions will vary depending on the type of roast, bean origin, and the roast duration.

The roaster will emit two chemicals of particular concern: acetaldehyde and formaldehyde. Formaldehyde is a strong-smelling chemical that can cause burning sensations in the eyes and respiratory tract, coughing, wheezing, nausea, and skin irritation. The EPA classifies formaldehyde as a probable human carcinogen, the International Agency for Research on Cancer classifies it as a human carcinogen, and the National Toxicology Program (an interagency program of the Department of Health and Human Services), classifies it as a known human carcinogen. Specific cancer concerns include leukemia and brain cancer.<sup>6</sup>

The EPA classifies acetaldehyde as a probable human carcinogen and cautions that acute exposure can cause irritation of the eyes, skin, and respiratory tract. This chemical can cross the placenta to expose an unborn child to the chemical, and animal studies suggest that it is a potential developmental toxin.<sup>7</sup>

### D. Building Permit History

Spin City currently operates within its building use as a Laundry/Laundromat. On May 16, 2000, the Planning Department issued Spin City a permit to operate a retail coffee bar as an accessory use to the laundromat. *See* Permit No. MB0000451, issued to Spin City May 16, 2000; Permit No. MB0401061, issued to Spin City – Launderette Aug. 10, 2004; Permit No. MB0401062, issued to Spin City – Coffee Bar Aug. 10, 2004; Permit No. MB1000506, issued to Spin City Coffee Bar May 21, 2010 (change of ownership).

The Planning Department previously approved the coffee bar as an accessory use within the NC-1 district per section 703.2 of the Planning Code (contained within section 703 eff. 7/30/17). Accordingly, the Planning Department limited coffee sales to one-third of the total floor area of the laundromat, consistent with the Planning Code's limitation of accessory uses. *See* PC § 703(d)(1) ("No Use will be considered accessory to a permitted Principal or Conditional Use that involves or requires . . . [t]he use of more than one-third of the total floor area"). The limitation ensured that coffee service would be incidental to the primary laundry use.

---

<sup>5</sup> [http://www.baaqmd.gov/~media/files/engineering/public-notices/2018/29148/e4093\\_nsr\\_29148\\_eval\\_061318-pdf.pdf?la=en](http://www.baaqmd.gov/~media/files/engineering/public-notices/2018/29148/e4093_nsr_29148_eval_061318-pdf.pdf?la=en) ("Engineering Report").

<sup>6</sup> <https://www.cancer.gov/about-cancer/causes-prevention/risk/substances/formaldehyde/formaldehyde-fact-sheet>

<sup>7</sup> <https://www.epa.gov/sites/production/files/2016-09/documents/acetaldehyde.pdf>

#### E. Air District Permit Application

To accommodate the roaster, NVCC applied for a permit from BAAQMD to emit a new source of toxic air contaminants (Permit Application No. 29148).<sup>8</sup> Based on the predicted toxic emission levels of operating the roaster using the equipment proposed by NVCC, the BAAQMD sought to limit emissions of acetaldehyde and formaldehyde to 90 percent of the annual threshold for toxicity due to chronic exposure.<sup>9</sup> To achieve that goal, the BAAQMD restricted the roasting to 600 hours per year or 3 hours per day.<sup>10</sup> This will still result in the production of up to 13.2 tons of coffee annually. Of note, there is no direct active monitoring by the BAAQMD of emissions or hours of operation. As a result, NVCC cannot reduce risk to the public, including nearby sensitive receptors, unless it voluntarily reduces roaster operations to less than 3 hours per day. This type of self-imposed—and unenforceable—limitation may make the proposed use moot.

As noted above, since there is no active surveillance of emissions, the public has no way to monitor whether the emissions are in compliance. For odors, the BAAQMD requires a high level of complaints before taking action, and restaurants with fewer than five employees are exempt from compliance (BAAQMD Regulation 7-110). Thus, if operation of roasting is approved, the public will have limited, or in some cases, no administrative recourse to effectively address their complaints.

Notably, NVCC's BAAQMD permit application received 151 public comments from individuals and organizations during the public comment period. *See* Exhibit A, Air District Ltr Dtd Oct. 1, 2018. The comments widely voiced community concern, many with regard to the negative health risks of the roaster. *Id.* As a result of the investigation by concerned neighbors and the Greenaction environmental justice organization, BAAQMD discovered that the building's land use permit required modification in order to operate the roaster, so that it would not be characterized as a principal use in the applicable zoning district because, again, such use is strictly prohibited. *Id.* In other words, NVCC must obtain a permit to change the use of the building to a restaurant in order to accommodate the coffee roaster as an "accessory" use, which would otherwise be a prohibited food processing use. Mr. Ritter of NVCC later submitted the instant permit application to characterize the uses accordingly.

Further, BAAQMD recognized that the City and County of San Francisco may need to conduct a review of the proposed roaster under the California Environmental Quality Act (CEQA). *Id.* Therefore, BAAQMD is holding the pollution permit application until after the Planning Department has evaluated the land use permit application. *Id.* It is our understanding that to-date, the negative health risks of the roaster have not been separately reviewed by the Planning Department as part of its CEQA review.

---

<sup>8</sup> <http://www.baaqmd.gov/permits/public-notices/page-resources/table-data/2018/061318-29148/noe-valley-coffee-company>

<sup>9</sup> Engineering Report at 1.

<sup>10</sup> *Id.* at 1-2.



However, BAAQMD cautioned that it has no authority to deny a project that meets all the applicable air quality regulations, even in the face of the strong public opposition that this project triggered. *Id.* As a result, the proper venue for the public health concern is the Planning Department and Planning Commission.

## II. ARGUMENT

### A. The Proposed Restaurant/Café and Roaster Negatively Impact Residential Livability Because They Will Cause Pollution, Traffic Congestion, and Noise.

In general, “commercial uses and features which could impact residential livability are prohibited” in NC-1 districts. PC § 710. A new restaurant to accommodate the coffee roaster would have a direct, negative impact on residential livability.

First, hazardous operations are expressly prohibited in NC-1: “[n]o use, even though listed as a Permitted Use, shall be permitted in a Neighborhood Commercial District which, by reason of its manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.” PC § 703(e)(1). We ask that the Planning Department undertake the necessary CEQA review to study the health impact of this new source of air pollution, but we urge that no level of additional, unnecessary risk should be deemed acceptable in light of the nearby sensitive receptors, including very young children and those people with asthma and other respiratory ailments.

Again, as BAAQMD admits, the roaster will release high levels of the carcinogens acetaldehyde and formaldehyde, even with the Vortex Ecofilter. The Vortex Ecofilter uses water droplets to capture a portion of the smoke and other particulate byproduct of coffee roasting. However, the Vortex Ecofilter is not a sufficient solution because it still allows the release of dangerous chemicals into the air. Despite staunch public opposition (see above), BAAQMD would allow Spin City/NVCC to release 90% of the annual trigger levels for these chemicals. Again, the roaster would reach these dangerous thresholds in just 600 hours per year of operation (or 3 hours per day). BAAQMD’s proposed tight restriction of operating hours demonstrates the danger of this manufacturing process. This type of pollution is clearly incompatible with NC-1 zoning and the surrounding uses, even if NVCC is technically eligible for a BAAQMD permit.

The amount and type of pollution is particularly incompatible with the specific location of the subject property. In addition to its location in a residential section of Noe Valley, the property is located directly across Sanchez Street from Moldovan Academy preschool. Moldovan is attended by over 40 two- to five-year-old neighborhood children from 8:30 a.m. to 5:30 p.m., five days per week. The preschool maintains an outdoor play area for the children’s use throughout the day. In addition, the roaster would be located around the corner from 650 children who attend nearby Lick middle school five days per week during the school year, and other families and residents who use Lick’s outdoor facilities during non-school days.



As children are *particularly* vulnerable to respiratory irritants, locating a roaster in such close proximity is wholly inappropriate.<sup>11</sup>

This level of pollution is also totally unnecessary, as it would be undertaken solely for NVCC's convenience at the expense of surrounding neighbors and the preschool. There is no guarantee, absent regular monitoring, that NVCC would operate within the restrictions that BAAQMD would impose. NVCC currently utilizes a co-roasting facility in Berkeley that is appropriately sited in an industrial area. We respectfully urge that NVCC should find an industrially zoned property in the City and County of San Francisco, if it is adamant about operating closer to home.

We are particularly concerned about the low number of hours that BAAQMD would allow NVCC to operate the roaster in order to barely avoid the chronic and acute exposure thresholds (600 hours per year). Even then, we posit that the allowable amount of toxic emissions would be unacceptable to very young children and those with asthma. It would be very easy for NVCC and/or Spin City to exceed the yearly allowance without detection by operating for just a few extra minutes or hours per day—either intentionally or unintentionally. There is little room for error given the risk to local youth. Moreover, it would be unfair and/or impossible to place the burden on residential neighbors to track NVCC's BAAQMD permit compliance. As noted above, Spin City already has a track record of not complying with safety inspections by the Department of Building Inspection.

Second, the proposed change in building use to a restaurant/café would bring increased traffic and congestion to an already troubled area. The subject property is located on Sanchez Street near the intersection of Clipper Street, both of which are vehicular thoroughfares, especially during commuting hours when a coffee shop would see its most brisk business. The subject property also shares a block with Moldovan Academy preschool, which already generates increased traffic and parking congestion when over 40 parents or caregivers drop off and pick up their children during peak commute hours.

There is not much parking turnover on the surrounding blocks, as most street parking spaces are occupied by vehicles belonging to nearby residents. Therefore, the subject property would likely need its own dedicated parking area to serve customers and to load and unload wholesale coffee.

---

<sup>11</sup> See, e.g., World Health Organization (WHO), *Childhood Respiratory Diseases Linked to the Environment*, slide 8 (“Children may be more vulnerable to the effects of air pollution than adults. Children’s lung development is not complete at birth. Lung development proceeds through proliferation of pulmonary alveoli and capillaries until the age of 2 years. Thereafter, the lungs grow through alveolar expansion until 5-8 years of age. Lungs do not complete their growth until full adult stature is achieved in adolescence.”), available at <https://www.who.int/ceh/capacity/respiratory.pdf?ua=1>. The WHO counsels that “children are different” with respect to their vulnerability to air pollution because children breathe closer to the ground owing to their short stature, they have increased air intake, and their lungs are still developing as they grow. *Id.*

Any allocation of parking to Spin City would have a direct, negative impact on local residents who already struggle to find street parking on this and the surrounding blocks.

Third, the proposed restaurant/café and coffee roaster would bring increased noise from increased foot, vehicular, and commercial traffic. While the Bethany Methodist Church serves congregants in its indoor facilities, none of the other businesses in this cluster are intended to serve crowds, or a steady stream of people like the proposed restaurant/café and roaster. In addition, depending on the design of the roasting system, the exhaust may need to be powered and the restaurant may need to ventilate its interior space. These venting systems can produce considerable noise for neighbors.

B. The Proposed Coffee Roaster Violates the NC-1 Zoning Regulations.

First, commercial uses in NC-1 are “intended to serve local neighborhood shopping districts, providing convenience retail goods and services to the immediately surrounding neighborhoods primarily during daytime hours.” PC § 710. Here, the laundromat and accessory coffee bar are primarily neighborhood-serving. The laundry facility serves neighborhood residents who are without access to in-home laundry facilities, or who need larger facilities than their homes or buildings provide. There are few other laundromats to serve the neighborhood. As a result, the entire neighborhood would be harmed by the loss of the laundromat. This loss may disproportionately affect lower-income individuals and renters, who are less likely to have in-home laundry facilities.

In contrast, the proposed use as a site for NVCC’s wholesale roasting is not focused on serving the immediately surrounding neighborhood. Instead, the permit application would allow NVCC to relocate its wholesale roasting operation from an industrial sector of Berkeley to a residential area of Noe Valley. NVCC’s wholesale business serves primarily non-neighborhood businesses around the city, and it demonstrates the intended manufacturing activities at the subject building.<sup>12</sup> The proposed roasting operation is simply not the case of a retail coffee operator seeking to roast beans in furtherance of a coffee bar that serves local residents as indicated by its ability to roast 26,400 pounds (13.2 tons) of coffee annually, even when operating under the BAAQMD restrictions. Even if it were, our concerns would still stand. Instead, the commercial roasting will likely become the focus of the building use.

Laundromat customers from the neighborhood have recently complained about Spin City’s loss of functional laundromat space in favor of improved facilities for its coffee customers. *See* Yelp reviews for Spin City Launderette & Coffee Bar dated June 9, 2018 (“This has been my go-to laundromat for years, but recently they have seriously gone downhill as they seem to be catering more to their coffee customers than to people who actually go there to do their laundry”); April 8, 2018 (“At least a third of the machines are broken down . . . but if you want good coffee and doughnuts . . . this is the place for you!”); April 7, 2018 (“I have used this laundromat weekly for over a year, but it has really gone downhill recently”); April 1, 2018 (“It feels like this [replacement of washing machines with tables for coffee customers] is a clear message that this

---

<sup>12</sup> <https://noevalleycoffee.com/wholesale>

is not a place for people like me who go there to do laundry”); March 25, 2018 (“This is no longer a laundromat. It is a coffee shop with a few sporadically working machines”); March 25, 2018 (“PLEASE someone open a friendlier, more efficient laundromat in Noe Valley”); February 21, 2018 (“I’ve been doing my laundry here for a few years now and the only reason is its proximity to my home . . . On any given day at least 40-50% of the washers and dryers are out of order”). These candid expressions of frustration demonstrate that the neighborhood is already experiencing the negative impacts from the decreasing availability of reliable laundry services. Of course Spin City has the right to go out of business, but these reviews highlight the not-so-hidden focus on profits related to coffee sales.

Second, a new restaurant/café would not provide appreciable convenience to the immediately surrounding neighborhood. As detailed above, the area is already saturated with coffee service, including at least one large coffee shop per block on nearby 24th Street and several large coffee shops on nearby Church Street. The neighborhood would be harmed by further competition that might endanger existing businesses. The concern for market saturation is reflected in Planning Code’s requirement for conditional use authorization for new eating and drinking establishments in the 24th Street Corridor. PC § 728. Allowing a new restaurant/café *just outside* this zone would directly undermine the protections in the Planning Code for existing neighborhood restaurants and cafés. In addition, the proposed roaster would pose a business risk to the Moldovan Academy preschool, which benefits dozens of neighborhood families, employs eight staff, and is a reliable source of income for its landlord, the Bethany United Methodist Church.

Further, the 24th Street and Church Street corridors have seen numerous business closures or turnover in recent months. There are several noticeable restaurant/café vacancies. A coffee shop/café recently closed at Church and 25th Streets (LeCupboard Café). Likewise, another coffee shop, Luv a Java, has closed at Dolores and 26<sup>th</sup> Streets. In short, the proposed new restaurant/café and roaster would place undue financial stress on existing coffee shops, to the detriment of both those businesses and the entire neighborhood. We urge that there is already a sufficient concentration of similar uses.

Third, building controls in NC-1 districts are designed to “promote low-intensity development which is compatible with the existing scale and character of the neighborhood.” PC § 710. Adding a restaurant/café with accessory coffee roasting (i.e., manufacturing) is neither low-intensity nor compatible with the existing scale of this NC-1 district. Again, this NC-1 district is a particularly low-intensity, small corner cluster consisting of two healthcare providers, a preschool, and a few boutique businesses that quietly serve niche customers. In contrast, the proposed roasting equipment can roast up to 44 pounds of coffee per hour, which is a high level of production that is grossly incongruent with local needs and the NC-1 zoning. Unlike adjacent areas on 24th Street or Church Street, the proposed location is not a highly trafficked commercial area. The low-intensity nature of this location is of considerable benefit to the residents of the immediately surrounding area, preschool and junior high students, and existing business operators. It also furthers the overall residential feel of the neighborhood.

Fourth, the Planning Code provides that “eating and drinking establishments are restricted [in NC-1 districts], depending upon the intensity of such uses in nearby commercial districts.” PC § 710. The neighborhood restaurants and coffee shops in Noe Valley are almost exclusively

confined to the Church Street and 24th Street corridors, which see greater foot and vehicle traffic intended for this purpose. As there are comparatively high intensity restaurant and coffee shop uses on these two nearby commercial corridors, the Planning Department should decline to allow such intensive uses in this residential area. Again, there is already a concern for the density of eating and drinking establishments in the Noe Valley Commercial District, which, as you are aware, is why new establishments require conditional use authorization. PC § 728.

C. Other Roasters Operate in Areas Whose Zoning Accommodates Their Industrial and Commercial Natures.

The proposed use of the building departs from how and where the City has allowed other coffee roasters to operate. Other roasters operate in areas zoned as neighborhood commercial transit (Dandelion, Four Barrel), light industrial (Trouble Coffee), restaurant subdistrict (Andytown), the Haight Street Neighborhood Commercial District (Flywheel), or mixed use areas (Sextant). These zoning districts all substantially differ in character from the neighborhood commercial cluster (NC-1) area in that they are geared towards higher-intensity uses and commercial activities that serve larger market areas. Again, NC-1 building controls should “promote low-intensity development” that fits with the character and scale of the neighborhood. PC § 710. The proposed roasting operation—in an overwhelmingly residential portion of Noe Valley—is grossly out of place and inconsistent with how other roasters operate in the city.

### III. CONCLUSION

In conclusion, we ask that the Planning Commission grant a discretionary review of this permit application so that it may (1) investigate the building use and zoning issues discussed herein, and (2) investigate the environmental impact via a CEQA review. As part of that discretionary review, we ask that the Planning Commission direct the Planning Department to deny the proposed change of use for the many reasons set forth herein. We thank you for your consideration.



# Community Boards

## Resolution Agreement

On July 15, 2019, the people whose signatures appear below met with a Community Boards panel and, with their assistance, reached the following agreements and new understandings:

We agree to work on a binding agreement which limits the hours of roasting to 3 per week (36 kilos). [REDACTED] will contact his attorney regarding the viability of such an agreement.

[REDACTED] will provide [REDACTED] with the following materials:

Third party reports regarding emissions from the Vortex.

The Health Risk Assessment (HRA) of the BAAQMD.

Noe Valley Coffee Company will make their best effort to host a public forum for neighborhood residents before July 21, 2019.

Noe Valley Coffee Company will offer any interested parties the opportunity to visit the CORO roasting facility during peak roasting time.

We understand that this agreement is confidential unless all parties state otherwise in this document. We also understand that this agreement is not legally binding. After the parties leave Community Boards, if all parties agree, we may later decide to make this document legally binding by stating so in writing. Community Boards strongly urges us to seek professional (legal, tax, psychological, etc.) assistance and counsel before finalizing any such agreement.

Printed Name:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Signature:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]









1299 Sanchez Street





MIDWIVES

4016 26th St.

Sanchez

26th St





Residences on the same  
block as 1299 Sanchez St.



1299 Sanchez

Moldovan Academy —>

NO PARKING  
PASSENGER  
ZONE  
7AM TO 9AM  
4PM TO 6PM  
MON THRU FRI  
10AM TO 1PM  
SUNDAY  
←



Moldovan Academy







Block of Sanchez St. next to Moldovan Academy





View of 1299 Sanchez  
from 1280 Sanchez

4016 26<sup>th</sup> St.  
San Francisco, CA 941312

July 20, 2019

re: authorization for as agent.

To Whom It May Concern:

I am writing to confirm that that I would like Laure Moon to serve as my agent for communication with the San Francisco Planning Department.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Sullam". The signature is written in a cursive, flowing style.

Paul M. Sullam



**Supplemental Documents for San Francisco Planning Commission Hearing  
Discretionary Review for the Building Permit Application #2018.1129.6993**

**October 10, 2019**

**Submitted by Paul M. Sullam, M.D**

**Contents:**

1. EPA statement on roasting emissions
2. BAAQMD rules and regulations on odors
3. Material Safety Data Sheet on formaldehyde, an irritant and carcinogen produced by coffee roasting
4. CoRo coffee equipment. Noe Valley Coffee Company (NVCC) is currently roasting all of its beans at CoRo, a cooperative in Berkeley, CA. Note the extensive range of roasters available to clients, including roasters for processing small batches, a stated goal of NVCC. CoRo also has equipment with comparable capacity to the Diedrich IR-5 roaster that NVCC proposes to install at 1299 Sanchez St.
5. Photo of NVCC coffee for retail sale at Andronico's on 8/25/2019. Note statement on bags, "Roasted in San Francisco." This suggests that NVCC may plan to move all roasting to 1299 Sanchez Street, including beans for wholesale distribution. Such roasting would not serve the neighborhood, but would expose residents to hazards.

## REGULATION 7 ODOROUS SUBSTANCES

### 7-100 GENERAL

**7-101 Description:** This Regulation places general limitations on odorous substances and specific emission limitations on certain odorous compounds. A person must meet all limitations of this Regulation, but meeting such limitations shall not exempt such person from any other requirements of the District, state or federal law. See also Rule 1, Sulfur Dioxide and Rule 2, Hydrogen Sulfide, of Regulation 9, Inorganic Gaseous Pollutants.

**7-102 Citizen Complaints:** The limitations of this Regulation shall not be applicable until the APCO receives odor complaints from ten or more complainants within a 90-day period, alleging that a person has caused odors perceived at or beyond the property line of such person and deemed to be objectionable by the complainants in the normal course of their work, travel or residence. When the limits of this regulation become effective as a result of citizen complaints described above, the limits shall remain effective until such time as no citizen complaints have been received by the APCO for 1 year. The limits of this Regulation shall become applicable again when the APCO receives odor complaints from five or more complainants within a 90-day period. (Amended May 21, 1980)

**7-110 Exemptions:** The following buildings, materials and operations are exempted from this regulation:

110.1 Single family dwellings.

110.2 Restaurants and other establishments for the purpose of preparing food for human consumption employing less than 5 persons.

110.3 Materials odorized for safety purposes.

110.4 Materials possessing strong odors for reasons of public health and welfare, and where no suitable substitute is available and where best modern practices are employed.

110.5 Agricultural operations as described in the California Health and Safety Code, Section 41705.

### 7-200 DEFINITIONS

**7-201 Odor Free Air:** Air which as been passed through a drying agent followed by two successive beds of activated carbon.

**7-202 Kraft Pulp Mill:** Any combination of industrial operations which converts wood to pulp, and which uses in the pulping process an alkaline sulfide cooking liquor containing sodium hydroxide and sodium sulfide.

**TABLE I  
DILUTION RATES**

Elevation of Emission Point above Grade in Meters (Feet)	Dilution Rate (Volumes of odor-free air per volume of source sample)
Less than 9 (30)	1,000
9 to 18 (30 to 60)	3,000
18 to 30 (60 to 100)	9,000
30 to 55 (100 to 180)	30,000
greater than 55 (180)	50,000

**Emission Factor Documentation for AP-42  
Section 9.13.2**

**Coffee Roasting**

**Final Report**

**For U. S. Environmental Protection Agency  
Office of Air Quality Planning and Standards  
Emission Factor and Inventory Group**

**EPA Contract 68-D2-0159  
Work Assignment No. II-03**

**MRI Project No. 4602-03**

**September 1995**

In the manufacture of instant coffee, extraction follows the roasting and grinding operations. The soluble solids and volatile compounds that provide aroma and flavor are extracted from the coffee beans using water. Water heated to about 175°C (347°F) under pressurized conditions (to maintain the water as liquid) is used to extract all of the necessary solubles from the coffee beans. Manufacturers use both batch and continuous extractors. Following extraction, evaporation or freeze-concentration is used to increase the solubles concentration of the extract. The concentrated extracts are then dried in either spray dryers or freeze dryers. Information on the spray drying and freeze drying processes is not available.

## 2.3 EMISSIONS

Particulate matter (PM), volatile organic compounds (VOC), organic acids, and combustion products are the principal emissions from coffee processing. Several operations are sources of PM emissions, including the cleaning and destoning equipment, roaster, cooler, and instant coffee drying equipment. The roaster is the main source of gaseous pollutants, including alcohols, aldehydes, organic acids, and nitrogen and sulfur compounds. Because roasters are typically natural gas-fired, carbon monoxide (CO) and carbon dioxide (CO<sub>2</sub>) emissions are expected as a result of combustion of natural gas. Decaffeination and instant coffee extraction and drying operations may also be sources of VOCs. Emissions from the grinding and packaging operations typically are not vented to the atmosphere.

## 2.4 EMISSION CONTROL TECHNOLOGY

Particulate matter emissions from the receiving, storage, cleaning, roasting, cooling, and stoning operations are typically ducted to cyclones before being emitted to the atmosphere. Gaseous emissions from roasting operations are typically ducted to a thermal oxidizer following PM removal by a cyclone. Some facilities use the burners that heat the roaster for destruction of VOC from roasting operations. However, separate thermal oxidizers are more efficient because the desired operating temperature is between 650°C (1200°F) and 816°C (1500°F), which is about 93°C (200°F) to 260°C (500°F) more than the maximum temperature of most roasters. Some facilities use thermal catalytic oxidizers, which require lower operating temperatures to achieve control efficiencies that are equivalent to standard thermal oxidizers. Catalysts are also used to improve the control efficiency of systems in which the roaster exhaust is ducted to the burners that heat the roaster. Emissions from spray dryers are typically controlled by a cyclone followed by a wet scrubber.

## REFERENCES FOR SECTION 2

1. *1987 Census of Manufactures, Industry Series*, U.S. Department of Commerce, Washington, D.C., April 1990.
2. M. N. Clifford and K. C. Willson, *COFFEE--Botany, Biochemistry and Production of Beans and Beverage*, The AVI Publishing Company, Inc., Westport, CT, 1985.
3. R. G. Ostendorf (ed.), "Coffee Processing", *Air Pollution Engineering Manual*, Van Nostrand Reinhold, New York, NY, 1992.
4. J. M. L. Penninger, *Supercritical Fluid Technology--Potential In The Fine Chemicals And Pharmaceutical Industry*, Presented at the Workshop on Prevention of Waste and Emissions in the Fine Chemicals/Pharmaceutical Industry, Cork, Ireland, October 1993.

**SAFETY DATA SHEET**

Creation Date 08-Feb-2010

Revision Date 25-Apr-2019

Revision Number 5

**1. Identification**

**Product Name** Formaldehyde solution 37%

**Cat No. :** F75F-1GAL; F75P-1GAL; F75P-4; F75P-20

**Synonyms** Formalin; Methanal; Methylene oxide; Oxymethane; Formic aldehyde; Methyl aldehyde

**Recommended Use** Laboratory chemicals.

**Uses advised against** Food, drug, pesticide or biocidal product use

**Details of the supplier of the safety data sheet****Company**

Fisher Scientific  
One Reagent Lane  
Fair Lawn, NJ 07410  
Tel: (201) 796-7100

**Emergency Telephone Number**

CHEMTREC®, Inside the USA: 800-424-9300  
CHEMTREC®, Outside the USA: 001-703-527-3887

**2. Hazard(s) identification****Classification**

This chemical is considered hazardous by the 2012 OSHA Hazard Communication Standard (29 CFR 1910.1200)

Flammable liquids	Category 3
Acute oral toxicity	Category 3
Acute dermal toxicity	Category 3
Acute Inhalation Toxicity - Vapors	Category 3
Skin Corrosion/Irritation	Category 1 B
Serious Eye Damage/Eye Irritation	Category 1
Skin Sensitization	Category 1
Germ Cell Mutagenicity	Category 2
Carcinogenicity	Category 1A
Specific target organ toxicity (single exposure)	Category 1
Target Organs - Respiratory system, Central nervous system (CNS), Optic nerve.	
Specific target organ toxicity - (repeated exposure)	Category 1
Target Organs - Kidney, Liver, Heart, spleen, Blood.	

**Label Elements****Signal Word**

Danger

**Hazard Statements**

Flammable liquid and vapor  
Toxic if swallowed  
Toxic in contact with skin  
Causes severe skin burns and eye damage  
May cause an allergic skin reaction  
Toxic if inhaled  
May cause respiratory irritation  
May cause drowsiness or dizziness  
Suspected of causing genetic defects  
May cause cancer  
Causes damage to organs  
Causes damage to organs through prolonged or repeated exposure

**Precautionary Statements****Prevention**

Obtain special instructions before use  
Do not handle until all safety precautions have been read and understood  
Use personal protective equipment as required  
Wash face, hands and any exposed skin thoroughly after handling  
Do not eat, drink or smoke when using this product  
Use only outdoors or in a well-ventilated area  
Do not breathe dust/fume/gas/mist/vapors/spray  
Contaminated work clothing should not be allowed out of the workplace  
Wear protective gloves  
Keep away from heat/sparks/open flames/hot surfaces. - No smoking  
Keep container tightly closed  
Ground/bond container and receiving equipment  
Use explosion-proof electrical/ventilating/lighting/equipment  
Use only non-sparking tools  
Take precautionary measures against static discharge  
Keep cool

**Response**

Immediately call a POISON CENTER or doctor/physician

**Inhalation**

IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing

**Skin**

Wash contaminated clothing before reuse  
IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower  
If skin irritation or rash occurs: Get medical advice/attention

**Eyes**

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing

**Ingestion**

Rinse mouth  
Do NOT induce vomiting

**Fire**

In case of fire: Use CO<sub>2</sub>, dry chemical, or foam for extinction

**Storage**

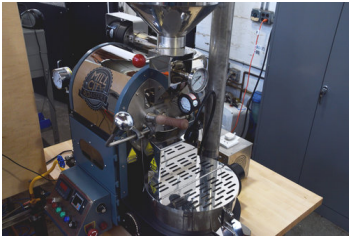
Store locked up  
Store in a well-ventilated place. Keep container tightly closed

**Disposal**

Dispose of contents/container to an approved waste disposal plant



<https://www.corocoffee.com/roastery>



## Mill City 1kg

The Mill City 1kg is the latest addition to the CoRo roaster family, and we couldn't be more excited!

This natural gas roaster, with variable drum and fan speeds and integrated Cropster interface, is perfect for experienced roasting professionals looking for control from a small batch roaster. Its also an amazing fit for home roasters looking to up their capacity from the Probat BRZ 2.



## Loring S35 Kestrel

This new Loring series is a remarkably sustainable and efficient roaster that gives you a highly focused cup. The design of this stainless steel roaster utilizes convection heat to roast rather than drum roaster that uses a mixture of convection and conduction. The closed air system uses the most environmentally conscious approach to roasting to date. This roaster has a range of 24 lbs up to 72 lbs per batch. CoRo is equipped with 2 Loring S35 Kestrels.



## Loring S15 Falcon

This new Loring series is a remarkably sustainable and efficient roaster that gives you a highly focused cup. The design of this stainless steel roaster utilizes convection heat to roast rather than drum roaster that uses a mixture of convection and conduction. The closed air system uses the most environmentally conscious approach to roasting to date. A more mid-size roaster than the Kestrel, this roaster fits 12 lbs and up to 28 lbs per batch.



## Probat Probatone 5

This 5 kilo cast iron production roaster retains heat like a champion. It's a perfect roaster for 4 lbs and up to 10 lbs of green coffee per batch. The clean natural gas burner is easy to control and is a cinch to learn. Probat coffee roasters are one of the most sought after and trusted drum roasters on the market. This particular series is the smallest version of the P type roaster and performs the same as its larger family members.



## Probat BRZ 2

The Probat BRZ 2 is a natural gas powered double barrel **sample roaster** is a favorite among coffee roasters when roasting 90-100 gram green coffee samples. This tiny roaster is a fantastic tool to help you make purchasing decisions with green coffee. Whether you are looking for a specific flavor profile or to check a coffee for consistency, this is the most inexpensive and efficient tactic to reveal what a coffee has to offer.



## San Franciscan SF-1

The San Franciscan Roaster™ SF-1 serves as a **sample roaster** and a profile roaster with natural gas burners. The SF-1 can roast **200 grams to 1 pound** of green coffee. Cropster has been integrated into this roaster to get the best profiles achievable. If you are ready to learn the intricacies of coffee roasting, develop a blends or roast approach, or want to do **small batch sizes of high-end / micro-lot coffees**, this is the machine.

Logos of coffee companies using CoRo.  
NVCC is highlighted within green circle.





NVCC coffee for sale at Andronico's on Irving Street, San Francisco 8/25/2019



# Exhibit I

September 18, 2019

To: San Francisco Planning Commission 1650 Mission Street, Suite 400

San Francisco, CA 94103

cc: John Rahaim, Planning Director  
Rafael Mandelman, District 8 Supervisor

From: Christian Ritter, Maricar Lagura, Sean Norton, Noe Café LLC

**Re: Permit Application No. 201811296993, Change of Use form Laundromat to limited café with accessory roaster**

Planning Commission Members:

We have been in the process of trying to open our limited café at 1299 Sanchez for the past 2 years. We have complied with all city regulations, BAAQMD regulations, and made additional self-imposed restrictions.

As an example of our commitment to the community, we voluntarily modified our BAAQMD roasting permit to reduce roasting by over 60%. This was a direct request from the DR applicant at mediation at the Community Boards. This change demonstrated our willingness to be flexible and accommodating. Unfortunately, the DR applicant chose to accept our significant concession but then later filed a DR to challenge the original conditional approval of the Planning Department and BAAQMD.

As longtime residents of Noe Valley, our top commitment is to our children and families, our neighborhood and our supportive community. We greatly appreciate the time and guidance we have received from the department staff, specifically Gabriela Pantoja.

We have provided our response to the DR Application below [\(in blue\)](#).

Thank you very much –

Christian Ritter  
Maricar Lagura  
Sean Norton  
Noe Café Team

We, a group of concerned neighbors, ask the Planning Commission to conduct a discretionary review of building permit application number 201811296993, which is an application from Christian Ritter, the manager of wholesale coffee distributor Noe Valley Coffee Company, LLC (NVCC). Mr. Ritter proposes to change the building use of 1299 Sanchez Street from its existing use as a Laundry/Laundromat with an accessory retail coffee bar to a restaurant/café with an “accessory” coffee roaster. The proposed project location is the current operating site of Spin City Coffee, LLC (Spin City). Notwithstanding the permit’s reference to an “accessory” coffee roaster, the real purpose of Mr. Ritter’s application is to accommodate the commercial coffee roasting operations by his separate business, NVCC, within Spin City’s current location. Mr. Ritter must characterize that use as accessory to some other principally permitted use because commercial coffee roasting operations are not permitted under the neighborhood- oriented zoning designation for the property.

The assertion that the “real purpose” of the application “is to accommodate commercial coffee roasting” is inaccurate and misleading. We will only use, and are only authorized to use, 2.5% of the roaster’s capacity. This site will not and cannot, based on agreed to restrictions by the Bay Area Air Quality Management District, be used for wholesale production. Its use is limited to supplying the café only.

The Change of Use is to change from a commercial laundromat to a limited café with accessory roaster. The accessory roaster can occupy no more than 20% of the space, per SF Planning code. The entire roasting operations at 1299 Sanchez occupy 8% of the total space.

The laundromat at 1299 Sanchez has been closed since March 2019, over 7 months. The machinery was from over 20 years ago and was extremely inefficient. The lack of energy efficiency resulted in utility bills that were extremely high (3-4k/month). This sadly resulted in the closing of the laundromat after 4.5 years of financial losses. The café business (which is an accessory to the laundromat), which currently occupies approx. **85 square feet**, continues to operate and provide meaningful employment opportunities.

We are opposed to this change of use application for several reasons. Of utmost concern is the known health risk. As we have come to learn, coffee roasting releases dangerous chemicals into the air, including carcinogens. Of note, operation of the proposed roasting equipment requires separate approval from the Bay Area Air Quality Monitoring District (BAAQMD), which currently plans to allow NVCC to release 90 percent of the chronic trigger levels of two dangerous air pollutants (acetaldehyde and formaldehyde). The proposed coffee roaster would not only affect the surrounding residents—including residents living above the space—but it would be located in close proximity to other sensitive receptors, i.e., the many young children who attend James Lick Middle School and Moldovan Academy preschool. In addition, we have health concerns for those people with allergies and respiratory ailments, such as asthma. These young children would be chronically exposed to carcinogens, which would clearly be an unacceptable result.

As a parent of two small children (ages 3 & 7) and a 20-year Noe Valley resident, our primary focus is safety. We are 100% committed to protecting our community and the environment, and every choice we make will have that at the top of our minds. That’s what drives us.



In **June 2018**, the BAAQMD completed a review of our application and made the following statement:

“The District has evaluated the permit application for the proposed project and has made a determination that the project is *expected to comply with all applicable District, state, and federal air quality-related regulations, including the health risks resulting from toxic air contaminant emissions.*”

On **July 15, 2019** we agreed to mediation (Community Boards) with Paul Sullum, the DR applicant. As a result of the mediation Noe Valley Café has **voluntarily agreed** to REDUCE our BAAQMD permit by over 60%. Meaning, we have formally reduced the amount of coffee we can roast in a year by 62%.

Alexander Sohn from the BAAQMD said on Aug 13, 2019, “**Noe Valley Company has agreed to reduce the annual throughput from 13.2 to 4.9 tons per year and daily throughput from 0.53 to 0.066 tons per day**”.

Also, we are required to meet the following conditions to maintain compliance for our BAAQMD roasting permit:

1. The owner/operator of S-1 Coffee Roaster shall ensure that S-1 Coffee Roaster is abated at all times of roasting by properly maintained and properly operated A-1 Cyclone with Water Atomizer.
2. The owner/operator of S-1 Coffee Roaster shall not emit from any source for a period or periods aggregating more than three minutes in any hour, a visible emission which is as dark or darker than No. 5 on the Ringelmann Chart or of such capacity as to obscure an observer's view to an equivalent or greater degree.
3. The owner/operator of S-1 Coffee Roaster shall not emit emissions in sufficient quantities as to cause a public nuisance under Regulation 1-301.
4. To demonstrate compliance, the owner/operator shall maintain the following records and provide all of the data necessary to evaluate compliance with the above conditions, including the following information:
  - a. monthly records of the quantity of green coffee beans roasted at S-1 Coffee Roasters
  - b. monthly records of natural gas usage
  - c. monthly usage records shall be totaled for each consecutive 12-month period
  - d. source test reports
5. All records shall be retained onsite for two years from the date of entry and made available for inspection by District staff upon request.

All levels below are Annual, Daily, and Hourly Emissions from S-1n are all **well below** District thresholds.

Pollutant	Emissions			
	(lbs/hr)	(lbs/day)	(lbs/yr)	(TPY)
NO <sub>x</sub>	0.375	1.13	83.65	0.042
CO	0.375	1.13	83.63	0.042
POC	0.019	0.06	4.22	0.002

PM <sub>10</sub>	0.015	0.04	3.24	0.002
SO <sub>x</sub>	0.001	0.00	0.25	0.000
Acetaldehyde	0.044	0.13	9.71	0.005
Formaldehyde	0.021	0.06	4.66	0.002

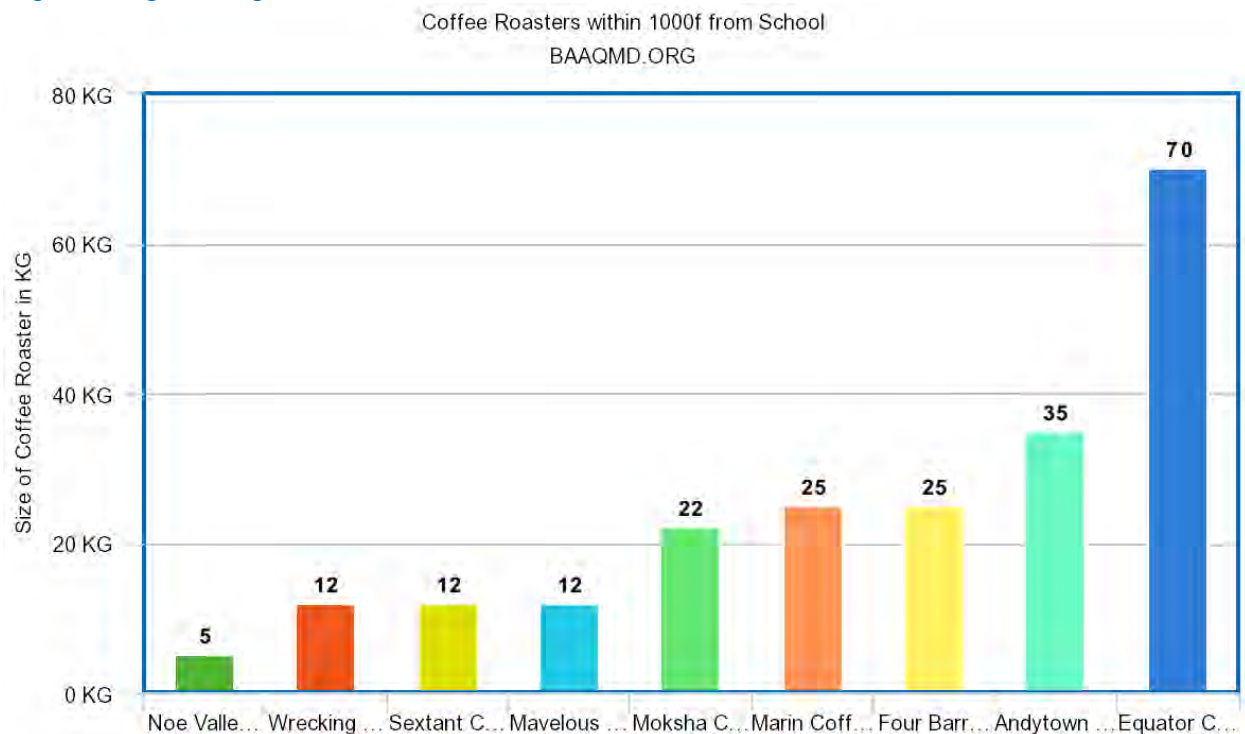
The DR applicant paints a picture of a commercial scale roasting facility. This is simply misleading. The fact is, our 5KG roaster is the **smallest roaster** the BAAQMD has permitted.

In addition to having a very limited capacity roaster, we've invested in roasting equipment that is designed to be eco-conscience and neighbor friendly. We purchased an advance smoke abatement device, the Vortex EcoFilter, which consumes ZERO Fossil Fuels, generates ZERO greenhouse gasses, and generates ZERO NOx or VOCs.

**This roaster, combined with the Vortex EcoFilter, provides best-in-class, eco- friendly, and smoke free roasting.**

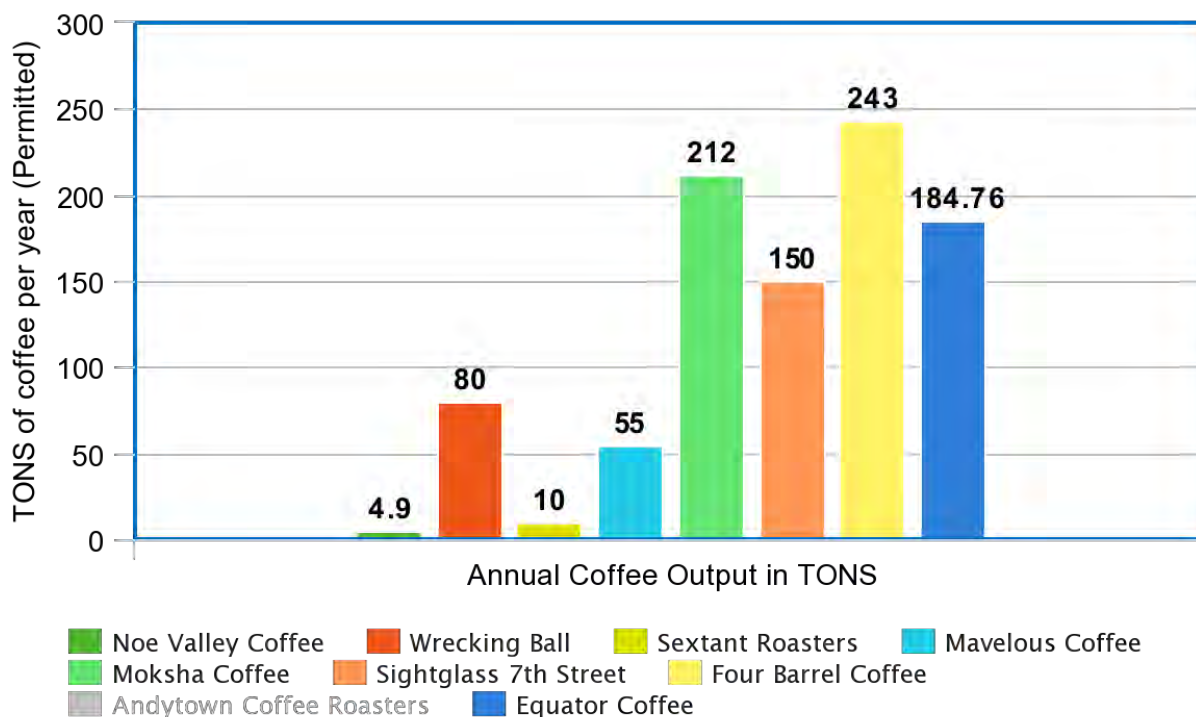
The BAAQMD and the SF Planning Departments CEQA officer both scrutinized our application and equipment being used and they have recommended the issuance of our permit, based on our machinery, with strict controls in place.

See the chart below for context. It shows SF Bay Area Coffee roasters and their roaster size in kilograms. Please note that all of these roasters are within **1,000 feet of a school** and were required to provide public notice.



The chart below shows the amount of coffee (in tons) that each company is authorized to roast. Please note the Noe Valley Coffee Co. is authorized to roast 4.9 tons per year, the smallest of the group by a large percentage.

Permitted Annual Coffee Output



meta-chart.com

Below is additional data that can be used to evaluate the risks.

We have purchased an advance smoke abatement unit called The VotrX EcoFilter for \$15,500. It is made in Santa Rosa, CA. It uses the energy of a cyclone plus the power of atomized water to remove particulates from exhaust air. The manufacturer has conducted multiple **industry certified third-party tests, which are attached below**. For example, a study conducted last October by Atmospheric Analysis & Consulting, Inc. found the level of formaldehyde in the gas emitted from a 6Kg roaster connected to a VortX was 0.152 ppm. Please note our roaster is a 5KG, slightly smaller.

Based on the following information and quotes from the American Cancer Society: (<https://www.cancer.org/cancer/cancer-causes/formaldehyde.html>) “0.152 ppm leaving an exhaust stack and mixing immediately with ambient air, **will immediately reduce the concentration to not detectable**”

"Workers in industries that make formaldehyde or formaldehyde-containing products, lab technicians, some health care professionals, and funeral home employees may be exposed to higher levels of formaldehyde than the general public. Exposure occurs mainly by inhaling formaldehyde gas or vapor from the air or by absorbing liquids containing formaldehyde through the skin. In one large study of workers in industries that make or use formaldehyde, the average level of formaldehyde exposure was 0.45 parts per million (ppm) overall, with less than 3% of

workers experiencing more than 2 ppm on average". **In one study, inhaling formaldehyde at levels at a concentration of 1.9 parts per million (ppm) for 40 minutes did not increase blood levels of formaldehyde".**

The US Occupational Safety and Health Administration (OSHA) has established limits for the amount of formaldehyde that workers can be exposed to at their place of work ([https://www.osha.gov/OshDoc/data\\_General\\_Facts/formaldehyde-factsheet.html](https://www.osha.gov/OshDoc/data_General_Facts/formaldehyde-factsheet.html)).

At present, the limit is at 0.75 ppm on average over an **8-hour workday**. The highest concentration that a worker can be exposed to is 2 ppm, and that can only occur over 15 minutes. Employers must monitor formaldehyde levels and provide respirators and protective clothing as needed to limit exposure. This includes workers in any workplace where formaldehyde exposure is likely, including hair salons that use commercial hair smoothing products that release formaldehyde.

These referenced tests were conducted with levels of formaldehyde anywhere from **3 to 13 times** higher than emissions from a VortX. Notice the OSHA Workplace Safety Regulation on Formaldehyde states that within any **8 hour work period**, the a worker is not to be exposed to is 0.7 ppm, which is 5 times greater than what comes out of the VortX stack.

As part of the response package, I have included all the industry certified third-party tests.

### Other coffee shops are operating onsite coffee roasting.

One similar example to our operations is Sightglass Coffee's (3014 20th St) 20th Street location. It is a neighborhood coffee bar and roastery. This café includes a full-production roastery with 5 Kg Probat roaster that **roasts enough to serve the cafe.**

We plan to follow the identical model where we roast coffee **only enough to serve and sell onsite.**

"Our 20th Street café was designed to serve the beautiful neighborhood in which it resides. We **source and roast exclusive coffees in-house on a vintage 1969 5-kilo Probat**" – **Sightglass Coffee owners.**

This is the identically sized roaster to our 5KG Diedrich...BUT we have purchased a smoke abatement unit, whereas Sightglass does not have any smoke abatement unit on the roaster.

Additionally, there is no BAAQMD permit to operate at 3014 20<sup>th</sup> Street. (<http://www.baaqmd.gov/permits>)

That said, there is a public preschool, Las Americas Children Center (801 Treat), less than 900 feet from Sightglass Coffee. **This school has 243 preschoolers.** When contacted, the school's administrators both said, that, "we have never smelt coffee", we didn't know they roasted coffee". The District has never received a nuisance complaint in relation to coffee roasting at this site. (<http://www.baaqmd.gov/online-services/air-pollution-complaints>)

The Bay Area Air Quality Management District receives over 12,000 air pollution complaints each year from members of the public. Community members are keenly aware of air pollution events and often provide the first warning of air quality problems. Satisfactory resolution of complaints is one of the most important objectives of Bay Area Air Quality Management staff.



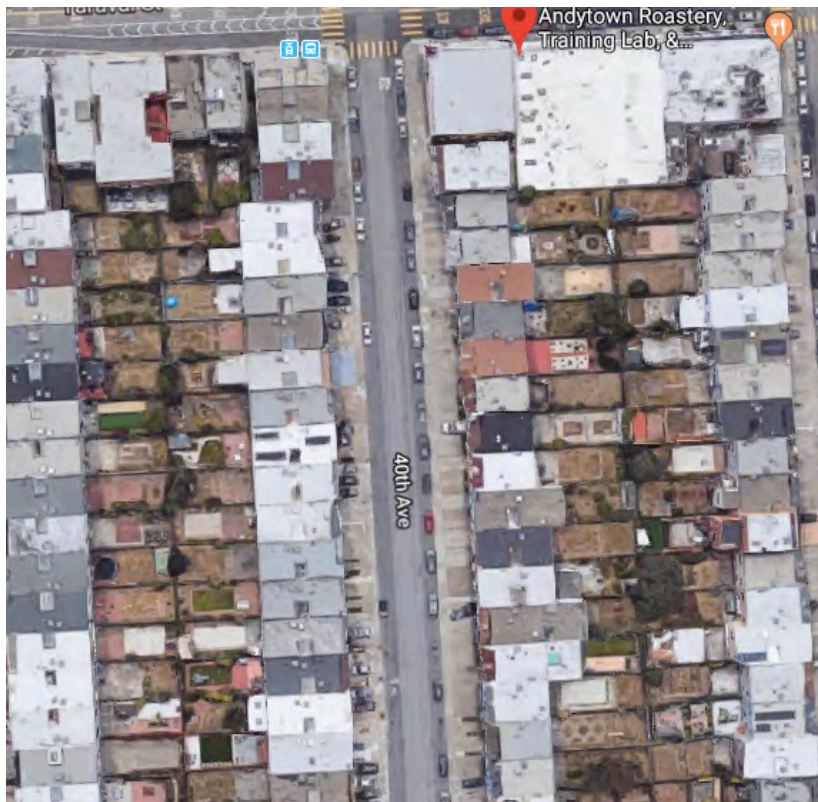
Sightglass on 20<sup>th</sup> Street has a small 5KG roaster in their café. This café is directly below multiple residences and is 600 feet from a preschool.



Sightglass on 20<sup>th</sup> Street has an unabated 5KG roaster on 20<sup>th</sup> and has never received complains.



Another example of a small coffee roaster in a residential neighborhood is Andytown Roastery, Training Lab, & Coffee Supply at 3016 Taraval St. As you can see from the map below, the site is adjacent to a dense residential neighborhood.



Andytown also has a 5Kg coffee roaster, made by Probat, with NO abatement. Direct venting. Just like Sightglass – there have **never been any nuisance complaints** from Andytown's roasting. In addition to Andytown's unabated 5KG roaster, they also have a permitted 70KG Loring Roaster in the same facility.



Another small neighborhood roaster is Up for Dayz. The café and roastery opened its first location in the Mission District in San Francisco in March of 2019. This roaster, below a 36 units condo building on Valencia and 19<sup>th</sup> streets, has the capacity to **roast 22lbs of coffee per hour**. Like others, this roaster DOES NOT have a BAAQMD permit to operate.

It is also located within 600f from three K-12 schools.

***Schools (K-12) Within 600ft***

*Buena Vista Child Care*

*Golden Bridges School*

*Buena Vista / Horace Mann*

That said, there have never been any reported complaints from this coffee roaster located in a dense residential neighborhood.



**‘Up for Dayz’ roaster at 1198 Valencia Street.**

Furthermore, a restaurant/café with a wholesale coffee roaster would violate the express purpose of the Neighborhood Commercial district (NC-1) to serve the immediately surrounding neighborhood with convenient retail goods and services. The neighborhood would lose a valuable service provider—a laundromat—and replace it with a restaurant/café and coffee roasting facility, which would provide little benefit to the neighborhood as compared to the existing laundromat.

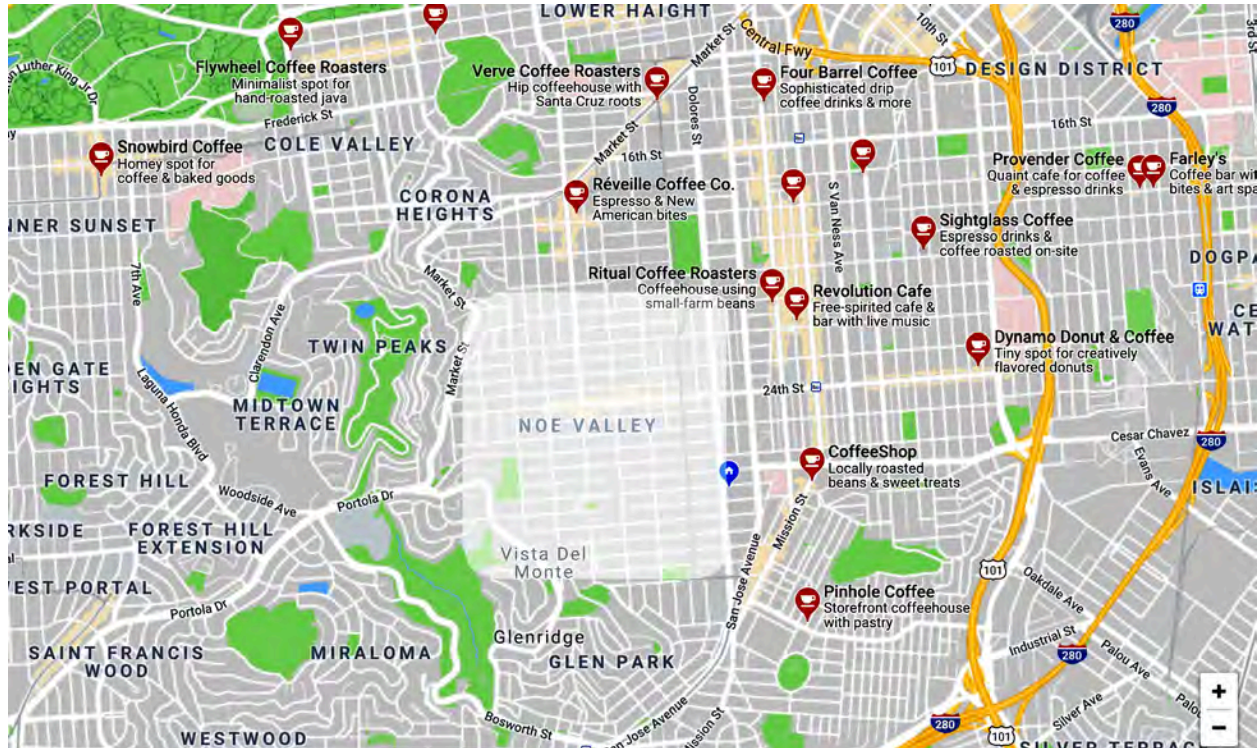
The laundromat was constructed over 20 years ago. The machinery was extremely inefficient. The lack of energy efficiency resulted in utility bills that were extremely high (3-4k/month). This



sadly resulted in the closing of the laundromat after 4.5 years of financial losses. The laundromat has been closed since March 2019.

There is already a high concentration of coffee shops in the nearby 24<sup>th</sup> Street-Noe Valley Neighborhood Commercial corridor and on Church Street.

While there are a number of coffee shops on 24th street and Church street, there are no cafes that offer locally roasted coffee in Noe Valley.”



In addition, there is concern that a new restaurant/café would produce increased traffic and parking congestion in an already problematic block shared by residents, Spin City, and the Bethany Methodist Church, which houses Moldovan Academy preschool.

In short, the proposed location—within a primarily residential neighborhood that also serves hundreds of children—is a wholly inappropriate location for this dangerous commercial operation and a busy restaurant/café.

The new methodology acknowledges that people demand access to destinations and there is no inherent “parking demand”. While it includes estimates of parking demand, based on available data, it acknowledges many variables affect whether that could affect travel behavior. For those rare projects that warrant a parking demand analysis, the department will consider different variables for estimating demand.

[http://default.sfplanning.org/publications\\_reports/TIA\\_Guidelines\\_Summary\\_of\\_Changes\\_Memo.pdf](http://default.sfplanning.org/publications_reports/TIA_Guidelines_Summary_of_Changes_Memo.pdf)

San Francisco Administrative Code chapter 31 directs the department to identify environmental effects of a project using as its base the environmental checklist form set forth in Appendix G of

the CEQA Guidelines. In 2009, Appendix G of the CEQA Guidelines removed parking in and by itself as a checklist question. As it relates to parking, Appendix G states: “would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?”

[http://default.sfplanning.org/publications\\_reports/TIA\\_Guidelines\\_Parking\\_Memo.pdf](http://default.sfplanning.org/publications_reports/TIA_Guidelines_Parking_Memo.pdf)

The entire city of San Francisco has parking challenges, including Noe Valley and the surrounding neighborhoods.

## **I. BACKGROUND**

### **A. Parties**

Spin City operates as a laundromat with an accessory retail coffee bar. Spin City is owned by Maricar Lagura, a resident of Pacifica.<sup>1</sup> NVCC is a wholesale coffee distributor that currently (and appropriately) roasts beans at an industrial co-roasting facility in west Berkeley.<sup>2</sup> NVCC is managed by Christian and Zoe Ritter, residents of Dolores Street in San Francisco.<sup>3</sup>

The undersigned neighbors are residents of Noe Valley. Ms. Coder and Mr. Goodson are concerned parents of a child enrolled at Moldovan Academy preschool and residents of nearby Church Street. The rest of the undersigned neighbors live within 200 feet of the subject property.

### **B. Neighborhood Information**

1299 Sanchez Street (the subject property) currently houses the Spin City laundromat, and it is located between Clipper Street and 26th Street in Noe Valley. The property is located within a Neighborhood Commercial Cluster District (NC-1). Other service-oriented businesses in the immediate vicinity include: Bethany United Methodist Church, which houses the Moldovan Academy preschool; Whole Family MD, a family practice medical office; a newly formed practice of three marriage and family therapists; Lee & Kay Corp., a medical distributor; Fog City Athletics, a garment graphics company; and Dorian Clair Antique Clock Repair. The remainder of the immediately surrounding area is residential housing: largely single family-homes, one apartment building and residential units above Spin City and the clock repair shop. Moldovan Academy preschool (Moldovan) is located across the street at 1270 Sanchez Street. The school serves over 40 two- to five-year-old children in a year-round, full-time early childhood education program that includes an outdoor play area that is consistently used throughout the day. Moldovan is a fully licensed program that recently earned the prestigious Safety 1st Award, which recognizes commercial childcare facilities that have shown an exceptional commitment to the safety of their employees and customers. The school takes great pride in providing safe and nurturing care to neighborhood children.

James Lick Middle School (“Lick”) is located on the next block on Clipper Street. Lick advertises its biggest asset as its diverse student population.<sup>4</sup> To that end, Lick—like Alvarado Elementary School in Noe Valley—offers both Spanish Immersion and General Education pathways.

The property is located just outside of the 24th Street-Noe Valley Neighborhood Commercial corridor, which is home to many local businesses and restaurants. New eating and drinking establishments within the 24th Street corridor require conditional use authorization from the Planning Commission. Planning Code (PC) § 728. The property is also located near Church

Street, which contains a mix of residential, restaurant, and retail establishments between 24th and 30th Streets in NC-1 clusters.

There are many coffee shops, and similar restaurants or bakeries that sell coffee, in the neighborhood—none of which, based on our research, involve on-site coffee roasting. Other local coffee service includes:

- Martha & Brothers Coffee Company at two locations (24th and Vicksburg Streets, and Church and Duncan Streets)
- Philz Coffee (24th and Douglass Streets)
- Diamond Cafe (24th and Diamond Streets)
- Noe Valley Bakery (24th and Castro Streets)
- Starbucks (24th and Noe Streets)
- Bernie's (24th and Noe Streets)
- La Boulangerie de San Francisco (24th and Sanchez Streets)
- Cafe XO (Church and 30th Streets)
- Douglas (Sanchez and 29th Streets)

In contrast, there are few other laundromats in the neighborhood. Bubble Up Laundry is located at Church and Clipper Streets, and Coin Wash and Dry is located at Church and 29th Streets. In the Mission neighborhood, Bubbles & Beans is located at Guerrero and 24th Streets.

### C. NVCC's Proposed Roaster and Its Health Concerns

NVCC seeks to install a Diedrich IR-5 coffee roaster, which can roast up to 44 pounds of coffee per hour.<sup>5</sup> NVCC will fit the roaster with a Vortx Ecofilter 450 Cyclone Atomizer to partially abate the smoke generated during the roasting process. The roaster will emit particulate matter, organic compounds, and combustion products including carbon monoxide and nitrogen oxides. The amount of emissions will vary depending on the type of roast, bean origin, and the roast duration.

While the Diedrich IR-5 can roast up to 44 lbs per hour, or 1,056 / day or 385,400 / year, our MODIFIED BAAQMD permit only authorizes 9,812 lb/yr. This equates to **2.5%** of the capacity of the roaster.

Therefore, the concerns over the capacity of the roaster are removed.

We will only use, and are only authorized to use, **2.5% of the capacity**.

The roaster will emit two chemicals of particular concern: acetaldehyde and formaldehyde. Formaldehyde is a strong-smelling chemical that can cause burning sensations in the eyes and respiratory tract, coughing, wheezing, nausea, and skin irritation. The EPA classifies formaldehyde as a probable human carcinogen, the International Agency for Research on Cancer classifies it as a human carcinogen, and the National Toxicology Program (an interagency program of the Department of Health and Human Services), classifies it as a known human carcinogen. Specific cancer concerns include leukemia and brain cancer.<sup>6</sup>



Formaldehyde is quickly broken down in the air – generally within hours.

(<https://www.cancer.org/cancer/cancer-causes/formaldehyde.html>)

It also dissolves easily in water. The main way people are exposed to formaldehyde is by inhaling it, therefore, if the atomized water vapor removes the Formaldehyde and other VOC that are water soluble, **it never has the chance to leave the facility because the VortX unit captures the VOC prior to exiting the stack.**

The abatement unit we purchased uses the energy of a cyclone plus the power of atomized water to remove particulates from exhaust air. The manufacturer has conducted many third-party tests. For example, a study conducted last October by Atmospheric Analysis & Consulting, Inc. found the level of formaldehyde in the gas emitted from a 6Kg roaster connected to a VortX was 0.152 ppm.

Based on the following quotes from the American Cancer Society

(<https://www.cancer.org/cancer/cancer-causes/formaldehyde.html>) “0.152 ppm leaving an exhaust stack and mixing immediately with ambient air, **will immediately reduce the concentration to not detectable**”

"Workers in industries that make formaldehyde or formaldehyde-containing products, lab technicians, some health care professionals, and funeral home employees may be exposed to higher levels of formaldehyde than the general public. Exposure occurs mainly by inhaling formaldehyde gas or vapor from the air or by absorbing liquids containing formaldehyde through the skin. In one large study of workers in industries that make or use formaldehyde, the average level of formaldehyde exposure was 0.45 parts per million (ppm) overall, with less than 3% of workers experiencing more than 2 ppm on average". In one study, inhaling formaldehyde at levels at a concentration of 1.9 parts per million (ppm) for 40 minutes did not increase blood levels of formaldehyde".

The US Occupational Safety and Health Administration (OSHA) has established limits for the amount of formaldehyde that workers can be exposed to at their place of work. At present, the limit is at 0.75 ppm on average over an **8-hour workday**. The highest concentration that a worker can be exposed to is 2 ppm, and that can only occur over 15 minutes. Employers must monitor formaldehyde levels and provide respirators and protective clothing as needed to limit exposure. This includes workers in any workplace where formaldehyde exposure is likely, including hair salons that use commercial hair smoothing products that release formaldehyde.

These referenced tests were conducted with levels of formaldehyde anywhere from 3 to 13 times higher than emissions from a VortX. Notice the OSHA Workplace Safety Regulation on Formaldehyde states that within any 8 hour work period, the a worker is not to be exposed to is 0.7 ppm, which is 5 times greater than what comes out of the VortX stack.

Atmospheric Analysis Corporation is a CARB approved vendor for exhaust emissions testing. (<https://ww2.arb.ca.gov/>)

The EPA classifies acetaldehyde as a probable human carcinogen and cautions that acute exposure can cause irritation of the eyes, skin, and respiratory tract. This chemical can cross the placenta to expose an unborn child to the chemical, and animal studies suggest that it is a potential developmental toxin.<sup>7</sup>

According to the BAAQMD and CEQA Regulation 2, Rule 5, the chronic and acute trigger levels for acetaldehyde are 29 lbs/yr and 1 lbs/hr, respectively. The chronic and acute trigger levels for formaldehyde are 14 lbs/yr and 0.12 lbs/hr, respectively. Acetaldehyde and formaldehyde emissions from S-1 are summarized in Table 2. The emission rates for formaldehyde and acetaldehyde, as presented in Table 2, **do not exceed the trigger levels. Therefore, a health risk screen is not required.**

Pollutant	Emissions			
	(lbs/hr)	(lbs/day)	(lbs/yr)	(TPY)
NO <sub>x</sub>	0.375	1.13	83.65	0.042
CO	0.375	1.13	83.63	0.042
POC	0.019	0.06	4.22	0.002
PM <sub>10</sub>	0.015	0.04	3.24	0.002
SO <sub>x</sub>	0.001	0.00	0.25	0.000
Acetaldehyde	0.044	0.13	9.71	0.005
Formaldehyde	0.021	0.06	4.66	0.002

#### D. Building Permit History

Spin City currently operates within its building use as a Laundry/Laundromat. On May 16, 2000, the Planning Department issued Spin City a permit to operate a retail coffee bar as an accessory use to the laundromat. *See* Permit No. MB0000451, issued to Spin City May 16, 2000; Permit No. MB0401061, issued to Spin City – Launderette Aug. 10, 2004; Permit No. MB0401062, issued to Spin City – Coffee Bar Aug. 10, 2004; Permit No. MB1000506, issued to Spin City Coffee Bar May 21, 2010 (change of ownership).

The Planning Department previously approved the coffee bar as an accessory use within the NC-1 district per section 703.2 of the Planning Code (contained within section 703 eff. 7/30/17). Accordingly, the Planning Department limited coffee sales to one-third of the total floor area of the laundromat, consistent with the Planning Code’s limitation of accessory uses. *See* PC § 703(d)(1) (“No Use will be considered accessory to a permitted Principal or Conditional Use that involves or requires . . . [t]he use of more than one-third of the total floor area”). The limitation ensured that coffee service would be incidental to the primary laundry use.

<sup>5</sup> <http://www.baaqmd.gov/~media/files/engineering/public->

[notices/2018/29148/e4093\\_nsr\\_29148\\_eval\\_061318-pdf.pdf?la=en](http://www.baaqmd.gov/~media/files/engineering/public-notices/2018/29148/e4093_nsr_29148_eval_061318-pdf.pdf?la=en) (“Engineering Report”). <sup>6</sup>

<https://www.cancer.gov/about-cancer/causes-prevention/risk/substances/formaldehyde/formaldehyde-fact-sheet>

<sup>7</sup> <https://www.epa.gov/sites/production/files/2016-09/documents/acetaldehyde.pdf>

Page 5 – DR Application for Permit 201811296993 (1299 Sanchez Street)

#### E. Air District Permit Application

To accommodate the roaster, NVCC applied for a permit from BAAQMD to emit a new source of toxic air contaminants (Permit Application No. 29148).<sup>8</sup> Based on the predicted toxic emission levels of operating the roaster using the equipment proposed by NVCC, the BAAQMD sought to limit emissions of acetaldehyde and formaldehyde to 90 percent of the annual threshold

for toxicity due to chronic exposure.<sup>9</sup> To achieve that goal, the BAAQMD restricted the roasting to 600 hours per year or 3 hours per day.<sup>10</sup> This will still result in the production of up to 13.2 tons of coffee annually.

We have already worked with the BAAQMD to voluntarily reduce the production from 13.2 tons per year to 4.9 tons per year. This is a 62% reduction.

Of note, there is no direct active monitoring by the BAAQMD of emissions or hours of operation.

The BAAQMD absolutely has monitoring capabilities. As a permit holder, we have to meet strict district regulation, or face fines. To maintain compliance:

-The owner/operator of S-1 Coffee Roaster shall ensure that S-1 Coffee Roaster is abated at all times of roasting by properly maintained and properly operated A-1 Cyclone with Water Atomizer. [Basis: Cumulative Increase]

-The owner/operator S-1 Coffee Roaster shall not emit from any source for a period or periods aggregating more than three minutes in any hour, a visible emission which is as dark or darker than No. 0.5 on the Ringelmann Chart or of such opacity as to obscure an observer's view to an equivalent or greater degree. [Basis: Regulation 6-1]

-The owner/operator S-1 Coffee Roaster shall not emit emissions in sufficient quantities as to cause a public nuisance under Regulation 1-301. [Basis: Regulation 1-301]  
The permit to operate is contingent upon compliance with Regulation 1-301, Standard for Public Nuisance, and Regulation 7, Odorous Substances. Upon receipt of a violation for either of these regulations, the Air Pollution Control Officer may require the owner/operator to submit, within 60 days of notification by the APCO, a permit application for an Authority to Construct additional emission control. [Basis: Regulation 1-301, 7-301, 7-302, 7-303]

To demonstrate compliance, the owner/operator shall maintain the following records and provide all of the data necessary to evaluate compliance with the above conditions, including the following information:

1. Monthly records of the quantity of green coffee beans roasted at S-1 Coffee Roasters.
2. Monthly records of natural gas usage.
3. Monthly usage records shall be totaled for each consecutive 12-month period.
4. Source Test Reports.

All records shall be retained onsite for two years from the date of entry, and made available for inspection by District staff upon request

As a result, NVCC cannot reduce risk to the public, including nearby sensitive receptors, unless it voluntarily reduces roaster operations to less than 3 hours per day. This type of self-imposed—and unenforceable—limitation may make the proposed use moot.

As noted above, since there is no active surveillance of emissions, the public has no way to monitor whether the emissions are in compliance. For odors, the BAAQMD requires a high level

of complaints before taking action, and restaurants with fewer than five employees are exempt from compliance (BAAQMD Regulation 7-110). Thus, if operation of roasting is approved, the public will have limited, or in some cases, no administrative recourse to effectively address their complaints.

Anyone can file a complaint with the BAAQMD. The BAAQMD complaint line: 1-800-334-ODOR (6367). Additionally, the BAAQMD has an online portal to file complaints.  
<https://permits.baaqmd.gov/PublicForms/ComplaintWizardSelection>

Notably, NVCC's BAAQMD permit application received 151 public comments from individuals and organizations during the public comment period.

Per the BAAQMD, of the 151 public comments, the overwhelming percentage (68%) of the comments **were in support of our Change of Use application.**

See Exhibit A, Air District Ltr Dtd Oct. 1, 2018. The comments widely voiced community concern, many with regard to the negative health risks of the roaster. *Id.* As a result of the investigation by concerned neighbors and the Greenaction environmental justice organization, BAAQMD discovered that the building's land use permit required modification in order to operate the roaster, so that it would not be characterized as a principal use in the applicable zoning district because, again, such use is strictly prohibited. *Id.* In other words, NVCC must obtain a permit to change the use of the building to a restaurant in order to accommodate the coffee roaster as an "accessory" use, which would otherwise be a prohibited food processing use. Mr. Ritter of NVCC later submitted the instant permit application to characterize the uses accordingly.

Further, BAAQMD recognized that the City and County of San Francisco may need to conduct a review of the proposed roaster under the California Environmental Quality Act (CEQA). *Id.*

The SF Planning department's CEQA office thoroughly reviewed the Change of Use application and determined the project **exempt** due to the SIZE of the roaster. Specifically, "This application is considered to be ministerial under the District's CEQA guidelines (Regulation 2-1-311) and therefore is not subject to California Environmental Quality Act (CEQA) review. The engineering review for this project requires only the application of standard permit conditions and standard emission factors in accordance with Permit Handbook Chapter 11.3 for similarly sized equipment."

Therefore, BAAQMD is holding the pollution permit application until after the Planning Department has evaluated the land use permit application. *Id.* It is our understanding that to-date, the negative health risks of the roaster have not been separately reviewed by the Planning Department as part of its CEQA review.

The SF Planning department is the lead agency, therefore, the BAAQMD is waiting to issue the permit (it is already conditionally approved) until the SF Planning department grants the Change of Use.

<sup>8</sup> <http://www.baaqmd.gov/permits/public-notices/page-resources/table-data/2018/061318-29148/noe-valley-coffee-company>



<sup>9</sup> Engineering Report at 1.

<sup>10</sup> *Id.* at 1-2.

## **II. ARGUMENT**

A. The Proposed Restaurant/Café and Roaster Negatively Impact Residential Livability Because They Will Cause Pollution, Traffic Congestion, and Noise.

In general, “commercial uses and features which could impact residential livability are prohibited” in NC-1 districts. PC § 710. A new restaurant to accommodate the coffee roaster would have a direct, negative impact on residential livability.

First, hazardous operations are expressly prohibited in NC-1: “[n]o use, even though listed as a Permitted Use, shall be permitted in a Neighborhood Commercial District which, by reason of its manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.” PC § 703(e)(1).

The BAAQMD and the SF Planning departments CEQA Office have determined this location will comply with all zoning and safety concerns.

The District has reviewed the material contained in the permit application for the proposed project and has made a preliminary determination that the project is expected to comply with all applicable requirements of District, state, and federal air quality-related regulations. The preliminary recommendation is to issue a Permit to Operate for the equipment listed below.

We ask that the Planning Department undertake the necessary CEQA review to study the health impact of this new source of air pollution, but we urge that no level of additional, unnecessary risk should be deemed acceptable in light of the nearby sensitive receptors, including very young children and those people with asthma and other respiratory ailments.

The CEQA review has already been completed and determined that the project is exempt due to the size of emission source.

Again, as BAAQMD admits, the roaster will release high levels of the carcinogens acetaldehyde and formaldehyde, even with the Vortex Ecofilter. The Vortex Ecofilter uses water droplets to capture a portion of the smoke and other particulate byproduct of coffee roasting. However, the Vortex Ecofilter is not a sufficient solution because it still allows the release of dangerous chemicals into the air. Despite staunch public opposition (see above), BAAQMD would allow Spin City/NVCC to release 90% of the annual trigger levels for these chemicals. Again, the roaster would reach these dangerous thresholds in just 600 hours per year of operation (or 3 hours per day). BAAQMD’s proposed tight restriction of operating hours demonstrates the danger of this manufacturing process. This type of pollution is clearly incompatible with NC-1 zoning and the surrounding uses, even if NVCC is technically eligible for a BAAQMD permit.

We have modified our BAAQMD permit to reduce roasting by 62%. This makes the 90% trigger level moot because of the significant, voluntary, reduction in potential roasting.

The amount and type of pollution is particularly incompatible with the specific location of the subject property. In addition to its location in a residential section of Noe Valley, the property is

located directly across Sanchez Street from Moldovan Academy preschool. Moldovan is attended by over 40 two- to five-year-old neighborhood children from 8:30 a.m. to 5:30 p.m., five days per week. The preschool maintains an outdoor play area for the children's use throughout the day. In addition, the roaster would be located around the corner from 650 children who attend nearby Lick middle school five days per week during the school year, and other families and residents who use Lick's outdoor facilities during non-school days.

Sightglass coffee operates an identically sized coffee roaster as Noe Valley Café. A 5KG batch roaster. However, this roaster from Sightglass is UNABATED. Meaning, there is no smoke abatement device like a VortX EcoFilter. Additionally, there is no BAAQMD permit to operate. That said, there is a public preschool, Las Americas Children Center (801 Treat), less than 900 feet from Sightglass Coffee. This school has **243 preschoolers**.

[The District has never received a nuisance complaint in relation to coffee roasting at this site.](#)

Page 7 – DR Application for Permit 201811296993 (1299 Sanchez Street)

As children are *particularly* vulnerable to respiratory irritants, locating a roaster in such close proximity is wholly inappropriate.<sup>11</sup>

This level of pollution is also totally unnecessary, as it would be undertaken solely for NVCC's convenience at the expense of surrounding neighbors and the preschool. There is no guarantee, absent regular monitoring, that NVCC would operate within the restrictions that BAAQMD would impose. NVCC currently utilizes a co-roasting facility in Berkeley that is appropriately sited in an industrial area. We respectfully urge that NVCC should find an industrially zoned property in the City and County of San Francisco, if it is adamant about operating closer to home.

We are particularly concerned about the low number of hours that BAAQMD would allow NVCC to operate the roaster in order to barely avoid the chronic and acute exposure thresholds (600 hours per year). Even then, we posit that the allowable amount of toxic emissions would be unacceptable to very young children and those with asthma. It would be very easy for NVCC and/or Spin City to exceed the yearly allowance without detection by operating for just a few extra minutes or hours per day—either intentionally or unintentionally. There is little room for error given the risk to local youth. Moreover, it would be unfair and/or impossible to place the burden on residential neighbors to track NVCC's BAAQMD permit compliance. As noted above, Spin City already has a track record of not complying with safety inspections by the Department of Building Inspection.

Second, the proposed change in building use to a restaurant/café would bring increased traffic and congestion to an already troubled area. The subject property is located on Sanchez Street near the intersection of Clipper Street, both of which are vehicular thoroughfares, especially during commuting hours when a coffee shop would see its most brisk business. The subject property also shares a block with Moldovan Academy preschool, which already generates increased traffic and parking congestion when over 40 parents or caregivers drop off and pick up their children during peak commute hours.

There is not much parking turnover on the surrounding blocks, as most street parking spaces are occupied by vehicles belonging to nearby residents. Therefore, the subject property would likely need its own dedicated parking area to serve customers and to load and unload wholesale coffee.

There will be ZERO loading and unloading of wholesale coffee. This location will house a limited café serving coffee beverages. The on-site roaster is a small 5KG roaster that will

exclusively roast coffee for the café at 1299 Sanchez. It will be limited to 2.5% of its capacity as well.

<sup>11</sup> See, e.g., World Health Organization (WHO), *Childhood Respiratory Diseases Linked to the Environment*, slide 8 (“Children may be more vulnerable to the effects of air pollution than adults. Children’s lung development is not complete at birth. Lung development proceeds through proliferation of pulmonary alveoli and capillaries until the age of 2 years. Thereafter, the lungs grow through alveolar expansion until 5-8 years of age. Lungs do not complete their growth until full adult stature is achieved in adolescence.”), *available at* <https://www.who.int/ceh/capacity/respiratory.pdf?ua=1>. The WHO counsels that “children are different” with respect to their vulnerability to air pollution because children breathe closer to the ground owing to their short stature, they have increased air intake, and their lungs are still developing as they grow. *Id.*

Page 8 – DR Application for Permit 201811296993 (1299 Sanchez Street)

Any allocation of parking to Spin City would have a direct, negative impact on local residents who already struggle to find street parking on this and the surrounding blocks.

Third, the proposed restaurant/café and coffee roaster would bring increased noise from increased foot, vehicular, and commercial traffic.

This location used to house a functioning laundromat with over 45 commercial laundry units and dryers. All the people coming and going, parking, unloading laundry, loading laundry etc brought a significant strain on parking and local residents. The laundromat and café, therefore, would bring the same demands on the surrounding area.

While the Bethany Methodist Church serves congregants in its indoor facilities, none of the other businesses in this cluster are intended to serve crowds, or a steady stream of people like the proposed restaurant/café and roaster. In addition, depending on the design of the roasting system, the exhaust may need to be powered and the restaurant may need to ventilate its interior space. These venting systems can produce considerable noise for neighbors.

The design of the ventilation does not require powering. The system is a self-contained closed system and is silent. The commercial driers that used to operate at 1299 Sanchez produced noise, but not to the level that someone can hear it outside. In contrast, the café and roasting system will be silent.

Page 6 – DR Application for Permit 201811296993 (1299 Sanchez Street)

However, BAAQMD cautioned that it has no authority to deny a project that meets all the applicable air quality regulations, even in the face of the strong public opposition that this project triggered. *Id.* As a result, the proper venue for the public health concern is the Planning Department and Planning Commission.

B. The Proposed Coffee Roaster Violates the NC-1 Zoning Regulations.

First, commercial uses in NC-1 are “intended to serve local neighborhood shopping districts, providing convenience retail goods and services to the immediately surrounding neighborhoods primarily during daytime hours.” PC § 710. Here, the laundromat and accessory coffee bar are primarily neighborhood-serving. The laundry facility serves neighborhood residents who are without access to in-home laundry facilities, or who need larger facilities than their homes or

buildings provide. There are few other laundromats to serve the neighborhood. As a result, the entire neighborhood would be harmed by the loss of the laundromat. This loss may disproportionately affect lower-income individuals and renters, who are less likely to have in-home laundry facilities.

In contrast, the proposed use as a site for NVCC's wholesale roasting is not focused on serving the immediately surrounding neighborhood.

This limited café will absolutely serve the neighborhood. The current café, Spin City Coffee, is a community hub and gathering spot. Please review the multiple letters of support to get a sense of how this spot is a community hub.

Instead, the permit application would allow NVCC to relocate its wholesale roasting operation from an industrial sector of Berkeley to a residential area of Noe Valley.

This site will NOT be used for wholesale production. It will be limited to supplying the café only.

NVCC's wholesale business serves primarily non-neighborhood businesses around the city, and it demonstrates the intended manufacturing activities at the subject building.<sup>12</sup>

Noe Valley Coffee's current wholesale customers are primarily small neighborhood grocers (26<sup>th</sup> Guerrero, Buffalo Foods, Food Hall, Epicurean Trader, Harvest Market, Chuck's Sun Valley, etc). These are all locally owned, non-corporate, neighborhood focused businesses.

The proposed roasting operation is simply not the case of a retail coffee operator seeking to roast beans in furtherance of a coffee bar that serves local residents as indicated by its ability to roast 26,400 pounds (13.2 tons) of coffee annually, even when operating under the BAAQMD restrictions. Even if it were, our concerns would still stand. Instead, the commercial roasting will likely become the focus of the building use.

Commercial roasting will **never** become the focus of the building use. Per Planning code, the roaster cannot consume more than 20% of the total space. The roaster occupies 8% of the total space.

Laundromat customers from the neighborhood have recently complained about Spin City's loss of functional laundromat space in favor of improved facilities for its coffee customers. *See* Yelp reviews for Spin City Launderette & Coffee Bar dated June 9, 2018 ("This has been my go-to laundromat for years, but recently they have seriously gone downhill as they seem to be catering more to their coffee customers than to people who actually go there to do their laundry"); April 8, 2018 ("At least a third of the machines are broken down . . . but if you want good coffee and doughnuts . . . this is the place for you!"); April 7, 2018 ("I have used this laundromat weekly for over a year, but it has really gone downhill recently"); April 1, 2018 ("It feels like this [replacement of washing machines with tables for coffee customers] is a clear message that this

<sup>12</sup> <https://noevalleycoffee.com/wholesale>



Page 9 – DR Application for Permit 201811296993 (1299 Sanchez Street)  
is not a place for people like me who go there to do laundry”); March 25, 2018 (“This is no longer a laundromat. It is a coffee shop with a few sporadically working machines”); March 25, 2018 (“PLEASE someone open a friendlier, more efficient laundromat in Noe Valley”); February 21, 2018 (“I’ve been doing my laundry here for a few years now and the only reason is its proximity to my home . . . On any given day at least 40-50% of the washers and dryers are out of order”).

The laundromat at 1299 Sanchez has been closed since March 2019, over 7 months. The machinery was from over 20 years ago and was extremely inefficient. The lack of energy efficiency resulted in utility bills that were extremely high (3-4k/month). This sadly resulted in the closing of the laundromat after 4.5 years of financial losses.

These candid expressions of frustration demonstrate that the neighborhood is already experiencing the negative impacts from the decreasing availability of reliable laundry services. Of course Spin City has the right to go out of business, but these reviews highlight the not-so-hidden focus on profits related to coffee sales.

Second, a new restaurant/café would not provide appreciable convenience to the immediately surrounding neighborhood. As detailed above, the area is already saturated with coffee service, including at least one large coffee shop per block on nearby 24th Street and several large coffee shops on nearby Church Street.

Spin City Coffee has been operating at 1299 Sanchez for over 9 years. It is an extremely valuable resource for the surrounding neighborhood. It provides a community hub that is otherwise lacking in this area. Please see letters detailing the above claim.

The neighborhood would be harmed by further competition that might endanger existing businesses. The concern for market saturation is reflected in Planning Code’s requirement for conditional use authorization for new eating and drinking establishments in the 24th Street Corridor. PC § 728. Allowing a new restaurant/café *just outside* this zone would directly undermine the protections in the Planning Code for existing neighborhood restaurants and cafés. In addition, the proposed roaster would pose a business risk to the Moldovan Academy preschool, which benefits dozens of neighborhood families, employs eight staff, and is a reliable source of income for its landlord, the Bethany United Methodist Church.

Having a limited restaurant café near to their business is an asset. Staff of the Moldovan Academy are known to frequent Spin City Coffee for snacks, and coffee-based drinks, and the use the restroom.

Further, the 24th Street and Church Street corridors have seen numerous business closures or turnover in recent months. There are several noticeable restaurant/café vacancies. A coffee shop/café recently closed at Church and 25th Streets (LeCupboard Café). Likewise, another coffee shop, Luv a Java, has closed at Dolores and 26<sup>th</sup> Streets. In short, the proposed new restaurant/café and roaster would place undue financial stress on existing coffee shops, to the detriment of both those businesses and the entire neighborhood. We urge that there is already a sufficient concentration of similar uses.

Third, building controls in NC-1 districts are designed to “promote low-intensity development which is compatible with the existing scale and character of the neighborhood.” PC § 710.

The limited restaurant and coffee shop is the quintessential “low-intensity development”. This site will require no exterior modification or additional development. The coffee shop portion of the business has been operational for over 9 years serving the neighborhood. It would be a shame to see another business shutter and have to lay off their employees.

Adding a restaurant/café with accessory coffee roasting (i.e., manufacturing) is neither low-intensity nor compatible with the existing scale of this NC-1 district. Again, this NC-1 district is a particularly low-intensity, small corner cluster consisting of two healthcare providers, a preschool, and a few boutique businesses that quietly serve niche customers.

In addition to the mentioned businesses, Spin City Coffee quietly serves the same customer base.

In contrast, the proposed roasting equipment can roast up to 44 pounds of coffee per hour, which is a high level of production that is grossly incongruent with local needs and the NC-1 zoning.

While the Diedrich IR-5 can roast up to 44 lbs per hour, or 1,056 / day or 385,400 / year, our BAAQMD permit only authorizes 9,812 lb/yr OR **2.5%** of the capacity of the roaster.

Unlike adjacent areas on 24th Street or Church Street, the proposed location is not a highly trafficked commercial area.

As the DR applicant states, “The subject property is located on Sanchez Street near the intersection of Clipper Street, both of which are **vehicular thoroughfares**, especially during commuting hours when a coffee shop would see its most brisk business.”

The low-intensity nature of this location is of considerable benefit to the residents of the immediately surrounding area, preschool and junior high students, and existing business operators. It also furthers the overall residential feel of the neighborhood.

The low intensity nature of the location will not change based on the removal of the laundromat and expanding of the café (Change of Use). The area is in the middle of a “**vehicular thoroughfare**”.

Fourth, the Planning Code provides that “eating and drinking establishments are restricted [in NC-1 districts], depending upon the intensity of such uses in nearby commercial districts.” PC § 710. The neighborhood restaurants and coffee shops in Noe Valley are almost exclusively

Page 10 – DR Application for Permit 201811296993 (1299 Sanchez Street)  
confined to the Church Street and 24th Street corridors, which see greater foot and vehicle traffic intended for this purpose. As there are comparatively high intensity restaurant and coffee shop uses on these two nearby commercial corridors, the Planning Department should decline to allow such intensive uses in this residential area.

Again, Spin City Coffee had been operational, serving the neighborhood 7 days a week from 7am-4pm for more than 9 years.

Again, there is already a concern for the density of eating and drinking establishments in the Noe Valley Commercial District, which, as you are aware, is why new establishments require conditional use authorization. PC § 728.

This area falls outside of the Noe Valley Commercial District, and therefore does not require a conditional use authorization.

### C. Other Roasters Operate in Areas Whose Zoning Accommodates Their Industrial and Commercial Natures.

The proposed use of the building departs from how and where the City has allowed other coffee roasters to operate. Other roasters operate in areas zoned as neighborhood commercial transit (Dandelion, Four Barrel), light industrial (Trouble Coffee), restaurant subdistrict (Andytown), the Haight Street Neighborhood Commercial District (Flywheel), or mixed use areas (Sextant). These zoning districts all substantially differ in character from the neighborhood commercial cluster (NC-1) area in that they are geared towards higher-intensity uses and commercial activities that serve larger market areas. Again, NC-1 building controls should “promote low-intensity development” that fits with the character and scale of the neighborhood. PC § 710. The proposed roasting operation—in an overwhelmingly residential portion of Noe Valley—is grossly out of place and inconsistent with how other roasters operate in the city.

The DR applicant is painting the picture of a commercial roastery. In actuality, the roaster cannot occupy more than 20% of the total space. Additionally, our BAAQMD permit authorizes a very small amount of coffee roasting at this site.



The accessory use roaster occupies 8% of the total 1052 square feet, or 85 square feet. The other 92% of the space will be dedicated to **café seating areas and a coffee preparation area.**

### III. CONCLUSION

In conclusion, we ask that the Planning Commission grant a discretionary review of this permit application so that it may (1) investigate the building use and zoning issues discussed herein, and (2) investigate the environmental impact via a CEQA review. As part of that discretionary

review, we ask that the Planning Commission direct the Planning Department to deny the proposed change of use for the many reasons set forth herein. We thank you for your consideration.

We ask that the Planning Commission ask the question, “are the circumstances associated with this proposed project “exceptional and extraordinary”? The Commission has been advised by the City Attorney that the Commission’s discretion is sensitive and must be exercised with utmost constraint.

This project has been determined **to meet all zoning standards associated with this site**. The project enhances the neighborhood, **does not change the character or balance of the neighborhood** and therefore does not pose an *“Exceptional and extraordinary circumstances”* for the Planning Department.

In making this application for DR, the applicant is requesting that the Planning Commission exercise control over a project that meets the zoning standards applicable to the subject site. The Commission only does this where exceptional and extraordinary circumstances exist. As part of DR reform, the Commission defined exceptional and extraordinary circumstances as the following:

“Exceptional and extraordinary circumstances occur where the common-place application of adopted design standards to a project does not enhance or conserve neighborhood character, or balance the right to develop the property with impacts on near-by properties or occupants. These circumstances may arise due to complex topography, irregular lot configuration, unusual context or other conditions not addressed in the design standards.”

Attempted Resolution:

We have made every effort to inform and educate our concerned neighbors. We have provided them with 3<sup>rd</sup> party testing data, offered to purchase air monitoring devices and have significantly reduced the scope of our project.

On July 15<sup>th</sup>, 2019 we meet with the DR Applicants Paul Sullum and Laurie Moon at Community Boards for mediation. We all reached the following agreements and new understandings.

- We agreed to reduce our roasting by over 60%.
- We agreed to provide certified 3<sup>rd</sup> party environmental testing.
- We agreed to provide the HRA from the BAAMD.
- We offered the DR applicants access to a production coffee facility so they can experience firsthand a similar size roaster.

Despite having fulfilled ALL of our Community Boards commitments, the DR applicant proceeded to file a discretionary review for the Change of Use.





Case No. 19-00185PE

## C o m m u n i t y B o a r d s

### Resolution Agreement

On July 15, 2019, the people whose signatures appear below met with a Community Boards panel and, with their assistance, reached the following agreements and new understandings:

We agree to work on a binding agreement which limits the hours of roasting to 3 per week (36 kilos). Christian will contact his attorney regarding the viability of such an agreement.

Christian will provide Paul with the following materials:

Third party reports regarding emissions from the Vortex.

The Health Risk Assessment (HRA) of the BAAQMD.

After the Community Boards Mediation, we voluntarily worked with the BAAQMD to REDUCE the permittable roasting to address the concerned neighbors.

Specifically, Alexander Sohn from the BAAQMD wrote on Tues Aug 13<sup>th</sup>, 2019

Hello Christian,

Per our conversation, Noe Valley Company has agreed to **reduce** the annual throughput from **13.2 to 4.9** tons per year and daily throughput from 0.53 to 0.066 tons per day. Based on this agreement, here are the revised emissions calculations and the basis for the calculation for S-1 Batch Coffee Roaster abated by A-1 Cyclone with Water Atomizer.

#### Annual, Daily, and Hourly Emissions from S-1

Pollutant	Emissions			
	(lbs/hr)	(lbs/day)	(lbs/yr)	(TPY)
NO <sub>x</sub>	0.375	1.13	83.65	0.042
CO	0.375	1.13	83.63	0.042
POC	0.019	0.06	4.22	0.002
PM <sub>10</sub>	0.015	0.04	3.24	0.002
SO <sub>x</sub>	0.001	0.00	0.25	0.000
Acetaldehyde	0.044	0.13	9.71	0.005
Formaldehyde	0.021	0.06	4.66	0.002

# Bay Area Air Quality Management District Public Notice & Public Questions and Answers



BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT

# PUBLIC NOTICE

**June 13, 2018**

TO: Parents or guardians of children enrolled at the following school(s):

**James Lick Middle School**

All residential and business neighbors located within 1,000 feet of the proposed new or modified source(s) of air pollution listed below.

FROM: Bay Area Air Quality Management District

RE: Permit Application #29148 for the following source(s) of air pollution:

**Coffee Roaster  
Noe Valley Coffee Company  
1299 Sanchez St.,  
San Francisco, CA 94114**

---

The Bay Area Air Quality Management District (the “District”) is a local agency that regulates stationary sources of air pollution such as factories, industrial sites, and gasoline stations.

Whenever we receive a permit application for a new or modified source(s) of toxic air contaminants located within 1,000 feet of a school site, State law requires that we notify the public. To comply with this requirement, we distribute or mail a Public Notice to the parents or guardians of students enrolled at schools located within ¼ mile, and all residents and businesses located within 1,000 feet, of the proposed source(s).

You are receiving this Public Notice because a permit application has been filed with the District for the above referenced source(s) of air pollution. A description of the proposed project follows:

**Noe Valley Coffee Company** has applied for an Authority to Construct and/or Permit to Operate for a Coffee Roaster that will be used to roast green coffee beans. The coffee roaster will be abated by a cyclone equipped with a water atomizer.

### ***PRELIMINARY EVALUATION***

The District has evaluated the permit application for the proposed project and has made a preliminary determination that the project is expected to comply with all applicable District, state, and federal air quality-related regulations, including the health risks resulting from toxic air contaminant emissions. The preliminary recommendation is to issue a permit for this project. After considering all comments received, the District will make a final determination.

### ***ADDITIONAL INFORMATION***

If you are interested in getting more information, you may request copies of the District's evaluation report by calling the District at the telephone number listed at the end of this notice. This information is also accessible on the District website at:

<http://www.baaqmd.gov/permits/public-notice>

### ***PUBLIC COMMENT PERIOD***

**There is a 30-day period for public response to this proposal. If you wish to comment on the proposed project, you may do so in writing or by e-mail. Alternatively, you may call and leave a telephone message up to one minute in length. Please leave your name and telephone number so that a District staff member may respond to your message.**

Please use the following contact information if you would like to comment on the proposed project:

Mailing address:      Noe Valley Coffee Company (A/N 29148)  
Public Notice Response  
BAAQMD  
Engineering Division  
375 Beale Street, Suite 600  
San Francisco, CA 94105  
Attn: Alexander Sohn

E-mail address:      [asohn@baaqmd.gov](mailto:asohn@baaqmd.gov)

Telephone Number:   (415) 749-5155

The public comment period for this project ends on July 13, 2018.





**BAY AREA  
AIR QUALITY  
MANAGEMENT  
DISTRICT**

**ALAMEDA COUNTY**  
John J. Bauters  
Pauline Russo Cutter  
Scott Haggerty  
Nate Miley

**CONTRA COSTA COUNTY**  
John Gioia  
David Hudson  
(Chair)  
Karen Mitchoff  
Mark Ross

**MARIN COUNTY**  
Katie Rice  
(Vice Chair)

**NAPA COUNTY**  
Brad Wagenknecht

**SAN FRANCISCO COUNTY**  
London Breed  
Hillary Ronen

**SAN MATEO COUNTY**  
David Canepa  
Carole Groom  
Doug Kim

**SANTA CLARA COUNTY**  
Margaret Abe-Koga  
Cindy Chavez  
Liz Kniss  
Rod G. Sinks  
(Secretary)

**SOLANO COUNTY**  
Pete Sanchez  
James Spering

**SONOMA COUNTY**  
Teresa Barrett  
Shirlee Zane

Jack P. Broadbent  
**EXECUTIVE OFFICER/APCO**

Connect with the  
Bay Area Air District:



October 1, 2018

Subject: **Noe Valley Coffee Company  
Permit Application # 29148**

Dear Sir or Madam:

The Bay Area Air Quality Management District (Air District) has received your comments regarding the proposed new coffee roaster at the Noe Valley Coffee Company.

The Noe Valley Coffee Company submitted an application to the Air District for an Authority to Construct a new coffee roaster at its facility. As required by state law and Air District Regulation 2-1-412, if the Air District identifies a kindergarten through grade 12 school within 1,000 feet of a facility with a source that will emit any amount of toxic air contaminants, all addresses within 1,000 feet and all schools within ¼ mile are notified regarding the presence of the source and its emissions. The project proposed by the Noe Valley Coffee Company required this notification and the Air District provided 30 days for public comment on the project as required by the regulation.

The Air District received written and oral comments from 151 individuals and organizations during the public comment period.

During the comment period and as a result of permit review, the Air District discovered that to install the coffee roaster, the Noe Valley Coffee Company's land use permit from the City and County of San Francisco (City) required modification. Because the land use permit requires modification, the City and County of San Francisco may need to conduct a CEQA review as the CEQA Lead Agency. Pursuant to the state's CEQA Guidelines, the Air District cannot be taking final action on Permit Application #29148 until after the City and County of San Francisco completes and certifies its CEQA review process.

Following the City's CEQA process, the Air District will reexamine the project to determine if any additional changes have been made to the equipment as a result of this deliberation. Staff will also continue to accept and evaluate public comments at that time relative to its permitting.

Please be advised that the Air District is obligated to grant a permit for a project that satisfies all the applicable Federal, State, and Air District regulations including but not limited to, Air District Regulation 2, Rule 5, "New Source Review for Toxic Air Contaminants", and all the requirements set forth in the California Environmental Quality Act (CEQA). **We do not have the authority to deny a project that meets all the applicable air quality regulations, based on public opposition.**

We understand that the City and County of San Francisco's land use permit modification process may include a public comment period and public hearing. You may wish to contact the City and County of San Francisco to obtain further information regarding this matter and its process.

Thank you for your comments.

Alexander Sohn,  
Air Quality Engineer

## Responses to 2018 Comments for Noe Valley Coffee Company Air Permit Application

**Comment:** Commenter states that the project is not appropriate for a residential neighborhood, more appropriate for industrial locations.

**Response:** The Air District understands your concern regarding the location of the proposed coffee roaster in a residential neighborhood. Although the Air District does not have any regulations that provide jurisdiction over land use or zoning, the Air District must ensure that projects satisfy all the applicable Federal, State, and Air District regulations including, but not limited to, Air District Regulation 2, Rule 5, “New Source Review for Toxic Air Contaminants,” as well as the requirements of the California Environmental Quality Act (CEQA) prior to issuance of a permit.

As mentioned in the cover letter, the Noe Valley Coffee Company’s land use permit from the City and County of San Francisco requires modification. Because the land use permit requires modification, the City and County of San Francisco will also need to conduct a CEQA review as the CEQA Lead Agency. Pursuant to the state’s CEQA Guidelines, the Air District will not be taking final action on Permit Application #29148 until after the City and County of San Francisco completes and certifies its CEQA review process.

**Comment:** Commenter asks the following questions: **How will the District limit the emissions from the coffee roaster?** How does the District ensure that the records cannot be tampered with by the employee? How are the records audited by the District?

**Response:** **The Air District will be imposing permit conditions on Noe Valley Company that restrict green bean throughput and natural gas usage, which limit the emissions from the coffee roaster. In addition, the permit conditions will contain daily and monthly recordkeeping requirements for the green bean throughput and natural gas usage, which must be available onsite for at least two years from date of entry and made available for inspection by Air District staff upon request. The Air District inspection staff may require additional records such as green bean purchase records and natural gas usage data provided by the utility provider in order to verify that the records provided by the facility are accurate.**

**Comment:** Commenter is concerned about potential noise, smoke, smell, and toxic emissions due to the coffee roaster.

**Response:** The City and County of San Francisco is the CEQA Lead Agency for this project. Potential environmental impacts due to noise from the project would be evaluated as part of their CEQA review. The Air District has regulations that address health risk (Air District Regulation 2, Rule 5, “New Source Review for Toxic Air Contaminants”), smoke (Air District Regulation 1, Rule 301, “Public Nuisance,” and Regulation 6, Rule 1, “Particulate Matter, General Requirements,”) and smell (Air District Regulation 1, Rule 301, “Public Nuisance,” and “Regulation 7, “Odorous Substances”). **The engineering evaluation report for Noe Valley Coffee Company contains a statement of compliance and permit conditions pertaining to each of these regulations.** The full engineering report for this application is available on the District website at: <http://www.baaqmd.gov/permits/public-notice>

**Comment:** Commenter is concerned about potential negative health effects posed by the coffee roaster.

**Response:** The Air District Regulation 2, Rule 5, “New Source Review for Toxic Air Contaminants,” contains health risk assessment requirements and standards that limit the health risk level of this project. Noe Valley Coffee Company must satisfy all requirements set forth in this regulation prior to issuance of the air permit.

The Air District estimated the toxic air contaminant emissions from the coffee roaster. The estimated toxic air contaminant emissions are expected to be **below to trigger levels set forth in Regulation 2, Rule 5, Table 2-5-1, “Toxic Air Contaminant Trigger Levels”.** Projects with toxic air contaminant emissions below the trigger levels are unlikely to cause or contribute significantly to adverse health risks.

**Comment:** Commenter states that Moldovan Academy (pre-kindergarten daycare center) was not addressed in the public notice.

**Response:** As required by state law and Air District Regulation 2, Rule Section 412, “Public Notice, Schools,” if the Air District identifies a kindergarten through grade 12 school within 1,000 feet of a facility with a source that will emit any amount of toxic air contaminants, all addresses within 1,000 feet and all schools within ¼ mile are notified regarding the presence of the source and its emissions. Per definition of K-12 School set forth in Regulation 2, Rule 5, Section 225, “K-12 School,” and School set forth in California Health and Safety Code, §42301.9(a), only kindergarten schools or grade 1 to 12 schools are notified. Although the parents and guardians of students at Moldovan Academy were not formally noticed in the public notification letter, the Moldovan Academy was notified of this project, since it is located within 1,000 feet of the proposed coffee roaster.

**Comment:** Commenter asked - if the facility will be restricted from use on bad air quality days. If not, how would air quality results change on such days?

**Response:** The Air District does not have the authority to restrict the facility from operating the coffee roaster on bad air quality days. However, the facility will be required to comply with the permit conditions at all times during operation and comply with regulatory requirements related to health risk (Air District Regulation 2, Rule 5, “New Source Review for Toxic Air Contaminants”), smoke (Air District Regulation 1, Rule 301, “Public Nuisance,” and Regulation 6, Rule 1, “Particulate Matter, General Requirements,”), nuisance, (Air District Regulation 1, Rule 301, “Public Nuisance,”), and odor (Regulation 7, “Odorous Substances”).

**Comment:** Commenter asked - how often will this Coffee Roaster be run and when can we expect the sounds/smells to be most prevalent?

**Response:** The Air District cannot predict the time of day when the smell and sounds will be the highest. However, the facility will be limited to a maximum 3 hours per day of operation in the Air District’s proposed permit conditions.

**Comment:** Commenter asked - what does chronic levels of carcinogens mean? How does this translate in terms of our daily exposure? What is the forecasted impact this increased carcinogenic exposure will have on the long-term health of both adults and children in the area?

**Response:** Chronic and acute trigger levels are developed based on the most sensitive adverse health effects identified in the scientific literature. Acute trigger levels (hourly emission limits) are based on air concentrations that are not likely to cause adverse effects in a human population, including sensitive subgroups, exposed on an intermittent basis for a one-hour period. Chronic trigger levels (annual emission limits) are based on de minimis risks, and are unlikely to cause, or contribute significantly to adverse health effects assuming long-term exposure to toxic air contaminants.

The trigger levels provided in the engineering evaluation report are from Regulation 2, Rule 5, Table 2-5-1, “Toxic Air Contaminant Trigger Levels,” are used to determine the need for a health risk assessment for projects involving new or modified sources and are also used to determine permit requirements. These trigger levels are considered to be reasonable de minimis emission rates for use at a project-level. Projects with emissions below the trigger levels are unlikely to cause or contribute significantly to adverse health risks.

**Comment:** Commenter asked - after the permit issuance, what can residents do if the coffee roaster causes an odor and nuisance issue?

**Response:** The coffee roaster is prohibited from emitting air contaminants in sufficient quantities as to cause a public nuisance per Air District Regulation 1, Rule 301, “Public Nuisance.” In addition, Regulation 7, “Odorous Substances,” prohibits a source from discharging any odorous substance which remains odorous after dilution with odor-free air. If the facility receives a notice of violation for either of these

regulations, the Air District can take appropriate enforcement action, which includes but not limited to requiring a permit application to address the issue or abatement order.

**Comment:** Commenter asked if the Air District can prohibit the coffee roaster from operating during the school hours.

**Response:** The Air District does not have the regulatory authority to restrict the hours of operation of the coffee roaster to specific hours (i.e. outside of school hours). This may be a restriction that the City and County of San Francisco could consider. However, the facility will be limited maximum daily hours of operation to 3 hours per day.

**Comment:** Commenter asked if the Air District can deny the request for the permit based on public opposition.

The Air District is obligated to grant a permit for a project that satisfies all the applicable Federal, State, and Air District regulations including but not limited to, Air District Regulation 2, Rule 5, "New Source Review for Toxic Air Contaminants", and all the requirements set forth in the California Environmental Quality Act (CEQA). We do not have the authority to deny a project that meets all the applicable air quality regulations, based on public opposition.

**Comment:** Commenter asked if the Air District has finalized its decision regarding this permit application.

**Response:** As required under the CEQA Guidelines, the Air District will not be taking final action on Permit Application #29148, until after the City and County of San Francisco completes and certifies its CEQA review process.

**Comment:** Commenter asked if the Air District takes into account of the worst case meteorological condition when analyzing the coffee roaster.

**Response:** When the Air District conducts a health risk assessment, it utilizes metrological data for a recent five-year period. Utilizing five-year periods of metrological data, the Air District is able to estimate a conservative health risk value for the worst-case metrological conditions that occurred over the representative five-year period.

**Comment:** Commenter asked if there are any studies available about San Francisco car pollution on slopes where car is revving the most.

**Response:** The Air District is not aware of any studies available for car pollution on slopes. In California, mobiles sources are regulated by the California Air Resources Board (CARB). CARB may have studies related to mobile sources available at: <https://ww2.arb.ca.gov/>

**Comment:** Commenter states that James Lick Middle School brings extra traffic to Noe Valley. Can the Air District address this issue?

**Response:** The Air District does not have any jurisdiction or regulations that authorizes us to address the vehicle traffic issue. The potential traffic issue would be addressed as part of the City and County of San Francisco's CEQA review process.



## Third-party Atmospheric Testing Data

## Acrolein Emissions From VortX EcoFilter™

14 LB	Annual Limit for Acrolein emissions from a single roasting machine in California
5.43	PPBV reported in VortX Sample by Air Analysis Corporation, which equates to
12.45	micrograms per cubic meter, or
7.72E-10	pounds per cubic foot
	Dividing 14 LB by 12.45 micrograms per cubic meter of exhaust gas equates to
18,137,064,387	cubic feet of VortX treated exhaust to generate 14 LB of Acrolein, or
40,304,587.5	hours of roasting a 5 Kg batch on a 6 Kg capacity Giesen W6 Roaster + EcoFilter 450
8760	Total hours in one non-leap year



2655 Park Center Dr., Suite A  
Simi Valley, CA 93065  
T: +1 805 526 7161  
[www.alsglobal.com](http://www.alsglobal.com)

## LABORATORY REPORT

November 13, 2018

Eric Grosjean  
Atmospheric Analysis & Consulting, Inc.  
1534 Eastman Avenue, Suite A  
Ventura, CA 93003

**RE: Vortex Oxnard / 181672**

Dear Eric:

Enclosed are the results of the sample submitted to our laboratory on October 30, 2018. For your reference, this analysis has been assigned our service request number P1805910.

All analyses were performed according to our laboratory's NELAP and DoD-ELAP-approved quality assurance program. The test results meet requirements of the current NELAP and DoD-ELAP standards, where applicable, and except as noted in the laboratory case narrative provided. For a specific list of NELAP and DoD-ELAP-accredited analytes, refer to the certifications section at [www.alsglobal.com](http://www.alsglobal.com). Results are intended to be considered in their entirety and apply only to the samples analyzed and reported herein.

If you have any questions, please call me at (805) 526-7161.

Respectfully submitted,

**ALS | Environmental**

By Kate Kaneko at 3:58 pm, 11/13/18

Kate Kaneko  
Laboratory Director



2655 Park Center Dr., Suite A  
Simi Valley, CA 93065  
T: +1 805 526 7161  
[www.alsglobal.com](http://www.alsglobal.com)

Client: Atmospheric Analysis & Consulting, Inc.  
Project: Vortex Oxnard / 181672

Service Request No: P1805910

## CASE NARRATIVE

The sample was received intact under chain of custody on October 30, 2018 and was stored in accordance with the analytical method requirements. Please refer to the sample acceptance check form for additional information. The results reported herein are applicable only to the condition of the sample at the time of sample receipt.

### Carboxylic Acids Analysis

The Silica gel tube sample was analyzed for carboxylic acids using combined gas chromatography/mass spectrometry (GC/MS) in accordance with laboratory operating procedures. This method is not included on the laboratory's NELAP or DoD-ELAP scope of accreditation.

*The results of analyses are given in the attached laboratory report. All results are intended to be considered in their entirety, and ALS Environmental (ALS) is not responsible for utilization of less than the complete report.*

*Use of ALS Environmental (ALS)'s Name. Client shall not use ALS's name or trademark in any marketing or reporting materials, press releases or in any other manner ("Materials") whatsoever and shall not attribute to ALS any test result, tolerance or specification derived from ALS's data ("Attribution") without ALS's prior written consent, which may be withheld by ALS for any reason in its sole discretion. To request ALS's consent, Client shall provide copies of the proposed Materials or Attribution and describe in writing Client's proposed use of such Materials or Attribution. If ALS has not provided written approval of the Materials or Attribution within ten (10) days of receipt from Client, Client's request to use ALS's name or trademark in any Materials or Attribution shall be deemed denied. ALS may, in its discretion, reasonably charge Client for its time in reviewing Materials or Attribution requests. Client acknowledges and agrees that the unauthorized use of ALS's name or trademark may cause ALS to incur irreparable harm for which the recovery of money damages will be inadequate. Accordingly, Client acknowledges and agrees that a violation shall justify preliminary injunctive relief. For questions contact the laboratory.*





2655 Park Center Dr., Suite A  
Simi Valley, CA 93065  
T: +1 805 526 7161  
[www.alsglobal.com](http://www.alsglobal.com)

### ALS Environmental – Simi Valley

#### CERTIFICATIONS, ACCREDITATIONS, AND REGISTRATIONS

Agency	Web Site	Number
Alaska DEC	<a href="http://dec.alaska.gov/eh/lab.aspx">http://dec.alaska.gov/eh/lab.aspx</a>	17-019
Arizona DHS	<a href="http://www.azdhs.gov/preparedness/state-laboratory/lab-licensure-certification/index.php#laboratory-licensure-home">http://www.azdhs.gov/preparedness/state-laboratory/lab-licensure-certification/index.php#laboratory-licensure-home</a>	AZ0694
Florida DOH (NELAP)	<a href="http://www.floridahealth.gov/licensing-and-regulation/environmental-laboratories/index.html">http://www.floridahealth.gov/licensing-and-regulation/environmental-laboratories/index.html</a>	E871020
Louisiana DEQ (NELAP)	<a href="http://www.deq.louisiana.gov/page/la-lab-accreditation">http://www.deq.louisiana.gov/page/la-lab-accreditation</a>	05071
Maine DHHS	<a href="http://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml">http://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml</a>	2018027
Minnesota DOH (NELAP)	<a href="http://www.health.state.mn.us/accreditation">http://www.health.state.mn.us/accreditation</a>	1347317
New Jersey DEP (NELAP)	<a href="http://www.nj.gov/dep/enforcement/oqa.html">http://www.nj.gov/dep/enforcement/oqa.html</a>	CA009
New York DOH (NELAP)	<a href="http://www.wadsworth.org/labcert/elap/elap.html">http://www.wadsworth.org/labcert/elap/elap.html</a>	11221
Oregon PHD (NELAP)	<a href="http://www.oregon.gov/oha/ph/LaboratoryServices/EnvironmentalLaboratoryAccreditation/Pages/index.aspx">http://www.oregon.gov/oha/ph/LaboratoryServices/EnvironmentalLaboratoryAccreditation/Pages/index.aspx</a>	4068-005
Pennsylvania DEP	<a href="http://www.dep.pa.gov/Business/OtherPrograms/Labs/Pages/Laboratory-Accreditation-Program.aspx">http://www.dep.pa.gov/Business/OtherPrograms/Labs/Pages/Laboratory-Accreditation-Program.aspx</a>	68-03307 (Registration)
PJLA (DoD ELAP)	<a href="http://www.pjlabs.com/search-accredited-labs">http://www.pjlabs.com/search-accredited-labs</a>	65818 (Testing)
Texas CEQ (NELAP)	<a href="http://www.tceq.texas.gov/agency/qa/env_lab_accreditation.html">http://www.tceq.texas.gov/agency/qa/env_lab_accreditation.html</a>	T104704413-18-9
Utah DOH (NELAP)	<a href="http://health.utah.gov/lab/lab_cert_env">http://health.utah.gov/lab/lab_cert_env</a>	CA016272018-9
Washington DOE	<a href="http://www.ecy.wa.gov/programs/eap/labs/lab-accreditation.html">http://www.ecy.wa.gov/programs/eap/labs/lab-accreditation.html</a>	C946

Analyses were performed according to our laboratory's NELAP and DoD-ELAP approved quality assurance program. A complete listing of specific NELAP and DoD-ELAP certified analytes can be found in the certifications section at [www.alsglobal.com](http://www.alsglobal.com), or at the accreditation body's website.

Each of the certifications listed above have an explicit Scope of Accreditation that applies to specific matrices/methods/analytes; therefore, please contact the laboratory for information corresponding to a particular certification.

# ALS ENVIRONMENTAL

## DETAIL SUMMARY REPORT

Client: Atmospheric Analysis & Consulting, Inc.  
Project ID: Vortex Oxnard / 181672

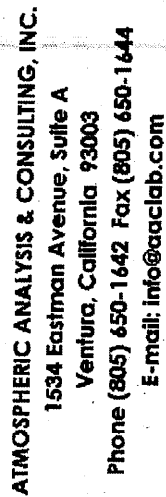
Service Request: P1805910

Date Received: 10/30/2018  
Time Received: 09:30

Carbox Acids - Carboxy Acids

Client Sample ID	Lab Code	Matrix	Date Collected	Time Collected
VO-Sorbent	P1805910-001	Air	10/26/2018	10:55

X



## CHAIN OF CUSTODY / ANALYSIS REQUEST FORM

Client Name AAC, Inc.				Project Name Vortex Oxnard				Send Report:			
Project Mgr (Print Name) Eric Grosjean				Project Number 181672				Attn: Eric Grosjean			
Sampler's Name (Print Name)				Sampler's Signature				Phone #: 805-650-1642			
AAC Sample No.	Date Sampled	Time Sampled	Sample Type	Client Sample ID/Description	Type/No. of containers	Carboxylic Acids by GCMS	Sample Volume	Fax #: 805-650-1644			
181672-114257	10/26/18	0955-1055	Tube	VO-Sorbent	Tube	X	60 L	Send Invoice to:			
								Attn: info@aacilab.com			
								P.O. #			
								Turn Around Time 24-Hr 48-Hr 5 day Normal X			
								Other (Specify)			
								Special Instructions / remarks:			
Relinquished by (Signature) <i>[Signature]</i>				Print name: Will Schneider				Received by (Signature) <i>[Signature]</i>			
Relinquished by (Signature) <i>[Signature]</i>				Print name: Will Schneider				Received by (Signature) <i>[Signature]</i>			
				Date/Time 10/29/2018 1220				Print Name 10/29/18 8:30 AM <i>[Signature]</i>			
				Date/Time				Print Name 3:00 PM <i>[Signature]</i>			

**ALS Environmental**  
**Sample Acceptance Check Form**

Client: Atmospheric Analysis & Consulting, Inc. Work order: P1805910  
Project: Vortex Oxnard / 181672  
Sample(s) received on: 10/30/18 Date opened: 10/30/18 by: AARON GONZALEZ

**Note:** This form is used for all samples received by ALS. The use of this form for custody seals is strictly meant to indicate presence/absence and not as an indication of compliance or nonconformity. Thermal preservation and pH will only be evaluated either at the request of the client and/or as required by the method/SOP.

- |   | Yes                                 | No                                  | N/A                                 |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1 Were <b>sample containers</b> properly marked with client sample ID?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2 Did <b>sample containers</b> arrive in good condition?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3 Were <b>chain-of-custody</b> papers used and filled out?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4 Did <b>sample container labels</b> and/or tags agree with custody papers?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5 Was <b>sample volume</b> received adequate for analysis?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 6 Are samples within specified holding times?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 7 Was proper <b>temperature</b> (thermal preservation) of cooler at receipt adhered to?                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 8 Were <b>custody seals</b> on outside of cooler/Box/Container?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Location of seal(s)? _____ Sealing Lid?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Were signature and date included?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Were seals intact?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 9 Do containers have appropriate <b>preservation</b> , according to method/SOP or Client specified information? | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Is there a client indication that the submitted samples are <b>pH</b> preserved?                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Were <b>VOA vials</b> checked for presence/absence of air bubbles?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Does the client/method/SOP require that the analyst check the sample pH and <u>if necessary</u> alter it?       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10 <b>Tubes:</b> Are the tubes capped and intact?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 11 <b>Badges:</b> Are the badges properly capped and intact?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Are dual bed badges separated and individually capped and intact?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Lab Sample ID	Container Description	Required pH *	Received pH	Adjusted pH	VOA Headspace (Presence/Absence)	Receipt / Preservation Comments
P1805910-001.01	Silica Gel (C. Acids)					

Explain any discrepancies: (include lab sample ID numbers): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RSK - MEEPP, HCL (pH<2); RSK - CO2, (pH 5-8); Sulfur (pH>4)

# ALS ENVIRONMENTAL

## RESULTS OF ANALYSIS

Page 1 of 1

**Client:** Atmospheric Analysis & Consulting, Inc.

**Client Sample ID:** VO-Sorbent

**Client Project ID:** Vortex Oxnard / 181672

**ALS Project ID:** P1805910

**ALS Sample ID:** P1805910-001

**Test Code:** GC/MS

**Instrument ID:** Agilent 5973/Agilent 6890/MS10

**Analyst:** Ralph Torres

**Sampling Media:** Silica Gel Tube

**Test Notes:** BC, DE

**Date Collected:** 10/26/18

**Date Received:** 10/30/18

**Date Analyzed:** 11/12/18

**Desorption Volume:** 1.0 ml

**Volume Sampled:** 60 Liter(s)

Dilution Factor: 1.00

Dilution Factor: 10.0

CAS #	Compound	Result µg/Tube	Result µg/m³	MRL µg/m³	Result ppbV	MRL ppbV	Data Qualifier
64-19-7	Acetic Acid	340	5,700	36	2,300	14	
79-09-4	Propionic Acid (Propanoic)	7.9	130	4.3	43	1.4	
79-31-2	2-Methylpropanoic Acid (Isobutyric)	< 0.27	ND	4.4	ND	1.2	
107-92-6	Butanoic Acid (Butyric)	0.38	6.3	4.4	1.7	1.2	
116-53-0	2-Methylbutanoic Acid	0.29	4.8	4.3	1.1	1.0	
503-74-2	3-Methylbutanoic Acid (Isovaleric)	2.0	33	4.3	7.8	1.0	
109-52-4	Pentanoic Acid (Valeric)	< 0.26	ND	4.3	ND	1.0	
97-61-0	2-Methylpentanoic Acid	< 0.26	ND	4.3	ND	0.90	
105-43-1	3-Methylpentanoic Acid	< 0.26	ND	4.3	ND	0.91	
646-07-1	4-Methylpentanoic Acid (Isocaproic)	< 0.26	ND	4.3	ND	0.90	
142-62-1	Hexanoic Acid (Caproic)	0.55	9.1	4.3	1.9	0.90	
111-14-8	Heptanoic Acid (Enanthoic)	< 0.26	ND	4.3	ND	0.81	
149-57-5	2-Ethylhexanoic Acid	< 0.26	ND	4.4	ND	0.75	
98-89-5	Cyclohexanecarboxylic Acid	< 0.26	ND	4.3	ND	0.82	
124-07-2	Octanoic Acid (Caprylic)	< 0.26	ND	4.3	ND	0.73	
65-85-0	Benzoic Acid	< 0.28	ND	4.7	ND	0.95	
112-05-0	Nonanoic Acid (Pelargonic)	< 0.26	ND	4.3	ND	0.66	

ND = Compound was analyzed for, but not detected above the laboratory reporting limit.

MRL = Method Reporting Limit - The minimum quantity of a target analyte that can be confidently determined by the referenced method.

BC = Results reported are not blank corrected.

DE = Results reported are corrected for desorption efficiency.



# ALS ENVIRONMENTAL

## RESULTS OF ANALYSIS

Page 1 of 1

**Client:** Atmospheric Analysis & Consulting, Inc.

**Client Sample ID:** Method Blank

**Client Project ID:** Vortex Oxnard / 181672

**ALS Project ID:** P1805910

**ALS Sample ID:** P181112-MB

**Test Code:** GC/MS

**Instrument ID:** Agilent 5973/Agilent 6890/MS10

**Analyst:** Ralph Torres

**Sampling Media:** Silica Gel Tube

**Test Notes:** BC, DE

**Date Collected:** NA

**Date Received:** NA

**Date Analyzed:** 11/12/18

**Desorption Volume:** 1.0 ml

**Volume Sampled:** NA Liter(s)

CAS #	Compound	Result µg/Tube	Result µg/m³	MRL µg/m³	Result ppbV	MRL ppbV	Data Qualifier
64-19-7	Acetic Acid	< 2.1	NA	NA	NA	NA	
79-09-4	Propionic Acid (Propanoic)	< 0.26	NA	NA	NA	NA	
79-31-2	2-Methylpropanoic Acid (Isobutyric)	< 0.27	NA	NA	NA	NA	
107-92-6	Butanoic Acid (Butyric)	< 0.26	NA	NA	NA	NA	
116-53-0	2-Methylbutanoic Acid	< 0.26	NA	NA	NA	NA	
503-74-2	3-Methylbutanoic Acid (Isovaleric)	< 0.26	NA	NA	NA	NA	
109-52-4	Pentanoic Acid (Valeric)	< 0.26	NA	NA	NA	NA	
97-61-0	2-Methylpentanoic Acid	< 0.26	NA	NA	NA	NA	
105-43-1	3-Methylpentanoic Acid	< 0.26	NA	NA	NA	NA	
646-07-1	4-Methylpentanoic Acid (Isocaproic)	< 0.26	NA	NA	NA	NA	
142-62-1	Hexanoic Acid (Caproic)	< 0.26	NA	NA	NA	NA	
111-14-8	Heptanoic Acid (Enanthoic)	< 0.26	NA	NA	NA	NA	
149-57-5	2-Ethylhexanoic Acid	< 0.26	NA	NA	NA	NA	
98-89-5	Cyclohexanecarboxylic Acid	< 0.26	NA	NA	NA	NA	
124-07-2	Octanoic Acid (Caprylic)	< 0.26	NA	NA	NA	NA	
65-85-0	Benzoic Acid	< 0.28	NA	NA	NA	NA	
112-05-0	Nonanoic Acid (Pelargonic)	< 0.26	NA	NA	NA	NA	

ND = Compound was analyzed for, but not detected above the laboratory reporting limit.

MRL = Method Reporting Limit - The minimum quantity of a target analyte that can be confidently determined by the referenced method.

NA = Not applicable.

BC = Results reported are not blank corrected.

DE = Results reported are corrected for desorption efficiency.

# ALS ENVIRONMENTAL

## LABORATORY CONTROL SAMPLE / DUPLICATE LABORATORY CONTROL SAMPLE SUMMARY

Page 1 of 1

**Client:** Atmospheric Analysis & Consulting, Inc.

**Client Sample ID:** Duplicate Lab Control Sample

**Client Project ID:** Vortex Oxnard / 181672

ALS Project ID: P1805910

ALS Sample ID: P181112-DLCS

**Test Code:** GC/MS

**Instrument ID:** Agilent 5973/Agilent 6890/MS10

**Analyst:** Ralph Torres

**Sampling Media:** Silica Gel Tube

**Test Notes:**

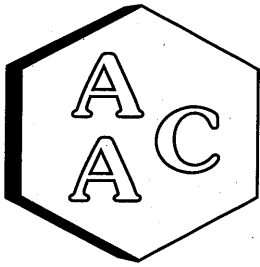
**Date Collected:** NA

**Date Received:** NA

**Date Analyzed:** 11/12/18

**Volume(s) Analyzed:** NA Liter(s)

CAS #	Compound	Spike Amount	Result		ALS		RPD	RPD	Data
		LCS / DLCS µg/ml	LCS µg/ml	DLCS µg/ml	% Recovery LCS DLCS	Acceptance Limits			
64-19-7	Acetic Acid	17.0	15.9	18.7	93 110	69-131	17	29	
79-09-4	Propionic Acid (Propanoic)	9.52	9.14	10.2	96 107	78-121	11	19	
79-31-2	2-Methylpropanoic Acid (Isobutyric)	9.48	9.30	10.0	98 106	83-116	8	15	
107-92-6	Butanoic Acid (Butyric)	9.91	9.85	10.4	99 105	85-113	6	12	
116-53-0	2-Methylbutanoic Acid	9.93	9.85	10.1	99 102	86-113	3	14	
503-74-2	3-Methylbutanoic Acid (Isovaleric)	9.18	9.27	9.57	101 104	85-113	3	12	
109-52-4	Pentanoic Acid (Valeric)	9.80	9.87	10	101 102	87-113	1	11	
97-61-0	2-Methylpentanoic Acid	9.68	9.74	9.82	101 102	86-112	1	12	
105-43-1	3-Methylpentanoic Acid	9.59	9.75	9.84	102 103	87-112	1	12	
646-07-1	4-Methylpentanoic Acid (Isocaproic)	9.35	9.32	9.55	100 102	86-113	2	14	
142-62-1	Hexanoic Acid (Caproic)	9.76	9.87	9.82	101 101	85-113	0	13	
111-14-8	Heptanoic Acid (Enanthoic)	9.43	9.42	10.1	100 107	86-113	7	11	
149-57-5	2-Ethylhexanoic Acid	9.62	9.25	9.88	96 103	81-114	7	20	
98-89-5	Cyclohexanecarboxylic Acid	9.71	9.72	10.1	100 104	87-113	4	14	
124-07-2	Octanoic Acid (Caprylic)	9.39	9.51	9.71	101 103	85-114	2	13	
65-85-0	Benzoic Acid	9.66	8.88	9.24	92 96	67-118	4	21	
112-05-0	Nonanoic Acid (Pelargonic)	9.36	9.46	9.63	101 103	84-112	2	17	



## Atmospheric Analysis & Consulting, Inc.

---

Client : Alliance Service Network  
Client Project Name : Vortex Oxnard  
Client Project No. : NA  
AAC Project No. : 181672  
Reporting Date : 10/31/2018

On October 26, 2018, Atmospheric Analysis & Consulting, Inc. received two (2) DNPH impregnated silica gel cartridges for Carbonyls analysis by EPA Method TO-11A. Upon receipt the samples were assigned unique Laboratory ID numbers as follows:

Client ID	AAC Sample ID
VO-DNPH A	181672-114256 A
VO-DNPH B	181672-114256 B

All of the analyses mentioned above were performed in accordance with AAC's ISO/IEC 17025:2005 and NELAP approved Quality Assurance Plan. For detailed information pertaining to specific EPA, NCASI, ASTM and SCAQMD accreditations (Methods & Analytes), please visit our website at [www.aacalab.com](http://www.aacalab.com).

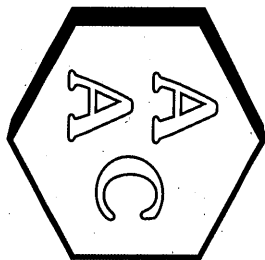
I certify that this data is technically accurate, complete, and in compliance with the terms and conditions of the contract. The A and B samples were combined after analysis. No problems were encountered during receiving, preparation, and/or analysis of these samples. The Laboratory Director or his/her designee, as verified by the following signature, has authorized release of the data contained in this hardcopy report.

If you have any questions or require further explanation of data results, please contact the undersigned.

  
Marcus Hueppe  
Laboratory Director

This report consists of 8 pages.





# Atmospheric Analysis & Consulting, Inc.


## LABORATORY ANALYSIS REPORT Analysis of Carbonyls by EPA Method TO-11A

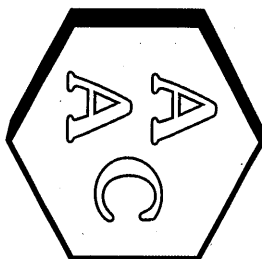
Client : Alliance Service Network  
Client Project Name : Vortex Oxnard  
AAC Project No. : 181672  
Analyst : JZ/EG/JF  
Units : ppbv

Sampling Date (s) : 10/26/2018  
Receiving Date : 10/26/2018  
Analysis Date : 10/30/2018  
Reporting Date : 10/31/2018

Client ID	AAC Sample ID	Formaldehyde	Acetaldehyde	Acrolein	Acetone	Propionaldehyde	Crotonaldehyde	Methacrolein	MEK & Butyraldehyde	Benzaldehyde	Valeraldehyde	m-Tolualdehyde	Hexaldehyde
VO-DNPH	SRL (ppbv)	0.522	0.356	0.280	0.270	0.270	0.224	0.224	0.218	0.148	0.182	0.131	0.157
	181672-114256	152	423	5.43	21.2	26.6	0.601	0.586	24.9	0.544	2.54	0.137	6.82

<SRL-compound was analyzed for but not detected at or above the SRL (Sample Reporting Limit)

  
Marcus Hueppe  
Laboratory Director



# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report

EPA TO-11A

HP/LC Calibration Verification of the 10/22/2018 Calibration

Analysis Date : 10/30/2018  
Analyst : JZ/JF/EG

Instrument ID : HP/LC 01

### Opening CCV

Standard Concentration (ug/mL)	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MTK & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
2.50	2.54	2.55	2.56	2.54	2.56	2.54	2.55	5.11	2.54	2.55	2.54	2.55
Accuracy (%)*	102	102	102	102	102	102	102	102	102	102	102	102

### Continuing CCV

Standard Concentration (ug/mL)	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MTK & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
2.50	2.53	2.56	2.55	2.56	2.55	2.57	2.57	5.13	2.56	2.55	2.53	2.55
Accuracy (%)*	101	102	102	102	102	103	103	103	102	102	101	102

### Continuing CCV

Standard Concentration (ug/mL)	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MTK & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
2.50	2.55	2.58	2.59	2.57	2.59	2.57	2.57	5.17	2.59	2.57	2.56	2.58
Accuracy (%)*	102	103	104	103	104	103	103	103	104	103	102	103

### Continuing CCV

Standard Concentration (ug/mL)	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MTK & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
2.50	2.51	2.55	2.57	2.55	2.57	2.58	2.56	5.13	2.64	2.55	2.54	2.55
Accuracy (%)*	100	102	103	102	103	103	102	103	106	102	102	102

### Closing CCV

Standard Concentration (ug/mL)	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MTK & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
2.50	2.51	2.56	2.53	2.56	2.53	2.55	2.55	5.09	2.52	2.54	2.53	2.52
Accuracy (%)*	100	102	101	102	101	102	102	102	101	102	101	101

### Second Source

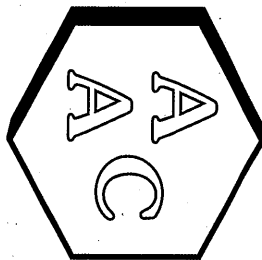
Standard Concentration (ug/mL)	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MTK & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
5.00	5.21	5.22	5.15	5.20	5.19	5.18	5.21	10.3	5.14	5.17	5.15	5.18
Accuracy (%)*	104	104	103	104	104	104	104	103	103	103	103	104

\*Must be 100 ± 10%

Second Source must be 85 - 115 %

Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report EPA TO-11A Laboratory Control Spike Analysis

Analysis Date : 10/30/2018

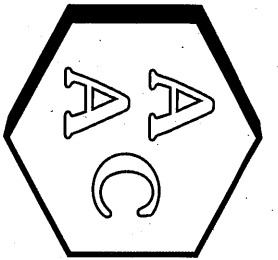
Analyst : JZ/JF/EG

Instrument ID : HPLC 01

Analyses	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MEX & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
Laboratory Control Spike												
Sample Concentration (ug/mL)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Spike Concentration (ug/mL)	1.25	1.25	1.25	1.25	1.25	1.25	1.25	2.50	1.25	1.25	1.25	1.25
Spiked Sample Concentration (ug/mL)	1.37	1.36	1.36	1.36	1.36	1.35	1.35	2.71	1.34	1.35	1.35	1.34
Duplicate Spiked Sample Concentration (ug/mL)	1.37	1.36	1.36	1.36	1.36	1.34	1.34	2.70	1.32	1.35	1.35	1.35
Spike Recovery (%)	110	109	109	109	109	108	108	108	107	108	108	107
Duplicate Spike Recovery (%)	110	109	109	109	109	107	107	108	106	108	108	108
RPD**	0.0	0.0	0.0	0.0	0.0	0.7	0.7	0.4	1.5	0.0	0.0	0.7

\*Must be 100 ± 15%  
\*\* Must be ≤ 25%

Marcus Hueppe  
Laboratory Director



# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report

EPA TO-11A

Matrix Spike Analysis

Analysis Date : 10/30/2018

Sample ID : 181653-114121

Analyst : JZ/JF/EG

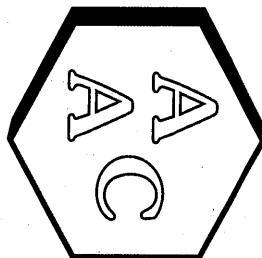
Instrument ID : HPLC01

Analytes	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acrolein (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methacrolein (ug/mL)	MIX & Butyraldehyde (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Hexaldehyde (ug/mL)
Sample Concentration (ug/mL)	1.58	0.670	0.035	1.35	0.108	0.004	0.038	0.237	0.103	0.076	0.012	0.121
Spike Concentration (ug/mL)	1.25	1.25	1.25	1.25	1.25	1.25	1.25	2.50	1.25	1.25	1.25	1.25
Spiked Sample Concentration (ug/mL)	2.81	1.90	1.30	2.56	1.32	1.26	1.39	2.62	1.33	1.39	1.28	1.38
Duplicate Spiked Sample Concentration (ug/mL)	2.78	1.90	1.28	2.56	1.31	1.25	1.39	2.59	1.34	1.39	1.27	1.37
Spike Recovery (%)*	98.4	98.4	101	96.5	97.0	101	108	95.3	98.1	105	101	101
Duplicate Spike Recovery (%)*	96.0	98.4	99.6	96.5	96.2	99.7	108	94.1	98.9	105	101	99.9
RPD**	1.1	0.0	1.6	0.0	0.8	0.8	0.0	1.2	0.7	0.0	0.8	0.7

\*Must be 100±25%

\*\* Must be ≤25%

Marcus Flueppe  
Laboratory Director



# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report

EPA TO-11A

Duplicate Analysis

Analysis Date : 10/30/2018  
Analyst : JZ/JF/EG

Instrument ID : HPLC 01

Analyte	Formaldehyde (ug/mL)	Acetaldehyde (ug/mL)	Acetone (ug/mL)	Propionaldehyde (ug/mL)	Crotonaldehyde (ug/mL)	Methylcroton (ug/mL)	M&K & Bisphenol (ug/mL)	Benzaldehyde (ug/mL)	Valeraldehyde (ug/mL)	m-Tolualdehyde (ug/mL)	Heptaldehyde (ug/mL)
---------	-------------------------	-------------------------	--------------------	----------------------------	---------------------------	-------------------------	-------------------------------	-------------------------	--------------------------	---------------------------	-------------------------

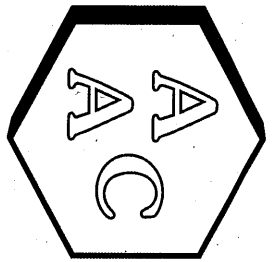
Sample ID 181653-114121												
Sample Concentration (ug/mL)	3.16	1.34	0.070	2.71	0.216	<SRL	0.076	0.473	0.207	0.153	<SRL	0.242
Duplicate Sample Concentration (ug/mL)	3.18	1.33	0.075	2.70	0.218	<SRL	0.075	0.479	0.199	0.151	<SRL	0.237
RPD**	0.7	0.7	6.4	0.4	1.1	NA	1.3	1.2	4.0	1.3	NA	2.1

Sample ID 181666-114234											
Sample Concentration (ug/mL)	<SRL	<SRL	<SRL	0.076	<SRL	ND	<SRL	<SRL	<SRL	<SRL	<SRL
Duplicate Sample Concentration (ug/mL)	<SRL	<SRL	<SRL	0.076	<SRL	ND	<SRL	<SRL	<SRL	<SRL	<SRL
RPD**	NA	NA	NA	0.0	NA	NA	NA	NA	NA	NA	NA

Sample ID 181659-114188												
Sample Concentration (ug/mL)	0.476	0.425	0.029	0.883	0.064	<SRL	0.030	0.129	0.043	0.026	<SRL	0.036
Duplicate Sample Concentration (ug/mL)	0.451	0.402	0.027	0.836	0.060	<SRL	0.029	0.112	0.038	0.028	<SRL	0.038
RPD**	5.5	5.4	8.9	5.4	6.5	NA	2.4	13.8	10.9	7.4	NA	6.5

ND = Not Detected  
NA=Not Applicable  
\*\* Must be <20%

Marcus Hueppe  
Laboratory Director



# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report

EPA TO-11A  
System and Method Blank Analysis

Analysis Date : 10/30/2018  
Analyst : JZJ/EG

Instrument ID : HPLC 01

Analyte	Formaldehyde (ug/ml)	Acetaldehyde (ug/ml)	Acetone (ug/ml)	Methane (ug/ml)	Propionaldehyde (ug/ml)	Crotonaldehyde (ug/ml)	Methylacetaldehyde (ug/ml)	MEK & Butyraldehyde (ug/ml)	Benzaldehyde (ug/ml)	Valeraldehyde (ug/ml)	m-Tolualdehyde (ug/ml)	Heptaldehyde (ug/ml)
Opening Acetonitrile Blank	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Method Blank	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Continuing Acetonitrile Blank	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Continuing Acetonitrile Blank	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Continuing Acetonitrile Blank	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Closing Acetonitrile Blank	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL	<RL
Reporting Limit	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025

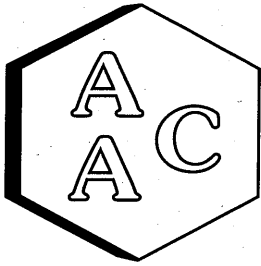
RL= Reporting Limit

<RL=less than the Reporting Limit

Marcus Hueppe  
Laboratory Director







## Atmospheric Analysis & Consulting, Inc.

---

CLIENT : Alliance Service Network  
PROJECT NAME : Vortex Oxnard  
AAC PROJECT NO. : 181672  
REPORT DATE : 10/30/2018

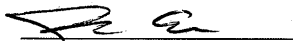
On October 26, 2018, Atmospheric Analysis & Consulting, Inc. received one (1) Six-Liter Summa Canister for Volatile Organic Compounds analysis by EPA method TO-15. Upon receipt the sample was assigned a unique Laboratory ID number as follows:

Client ID	Lab ID	Return Pressure (mmHga)
VO - Canister	181672-114255	687.2

All of the analyses mentioned above were performed in accordance with AAC's ISO/IEC 17025:2005 and NELAP approved Quality Assurance Plan. For detailed information pertaining to specific EPA, NCASI, ASTM and SCAQMD accreditations (Methods & Analytes), please visit our website at [www.aaclab.com](http://www.aaclab.com).

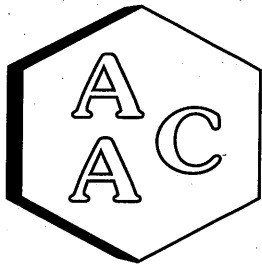
I certify that this data is technically accurate, complete, and in compliance with the terms and conditions of the contract. No problems were encountered during receiving, preparation, and/or analysis of these samples. The Laboratory Director or his/her designee, as verified by the following signature, has authorized release of the data contained in this hardcopy report.

If you have any questions or require further explanation of data results, please contact the undersigned.

  
\_\_\_\_\_  
Marcus Hueppe  
Laboratory Director

This report consists of 12 pages.





# Atmospheric Analysis & Consulting, Inc.

## Laboratory Analysis Report

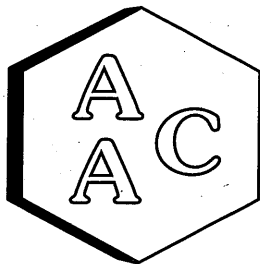
CLIENT : Alliance Service Network  
PROJECT NO : 181672  
MATRIX : AIR  
UNITS : PPB (v/v)

DATE RECEIVED : 10/26/2018  
DATE REPORTED : 10/30/2018

### VOLATILE ORGANIC COMPOUNDS BY EPA TO-15

Client ID	VO - Canister			Sample Reporting Limit (SRL) (MRLxDF's)	Method Reporting Limit (MRL)
AAC ID	181672-114255				
Date Sampled	10/26/2018				
Date Analyzed	10/30/2018				
Can Dilution Factor	1.49				
	Result	Qualifier	Analysis DF		
Chlorodifluoromethane	<SRL	U	1.0	0.74	0.5
Propene	3.92		1.0	1.49	1.0
Dichlorodifluoromethane	<SRL	U	1.0	0.74	0.5
Chloromethane	39.7		1.0	0.74	0.5
Dichlorotetrafluoroethane	<SRL	U	1.0	0.74	0.5
Vinyl Chloride	<SRL	U	1.0	0.74	0.5
Methanol	2590		20.0	149	5.0
1,3-Butadiene	<SRL	U	1.0	0.74	0.5
Bromomethane	<SRL	U	1.0	0.74	0.5
Chloroethane	<SRL	U	1.0	0.74	0.5
Dichlorofluoromethane	<SRL	U	1.0	0.74	0.5
Ethanol	101		20.0	59.4	2.0
Vinyl Bromide	<SRL	U	1.0	0.74	0.5
Trichlorofluoromethane	<SRL	U	1.0	0.74	0.5
2-Propanol (IPA)	4.05		1.0	2.97	2.0
Acrylonitrile	<SRL	U	1.0	1.49	1.0
1,1-Dichloroethene	<SRL	U	1.0	0.74	0.5
Methylene Chloride (DCM)	<SRL	U	1.0	1.49	1.0
Allyl Chloride	<SRL	U	1.0	0.74	0.5
Carbon Disulfide	3.24		1.0	0.74	0.5
Trichlorotrifluoroethane	<SRL	U	1.0	0.74	0.5
trans-1,2-Dichloroethene	<SRL	U	1.0	0.74	0.5
1,1-Dichloroethane	<SRL	U	1.0	0.74	0.5
Methyl Tert Butyl Ether (MTBE)	<SRL	U	1.0	0.74	0.5
Vinyl Acetate	<SRL	U	1.0	1.49	1.0
2-Butanone (MEK)	9.86		1.0	1.49	1.0
cis-1,2-Dichloroethene	<SRL	U	1.0	0.74	0.5
Hexane	<SRL	U	1.0	0.74	0.5
Chloroform	<SRL	U	1.0	0.74	0.5
Ethyl Acetate	1.37		1.0	0.74	0.5
Tetrahydrofuran	<SRL	U	1.0	0.74	0.5
1,2-Dichloroethane	<SRL	U	1.0	0.74	0.5
1,1,1-Trichloroethane	<SRL	U	1.0	0.74	0.5





# Atmospheric Analysis & Consulting, Inc.

## Laboratory Analysis Report


CLIENT : Alliance Service Network  
PROJECT NO : 181672  
MATRIX : AIR  
UNITS : PPB (v/v)

DATE RECEIVED : 10/26/2018  
DATE REPORTED : 10/30/2018

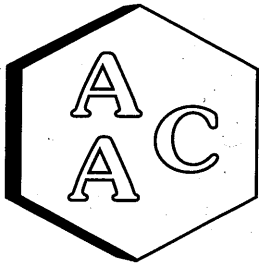
### VOLATILE ORGANIC COMPOUNDS BY EPA TO-15

Client ID	VO - Canister			Sample Reporting Limit (SRL) (MRLxDF's)	Method Reporting Limit (MRL)
AAC ID	181672-114255				
Date Sampled	10/26/2018				
Date Analyzed	10/30/2018				
Can Dilution Factor	1.49				
	Result	Qualifier	Analysis DF		
Benzene	<SRL	U	1.0	0.74	0.5
Carbon Tetrachloride	<SRL	U	1.0	0.74	0.5
Cyclohexane	<SRL	U	1.0	0.74	0.5
1,2-Dichloropropane	<SRL	U	1.0	0.74	0.5
Bromodichloromethane	<SRL	U	1.0	0.74	0.5
1,4-Dioxane	<SRL	U	1.0	0.74	0.5
Trichloroethene (TCE)	<SRL	U	1.0	0.74	0.5
2,2,4-Trimethylpentane	<SRL	U	1.0	0.74	0.5
Heptane	<SRL	U	1.0	0.74	0.5
cis-1,3-Dichloropropene	<SRL	U	1.0	0.74	0.5
4-Methyl-2-pentanone (MiBK)	<SRL	U	1.0	0.74	0.5
trans-1,3-Dichloropropene	<SRL	U	1.0	0.74	0.5
1,1,2-Trichloroethane	<SRL	U	1.0	0.74	0.5
Toluene	0.82		1.0	0.74	0.5
2-Hexanone (MBK)	<SRL	U	1.0	0.74	0.5
Dibromochloromethane	<SRL	U	1.0	0.74	0.5
1,2-Dibromoethane	<SRL	U	1.0	0.74	0.5
Tetrachloroethene (PCE)	<SRL	U	1.0	0.74	0.5
Chlorobenzene	<SRL	U	1.0	0.74	0.5
Ethylbenzene	<SRL	U	1.0	0.74	0.5
m & p-Xylenes	<SRL	U	1.0	1.49	1.0
Bromoform	<SRL	U	1.0	0.74	0.5
Styrene	<SRL	U	1.0	0.74	0.5
1,1,2,2-Tetrachloroethane	<SRL	U	1.0	0.74	0.5
o-Xylene	<SRL	U	1.0	0.74	0.5
4-Ethyltoluene	<SRL	U	1.0	0.74	0.5
1,3,5-Trimethylbenzene	<SRL	U	1.0	0.74	0.5
1,2,4-Trimethylbenzene	<SRL	U	1.0	0.74	0.5
Benzyl Chloride (a-Chlorotoluene)	<SRL	U	1.0	0.74	0.5
1,3-Dichlorobenzene	<SRL	U	1.0	0.74	0.5
1,4-Dichlorobenzene	<SRL	U	1.0	0.74	0.5
1,2-Dichlorobenzene	<SRL	U	1.0	0.74	0.5
1,2,4-Trichlorobenzene	<SRL	U	1.0	0.74	0.5
Hexachlorobutadiene	<SRL	U	1.0	0.74	0.5
BFB-Surrogate Std. % Recovery	117%			70-130%	

U - Compound was analyzed for, but was not detected at or above the SRL.

  
Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

## Laboratory Analysis Report

CLIENT  
PROJECT NO  
MATRIX  
UNITS


: Alliance Service Network  
: 181672  
: AIR  
: PPB (v/v)

DATE RECEIVED  
DATE REPORTED

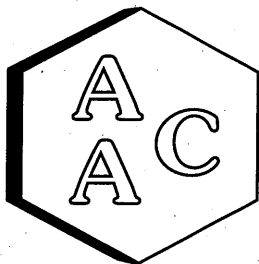
: 10/26/2018  
: 10/30/2018

### TENTATIVELY IDENTIFIED COMPOUNDS

<i>Client ID</i>	VO - Canister	
<i>AAC ID</i>	181672-114255	
<i>Date Sampled</i>	10/26/2018	
<i>Date Analyzed</i>	10/30/2018	
<i>Can Dilution Factor</i>	1.49	
<i>Compound</i>	<i>PPB(V/V)</i>	<i>Spectra Identification Quality</i>
Hexafluoropropene	7.25	59
Trifluoromethane	90.7	9
Methyl nitrite	150	56
Unknown Fluorinated Compound #1	26.2	NA
Nonadecafluorodecanoic acid	28.5	64
Unknown Fluorinated Compound #2	13.8	NA
Unknown Fluorinated Compound #3	8.91	NA
Methyl formate	17.8	86
Unknown Compound	10.8	NA
Unknown Fluorinated Compound #4	7.84	NA
Unknown Fluorinated Compound #5	6.86	NA
Unknown Fluorinated Compound #6	13.2	NA
Dimethoxymethane	14.9	78
Methyl ester acetic acid	6.86	72
2,3-Butanedione	29.6	64
1,1-Dimethoxyethane	13.9	78
2,3-Pentanedione	20.7	38
Acetic acid	24.5	90
1,1-Dimethoxypropane	8.79	25
1-Hydroxy-2-propanone	9.95	50
1,1-Dimethoxy-2-methylpropane	25.6	83
Paraldehyde	21.1	78
Dihydro-2-methyl-3(2H)-furanone	8.67	74
2-Furancarboxaldehyde	56.4	97
Unknown Hydrocarbon #1	9.82	NA
Unknown Hydrocarbon #2	18.3	NA
4-Cyclopentene-1,3-dione	13.4	53
5-Methyl-2-furancarboxaldehyde	15.3	97
BFB-Surrogate Std. % Recovery	117%	

  
Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

ANALYSIS DATE : 10/30/2018  
ANALYST : JJG

INSTRUMENT ID : GC/MS-02  
CALIBRATION STD ID : PS102318-01

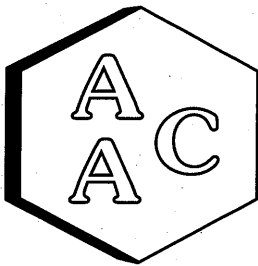
## VOLATILE ORGANIC COMPOUNDS BY EPA METHOD TO-15

Continuing Calibration Verification of the 10/01/2018 Calibration

Compounds	Conc	Daily Conc	%REC*
4-BFB (surrogate standard)	10.00	10.47	105
Chlorodifluoromethane	10.80	11.59	107
Propene	11.00	10.73	98
Dichlorodifluoromethane	10.20	10.92	107
Chloromethane	10.60	10.79	102
Dichlorotetrafluoroethane	11.00	10.72	97
Vinyl Chloride	10.40	11.29	109
Methanol	22.50	18.51	82
1,3-Butadiene	10.90	11.62	107
Bromomethane	10.30	12.03	117
Chloroethane	10.10	10.30	102
Dichlorofluoromethane	10.80	12.09	112
Ethanol	11.00	9.94	90
Vinyl Bromide	10.70	10.77	101
Acetone	10.90	12.58	115
Trichlorofluoromethane	10.10	10.83	107
2-Propanol (IPA)	11.00	10.44	95
Acrylonitrile	11.50	11.30	98
1,1-Dichloroethene	10.70	11.10	104
Methylene Chloride (DCM)	10.60	10.67	101
Allyl Chloride	10.70	11.53	108
Carbon Disulfide	10.50	9.82	94
Trichlorotrifluoroethane	10.60	9.43	89
trans-1,2-Dichloroethene	10.30	9.14	89
1,1-Dichloroethane	10.50	10.46	100
Methyl Tert Butyl Ether (MTBE)	10.80	11.10	103
Vinyl Acetate	10.90	10.72	98
2-Butanone (MEK)	10.90	10.44	96
cis-1,2-Dichloroethene	10.90	11.56	106
Hexane	10.70	10.10	94
Chloroform	10.90	11.16	102
Ethyl Acetate	10.90	10.52	97
Tetrahydrofuran	10.20	8.90	87
1,2-Dichloroethane	10.80	11.85	110
1,1,1-Trichloroethane	10.80	11.47	106







# Atmospheric Analysis & Consulting, Inc.

ANALYSIS DATE : 10/30/2018  
ANALYST : JJG


INSTRUMENT ID : GC/MS-02  
CALIBRATION STD ID : PS102318-01

## VOLATILE ORGANIC COMPOUNDS BY EPA METHOD TO-15

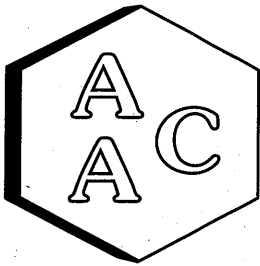
Continuing Calibration Verification of the 10/01/2018 Calibration

Compounds	Conc	Daily Conc	%REC*
Benzene	10.90	11.18	103
Carbon Tetrachloride	10.60	12.01	113
Cyclohexane	10.90	10.48	96
1,2-Dichloropropane	10.80	10.52	97
Bromodichloromethane	10.90	11.35	104
1,4-Dioxane	10.90	8.96	82
Trichloroethene (TCE)	10.90	11.04	101
2,2,4-Trimethylpentane	10.70	10.23	96
Heptane	10.80	10.43	97
cis-1,3-Dichloropropene	10.60	11.22	106
4-Methyl-2-pentanone (MiBK)	10.60	10.33	97
trans-1,3-Dichloropropene	10.20	11.10	109
1,1,2-Trichloroethane	10.90	11.38	104
Toluene	11.00	11.11	101
2-Hexanone (MBK)	10.80	10.29	95
Dibromochloromethane	10.30	11.25	109
1,2-Dibromoethane	10.90	11.08	102
Tetrachloroethene (PCE)	10.90	11.02	101
Chlorobenzene	11.00	10.73	98
Ethylbenzene	10.90	11.18	103
m & p-Xylenes	21.00	21.47	102
Bromoform	10.50	11.46	109
Styrene	10.80	10.22	95
1,1,2,2-Tetrachloroethane	10.70	10.67	100
o-Xylene	10.70	10.24	96
4-Ethyltoluene	10.30	10.23	99
1,3,5-Trimethylbenzene	10.40	10.32	99
1,2,4-Trimethylbenzene	10.40	10.17	98
Benzyl Chloride (a-Chlorotoluene)	9.70	11.24	116
1,3-Dichlorobenzene	10.10	9.62	95
1,4-Dichlorobenzene	10.20	10.02	98
1,2-Dichlorobenzene	10.20	10.18	100
1,2,4-Trichlorobenzene	9.70	8.87	91
Hexachlorobutadiene	10.00	8.36	84

\* - %REC should be 70-130%

  
Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report


CLIENT ID : Laboratory Control Spike      DATE ANALYZED : 10/30/2018  
AAC ID : LCS/LCSD      DATE REPORTED : 10/30/2018  
MEDIA : Air      UNITS : ppbv

## TO-15 Laboratory Control Spike Recovery

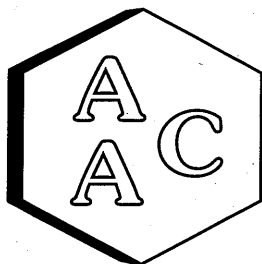
Compound	Sample Conc.	Spike Added	Spike Res	Dup Spike Res	Spike % Rec *	Spike Dup % Rec *	RPD**
1,1-Dichloroethene	0.0	10.70	11.10	11.09	104	104	0.1
Methylene Chloride (DCM)	0.0	10.60	10.67	10.92	101	103	2.3
Benzene	0.0	10.90	11.18	11.22	103	103	0.4
Trichloroethene (TCE)	0.0	10.90	11.04	11.03	101	101	0.1
Toluene	0.0	11.00	11.11	11.62	101	106	4.5
Tetrachloroethene (PCE)	0.0	10.90	11.02	11.17	101	102	1.4
Chlorobenzene	0.0	11.00	10.73	10.79	98	98	0.6
Ethylbenzene	0.0	10.90	11.18	11.76	103	108	5.1
m & p-Xylenes	0.0	21.00	21.47	21.22	102	101	1.2
o-Xylene	0.0	10.70	10.24	11.00	96	103	7.2

\* Must be 70-130%

\*\* Must be < 25%

  
Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

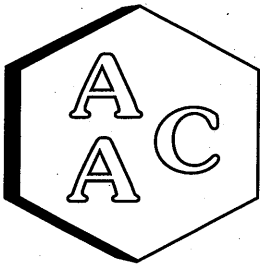
## Method Blank Analysis Report

MATRIX : AIR ANALYSIS DATE : 10/30/2018  
UNITS : ppbv REPORT DATE : 10/30/2018

### VOLATILE ORGANIC COMPOUNDS BY EPA TO-15

Client ID AAC ID	Method Blank MB 103018	RL
Chlorodifluoromethane	<RL	0.5
Propene	<RL	1.0
Dichlorodifluoromethane	<RL	0.5
Chloromethane	<RL	0.5
Dichlorotetrafluoroethane	<RL	0.5
Vinyl Chloride	<RL	0.5
Methanol	<RL	5.0
1,3-Butadiene	<RL	0.5
Bromomethane	<RL	0.5
Chloroethane	<RL	0.5
Dichlorofluoromethane	<RL	0.5
Ethanol	<RL	2.0
Vinyl Bromide	<RL	0.5
Acetone	<RL	2.0
Trichlorofluoromethane	<RL	0.5
2-Propanol (IPA)	<RL	2.0
Acrylonitrile	<RL	1.0
1,1-Dichloroethene	<RL	0.5
Methylene Chloride (DCM)	<RL	1.0
Allyl Chloride	<RL	0.5
Carbon Disulfide	<RL	0.5
Trichlorotrifluoroethane	<RL	0.5
trans-1,2-Dichloroethene	<RL	0.5
1,1-Dichloroethane	<RL	0.5
Methyl Tert Butyl Ether (MTBE)	<RL	0.5
Vinyl Acetate	<RL	1.0
2-Butanone (MEK)	<RL	1.0
cis-1,2-Dichloroethene	<RL	0.5
Hexane	<RL	0.5
Chloroform	<RL	0.5
Ethyl Acetate	<RL	0.5
Tetrahydrofuran	<RL	0.5
1,2-Dichloroethane	<RL	0.5
1,1,1-Trichloroethane	<RL	0.5
Benzene	<RL	0.5
Carbon Tetrachloride	<RL	0.5
Cyclohexane	<RL	0.5
1,2-Dichloropropane	<RL	0.5
Bromodichloromethane	<RL	0.5
1,4-Dioxane	<RL	0.5
Trichloroethene (TCE)	<RL	0.5
2,2,4-Trimethylpentane	<RL	0.5
Heptane	<RL	0.5





# Atmospheric Analysis & Consulting, Inc.

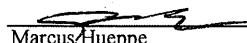
## Method Blank Analysis Report

MATRIX : AIR ANALYSIS DATE : 10/30/2018  
UNITS : ppbv REPORT DATE : 10/30/2018

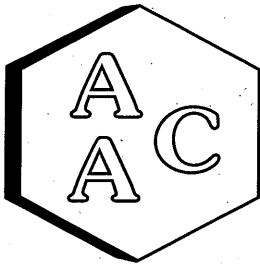
### VOLATILE ORGANIC COMPOUNDS BY EPA TO-15

Client ID	Method Blank	RL
AAC ID	MB 103018	
cis-1,3-Dichloropropene	<RL	0.5
4-Methyl-2-pentanone (MiBK)	<RL	0.5
trans-1,3-Dichloropropene	<RL	0.5
1,1,2-Trichloroethane	<RL	0.5
Toluene	<RL	0.5
2-Hexanone (MBK)	<RL	0.5
Dibromochloromethane	<RL	0.5
1,2-Dibromoethane	<RL	0.5
Tetrachloroethene (PCE)	<RL	0.5
Chlorobenzene	<RL	0.5
Ethylbenzene	<RL	0.5
m & p-Xylenes	<RL	1.0
Bromoform	<RL	0.5
Styrene	<RL	0.5
1,1,2,2-Tetrachloroethane	<RL	0.5
o-Xylene	<RL	0.5
4-Ethyltoluene	<RL	0.5
1,3,5-Trimethylbenzene	<RL	0.5
1,2,4-Trimethylbenzene	<RL	0.5
Benzyl Chloride (a-Chlorotoluene)	<RL	0.5
1,3-Dichlorobenzene	<RL	0.5
1,4-Dichlorobenzene	<RL	0.5
1,2-Dichlorobenzene	<RL	0.5
1,2,4-Trichlorobenzene	<RL	0.5
Hexachlorobutadiene	<RL	0.5
System Monitoring Compounds		
BFB-Surrogate Std. % Recovery	103%	--

RL - Reporting Limit

  
Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report

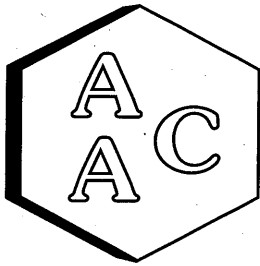
AAC ID : 181672-114255      DATE ANALYZED : 10/30/2018  
 MATRIX : Air      DATE REPORTED : 10/30/2018  
 UNITS : ppbv

### TO-15 Duplicate Analysis

Compound	Sample Conc	Duplicate Conc	% RPD
Chlorodifluoromethane	<SRL	<SRL	0.0
Propene	<SRL	<SRL	0.0
Dichlorodifluoromethane	<SRL	<SRL	0.0
Chloromethane	<SRL	<SRL	0.0
Dichlorotetrafluoroethane	<SRL	<SRL	0.0
Vinyl Chloride	<SRL	<SRL	0.0
Methanol	2590	2600	0.4
1,3-Butadiene	<SRL	<SRL	0.0
Bromomethane	<SRL	<SRL	0.0
Chloroethane	<SRL	<SRL	0.0
Dichlorofluoromethane	<SRL	<SRL	0.0
Ethanol	101	101	0.0
Vinyl Bromide	<SRL	<SRL	0.0
Acetone	79.9	76.5	4.3
Trichlorofluoromethane	<SRL	<SRL	0.0
2-Propanol (IPA)	<SRL	<SRL	0.0
Acrylonitrile	<SRL	<SRL	0.0
1,1-Dichloroethene	<SRL	<SRL	0.0
Methylene Chloride (DCM)	<SRL	<SRL	0.0
Allyl Chloride	<SRL	<SRL	0.0
Carbon Disulfide	<SRL	<SRL	0.0
Trichlorotrifluoroethane	<SRL	<SRL	0.0
trans-1,2-Dichloroethene	<SRL	<SRL	0.0
1,1-Dichloroethane	<SRL	<SRL	0.0
Methyl Tert Butyl Ether (MTBE)	<SRL	<SRL	0.0
Vinyl Acetate	<SRL	<SRL	0.0
2-Butanone (MEK)	<SRL	<SRL	0.0
cis-1,2-Dichloroethene	<SRL	<SRL	0.0
Hexane	<SRL	<SRL	0.0
Chloroform	<SRL	<SRL	0.0
Ethyl Acetate	<SRL	<SRL	0.0
Tetrahydrofuran	<SRL	<SRL	0.0
1,2-Dichloroethane	<SRL	<SRL	0.0
1,1,1-Trichloroethane	<SRL	<SRL	0.0
Benzene	<SRL	<SRL	0.0
Carbon Tetrachloride	<SRL	<SRL	0.0







# Atmospheric Analysis & Consulting, Inc.

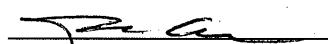
## Quality Control/Quality Assurance Report

AAC ID : 181672-114255      DATE ANALYZED : 10/30/2018  
MATRIX : Air      DATE REPORTED : 10/30/2018  
UNITS : ppbv

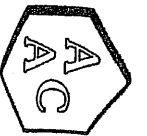
### TO-15 Duplicate Analysis

Compound	Sample Conc	Duplicate Conc	% RPD
Cyclohexane	<SRL	<SRL	0.0
1,2-Dichloropropane	<SRL	<SRL	0.0
Bromodichloromethane	<SRL	<SRL	0.0
1,4-Dioxane	<SRL	<SRL	0.0
Trichloroethene (TCE)	<SRL	<SRL	0.0
2,2,4-Trimethylpentane	<SRL	<SRL	0.0
Heptane	<SRL	<SRL	0.0
cis-1,3-Dichloropropene	<SRL	<SRL	0.0
4-Methyl-2-pentanone (MiBK)	<SRL	<SRL	0.0
trans-1,3-Dichloropropene	<SRL	<SRL	0.0
1,1,2-Trichloroethane	<SRL	<SRL	0.0
Toluene	<SRL	<SRL	0.0
2-Hexanone (MBK)	<SRL	<SRL	0.0
Dibromochloromethane	<SRL	<SRL	0.0
1,2-Dibromoethane	<SRL	<SRL	0.0
Tetrachloroethene (PCE)	<SRL	<SRL	0.0
Chlorobenzene	<SRL	<SRL	0.0
Ethylbenzene	<SRL	<SRL	0.0
m & p-Xylenes	<SRL	<SRL	0.0
Bromoform	<SRL	<SRL	0.0
Styrene	<SRL	<SRL	0.0
1,1,2,2-Tetrachloroethane	<SRL	<SRL	0.0
o-Xylene	<SRL	<SRL	0.0
4-Ethyltoluene	<SRL	<SRL	0.0
1,3,5-Trimethylbenzene	<SRL	<SRL	0.0
1,2,4-Trimethylbenzene	<SRL	<SRL	0.0
Benzyl Chloride (a-Chlorotoluene)	<SRL	<SRL	0.0
1,3-Dichlorobenzene	<SRL	<SRL	0.0
1,4-Dichlorobenzene	<SRL	<SRL	0.0
1,2-Dichlorobenzene	<SRL	<SRL	0.0
1,2,4-Trichlorobenzene	<SRL	<SRL	0.0
Hexachlorobutadiene	<SRL	<SRL	0.0
<b>System Monitoring Compounds</b>			
BFB-Surrogate Std. % Recovery	98%	107%	9.0

SRL - Sample Reporting Limit

  
Marcus Hueppe  
Laboratory Director





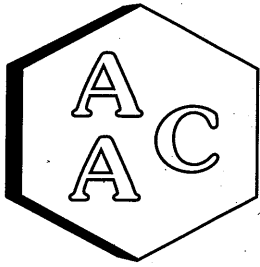
ATMOSPHERIC ANALYSIS & CONSULTING, INC.  
1534 Eastman Avenue, Suite A  
Ventura, California 93003  
Phone (805) 650-1642 Fax (805) 650-1644  
E-mail: info@aacilab.com

AAC Project No. 181672

Page 1 of 1

# CHAIN OF CUSTODY / ANALYSIS REQUEST FORM

Client Name <b>Alliance Service Network</b>		Project Name <b>Vortex Ordand</b>		Analysis Requested				Send report:	
Project Mgr (Print Name) <b>Michael Whitley</b>		Project Number <b>NA</b>						Attn: _____	
Sampler's Name (Print Name) <b>Marcos Heppner</b>		Sampler's Signature <i>Marcos Heppner</i>						Phone#: _____	
AAC Sample No.		Date Sampled	Time Sampled	Sample Type	Client Sample ID/Description	Type/No. of Containers	Fax# _____		
114255	10/26	9:55 - 10:55	Gas	VO - Canister	SUMMA 1	X	Send invoice to: _____		
114256	10/26	↓	Gas	VO - DUPH	DUPH 1	X	Attn: _____		
114257	10/26	↓	Gas	VO - Sorbent	Sorbent 1	X	P.O. # _____		
							Turnaround Time 24-Hr _____ 48-Hr _____		
							5 Day _____ Normal <input checked="" type="checkbox"/>		
							Other (Specify) _____		
							Special Instructions/remarks: _____		
Relinquished by (Signature):		Print Name:		Date/Time		Received by (Signature):		Print Name	
Relinquished by (Signature):		Print Name:		Date/Time		Received by (Signature):		Print Name	



## Atmospheric Analysis & Consulting, Inc.

---

CLIENT : Alliance Service Network  
PROJECT NAME : Vortex Oxnard  
AAC PROJECT NO. : 181672  
REPORT DATE : 11/01/2018

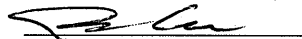
On October 26, 2018, Atmospheric Analysis & Consulting, Inc. received one (1) Six-Liter Silonite Canister for Total Reduced Sulfur analysis by ASTM D-5504 and CO and CO<sub>2</sub> analysis by SCAQMD 10.1. Upon receipt, the sample was assigned a unique Laboratory ID number as follows:

Client ID	Lab No.	Initial Pressure (mmHg)
VO-Canister	181672-114255	687.2

All of the analyses mentioned above were performed in accordance with AAC's ISO/IEC 17025:2005 and NELAP approved Quality Assurance Plan. For detailed information pertaining to specific EPA, NCASI, ASTM and SCAQMD accreditations (Methods & Analytes), please visit our website at [www.aaclab.com](http://www.aaclab.com).

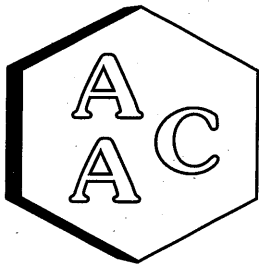
I certify that this data is technically accurate, complete, and in compliance with the terms and conditions of the contract. No problems were encountered during receiving, preparation, and/or analysis of this sample. The Laboratory Director or his/her designee, as verified by the following signature, has authorized release of the data contained in this hardcopy report.

If you have any questions or require further explanation of data results, please contact the undersigned.

  
\_\_\_\_\_  
Marcus Hueppe  
Laboratory Director

This report consists of **6** pages.





# Atmospheric Analysis & Consulting, Inc.

---

## LABORATORY ANALYSIS REPORT

CLIENT : Alliance Service Network  
PROJECT NO. : 181672  
MATRIX : Air  
UNITS : ppmV

SAMPLING DATE : 10/26/2018  
RECEIVING DATE : 10/26/2018  
ANALYSIS DATE : 10/30/2018  
REPORT DATE : 11/01/2018

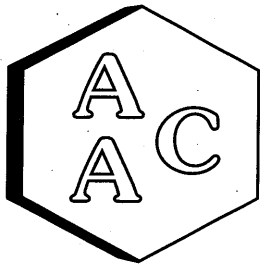
### EPA 10.1

PQL: 10.0 ppm/0.1% (CO <sub>2</sub> only)		Analyte	
Client ID	Lab ID #	CO	CO <sub>2</sub>
VO - Canister	181672-114255	< 5.0 ppmV	1641 ppmV

---

Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

## LABORATORY ANALYSIS REPORT


CLIENT : Alliance Service Network  
PROJECT NO. : 181672  
MATRIX : AIR  
UNITS : ppmV

SAMPLING DATE : 10/26/2018  
RECEIVING DATE : 10/26/2018  
ANALYSIS DATE : 10/26/2018  
REPORT DATE : 11/01/2018

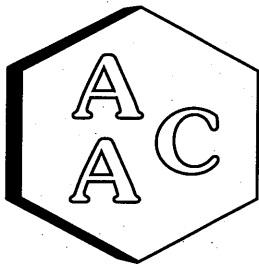
### Total Reduced Sulfur Compounds Analysis by SCAQMD 307.91

Client ID	VO-Canister
AAC ID	181672-114255
Canister Dil. Fac.	1.5
Analyte	Result
Hydrogen Sulfide	0.074
Carbonyl Sulfide	< 0.030
Sulfur Dioxide	< 0.030
Methyl Mercaptan	< 0.030
Ethyl Mercaptan	< 0.030
Dimethyl Sulfide	< 0.030
Carbon Disulfide	< 0.030
Isopropyl Mercaptan	< 0.030
tert-Butyl Mercaptan	< 0.030
n-Propyl Mercaptan	< 0.030
Methylethylsulfide	< 0.030
sec-Butyl Mercaptan / Thiophene	< 0.030
iso-Butyl Mercaptan	< 0.030
Diethyl Sulfide	< 0.030
n-Butyl Mercaptan	< 0.030
Dimethyl Disulfide	< 0.030
2-Methylthiophene	< 0.030
3-Methylthiophene	< 0.030
Tetrahydrothiophene	< 0.030
Bromothiophene	< 0.030
Thiophenol	< 0.030
Diethyl Disulfide	< 0.030
Total Unidentified Sulfur	< 0.030
Total Reduced Sulfurs	0.074

All unidentified compound's concentrations expressed in terms of H<sub>2</sub>S (TRS does not include COS and SO<sub>2</sub>)  
Sample Reporting Limit (SRL) is equal to Reporting Limit x Canister Dil. Fac. x Analysis Dil. Fac.

  
Marcus Hueppe  
Laboratory Director





# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report

Date Analyzed : 10/30/2018

Instrument ID : FID#4

Analyst : DL

Calb Date : 07/10/18

Units : ppm

Reporting Limit : 10 ppm

### I - Opening Continuing Calibration Verification - SCAQMD 10.1

AAC ID	Analyte	CO	CH <sub>4</sub>	CO <sub>2</sub>
CCV	Spike Conc	53.5	51.2	50.9
	Result	48.4	46.9	47.3
	% Rec *	90.4	91.7	93.0

### II - Method Blank - SCAQMD 10.1

AAC ID	Analyte	CO	CH <sub>4</sub>	CO <sub>2</sub>
MB	Concentration	ND	ND	ND

### III - Laboratory Control Spike & Duplicate - SCAQMD 10.1

AAC ID	Analyte	CO	CH <sub>4</sub>	CO <sub>2</sub>
Lab Control Standards	Sample Conc	0.0	0.0	0.0
	Spike Conc	53.5	51.2	50.9
	LCS Result	50.1	49.7	48.8
	LCSD Result	53.2	50.4	51.3
	LCS % Rec *	94	97	96
	LCSD % Rec *	99	98	101
	% RPD ***	6.0	1.3	5.0

### IV - Closing Continuing Calibration Verification - SCAQMD 10.1

AAC ID	Analyte	CO	CH <sub>4</sub>	CO <sub>2</sub>
CCV	Spike Conc	53.5	51.2	50.9
	Result	52.5	50.8	49.9
	% Rec *	98.1	99.3	98.0


\* Must be 85-115%

\*\* Must be 75-125%

\*\*\* Must be < 25%

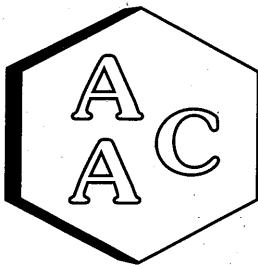
ND = Not Detected

<RL = less than Reporting Limit

  
Marcus Hueppe  
Laboratory Director







# Atmospheric Analysis & Consulting, Inc.

## Quality Control/Quality Assurance Report SCAQMD 307.91

Date Analyzed: 10/26/2018  
Analyst: ZB  
Units: ppbV

Instrument ID: SCD#10  
Calb. Date: 7/31/2018

### Opening Calibration Verification Standard

465.3 ppbV H<sub>2</sub>S (SS1099)

H <sub>2</sub> S	Resp. (area)	Result	% Rec *	% RPD ****
Initial	3309	473	101.6	1.2
Duplicate	3198	457	98.2	2.2
Triplicate	3299	471	101.3	0.9

452.0 ppbV H<sub>2</sub>S (SS1099)

MeSH	Resp. (area)	Result	% Rec *	% RPD ****
Initial	4055	468	103.6	2.3
Duplicate	3884	449	99.3	2.0
Triplicate	3954	457	101.1	0.3

476.3 ppbV H<sub>2</sub>S (SS1099)

DMS	Resp. (area)	Result	% Rec *	% RPD ****
Initial	5088	496	104.2	1.0
Duplicate	4979	486	102.0	1.1
Triplicate	5043	492	103.3	0.1

### Method Blank

Analyte	Result
H <sub>2</sub> S	<PQL
MeSH	<PQL
DMS	<PQL

### Duplicate Analysis

Sample ID 181649-114112

Analyte	Sample Result	Duplicate Result	Mean	% RPD ***
H <sub>2</sub> S	92456.0	95097.8	93776.9	2.8
MeSH	<PQL	<PQL	0.0	0.0
DMS	<PQL	<PQL	0.0	0.0

### Matrix Spike & Duplicate

Sample ID 181649-114112 x100

Analyte	Sample Conc.	Spike Added	MS Result	MSD Result	MS % Rec **	MSD % Rec **	% RPD ***
H <sub>2</sub> S	937.8	232.6	1228.9	1237.1	105.0	105.7	0.7
MeSH	<PQL	226.0	229.2	233.5	101.4	103.3	1.8
DMS	<PQL	238.1	253.2	248.9	106.3	104.5	1.7

### Closing Calibration Verification Standard


Analyte	Std. Conc.	Result	% Rec **
H <sub>2</sub> S	465.3	499.4	107.3
MeSH	452.0	450.1	99.6
DMS	476.3	493.5	103.6

\* Must be 95-105%, \*\* Must be 90-110%, \*\*\* Must be < 10%, \*\*\*\* Must be < 5% RPD from Mean result.

H<sub>2</sub>S: PQL = 10.0 ppbV, MDL = 1.09 ppbV

MeSH: PQL = 10.0 ppbV, MDL = 1.13 ppbV

DMS: PQL = 10.0 ppbV, MDL = 1.39 ppbV

  
Marcus Hueppe  
Laboratory Director





**From:** [Laure](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Neighbor concern re: Permit Application No. 2018-016284PRJ  
**Date:** Friday, January 25, 2019 1:41:39 PM

---

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

Dear Ms. Pantoja-

Hello, my name is Laure Moon. My husband and I are longtime homeowners who live across the street from Spin City Laundromat at 1299 Sanchez Street in Noe Valley. We are aware that Noe Valley Coffee Co. has requested a change of use permit for Spin City. They would like to convert the laundromat (which now has a small coffee/café section) into a restaurant/café with a coffee bean roaster on site.

**My question is this: Does Spin City need to post a notice for the requested change of use permit?**

To date, we have not seen such a notice. Last summer, we were made aware of NVCC's desire to install a coffee bean roaster at Spin City. We received a notification in the mail from the Bay Area Air Quality Management District. However, since then we have heard nothing, most notably from Spin City or NVCC.

We, along with other neighbors on our block of Sanchez Street, are concerned. This block of Sanchez St. (between Clipper and 26<sup>th</sup> Streets) is a *very short block* by our City's standards. Already contained within this short block are the following: a church, preschool, doctor's office, medical supply business, apartment building, eight single-family homes and a two-family house. In addition, there are apartments above Spin City.

Despite the density on this block, we still consider it a relatively quiet, residential neighborhood. A coffee roasting facility, with its potentially toxic emissions and acrid odors, is better located in a more industrialized area. In addition, traffic congestion, blocked driveways and double-parking are already big issues on this block. They are compounded by the preschool, doctor's office and deliveries to the medical supply business. We don't need a restaurant/café with coffee roaster to replace the laundromat.

Thank you, in advance, for answering my question about whether Spin City is required to post a request for change of use permit. It seems that with so many of us homeowners and residents potentially affected, the notice should be made public at Spin City. My concern is that everyone be informed and able to discuss the issue in a reasonable time-frame.

With kind regards,  
Laure Moon  
sfmoons@sonic.net

**From:** [Sullam, Paul M.](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Request for Discretionary Review of Permit Application No. 2018-016284PRJ  
**Date:** Thursday, January 17, 2019 4:31:51 PM

---

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

Dear Ms. Pantoja-

I am writing to express my deep concerns with the above application by the Noe Valley Coffee Company (NVCC), requesting a change of use from a laundromat with a small, accessory café, to a dedicated café/restaurant and roasting facility. As someone who lives near the business (Spin City laundromat; 1299 Sanchez St.), I believe that the proposed use would be detrimental to the neighborhood and would offer no significant benefits to its residents. A group of us will be sending you a letter shortly, in which we review our concerns in detail. However, some of the central issues are as follows:

1. **Health risks.** Coffee roasting is a hazardous activity that produces carcinogens (such as formaldehyde), and irritants that can exacerbate lung disease. Indeed, when the NVCC applied last year to Bay Area Air Quality Management District (BAAQMD) to operate roasting equipment at the above site, the BAAQMD judged the emissions levels to be hazardous, and therefore limited roasting to only 3 hours per day. (This application was ultimately rejected, due to lack of Planning Department approval for change of use). My discussions with the manufacturers of the equipment confirm that significant levels of carcinogens will be released by their operation. These health risks are particularly worrisome because of the nearby Moldovan Academy preschool (1270 Sanchez St.), and James Lick Middle School. In view of these hazards, I believe the coffee roasting is not appropriate to a residential area.
2. **Negative impact on livability, with no neighborhood benefits.** Coffee roasting also generates acrid odors that are not abated by the proposed roasting equipment. These odors are a well-recognized public nuisance. <https://www.petaluma360.com/news/6131946-181/petaluma-residents-raise-stink-over>, and a further reason not to permit roasting in residential areas. In addition, establishing a restaurant and roasting facility is likely to increase traffic congestion and noise (including from ventilation and exhaust equipment). In contrast, the proposed changes would bring no significant benefit to the residents. Noe Valley is awash in coffee shops, with many options within walking distance of Spin City. In addition, the loss of the laundromat would negatively impact residents, since there are few in the neighborhood.

Thus, I believe that the proposed changes at 1299 Sanchez Street represent a significant hazard to the health and quality of life to the neighborhood, with no tangible benefit to its residence. I therefore hope you will reject the request by NVCC. I would be happy to further

discuss my concerns with you.

Sincerely,

Paul M. Sullam MD  
415-203-6450

**From:** [Martin Cohen](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Request for Discretionary Review of Permit Application No. 2018-016284PRJ  
**Date:** Sunday, January 27, 2019 4:57:56 PM

---

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

Dear Ms Pantoja,

I have grave concerns about Permit Application No. 2018-016284PRJ initiated by Christian Ritter, the manager and owner of Noe Valley Coffee Company (NVCC) a commercial coffee wholesaler, requesting a change of use from a laundromat with a small, accessory café, to a dedicated café/restaurant and roasting facility.

I live approximately 200 feet from the proposed business (Spin City laundromat; 1299 Sanchez St.), and believe that this change of use will be detrimental to our residential neighborhood. My understanding is that we are NC-1 and not far, but not within the commercial corridors of 24th street, and Church street. This proposed change does **not** serve the immediately surrounding neighborhood with convenient retail goods and services. In fact, the loss of a laundromat and replacing it with a restaurant (which there are many just a few blocks away on 24th St and Church Streets), will introduce increased traffic, and toxic emissions (from the coffee roasting). This does not serve our neighborhood.

Moreover, I am gravely concerned that coffee roasting will release dangerous chemicals into the air, including carcinogens such as formaldehyde. The proposed site of the roasting facility is as previously mentioned, less than 200 feet from my home and a mere 85 feet from the Moldovan Preschool's play yard which facilitates around 50 small children. We are also approximately one block away from Lick Middle School. The toxic chemicals produced would adversely affect not only these children but all of our immediate neighbors.

I believe that the proposed changes at 1299 Sanchez Street represent a significant hazard to the health and quality of life to the neighborhood, with no tangible benefit to its residents. I therefore hope you will reject the request by NVCC.

Sincerely,  
Martin Cohen  
4019 26th Street  
San Francisco, CA



**From:** Sullam, Paul paul.sullam@ucsf.edu  
**Subject:** Fw: Letter from Moldovan  
**Date:** July 13, 2019 at 7:21 AM  
**To:** sullam@sonic.net

PS

---

**From:** Ellinor Coder <ellinor.coder@gmail.com>  
**Sent:** Thursday, July 11, 2019 9:02 PM  
**To:** Laure <sfmoons@sonic.net>; Sullam, Paul <paul.sullam@ucsf.edu>  
**Subject:** Letter from Moldovan

San Francisco Planning Department  
[1650 Mission St #400](#)  
[San Francisco, CA 94103](#)

July 18, 2019

Re: change of use application #201811296993

To Whom It May Concern:

We are writing to express concern about the proposed change of use for [1299 Sanchez St.](#) from a laundromat with a small cafe, to a full-time cafe and coffee roasting facility. We have a long and good relationship with the owner, MaryCar and certainly wish her good success in her venture to open a cafe. I did speak with her and she assured me that all the right measures would be put into place to make sure there would be no harmful effects produced by the coffee roasting. Operating a preschool across the street with 30-40 students a day we would be opposed to any business opening that would exposure our students and the community to toxic chemicals, irritants and noxious odors released outdoors by the roasting process. As the owner of Moldovan Academy, a preschool located at [1270 Sanchez Street](#), we hold faith that the city would not approve any business that would admit emissions that represent a significant threat to the well-being of our young students.

Sincerely,

Kathleen Moldovan  
Owner/Executive Director  
Moldovan Academy  
[www.moldovanacademy.com](http://www.moldovanacademy.com)



--

Ellinor R. Coder

July 20, 2019

Ms. Gabriela Pantoja  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
gabriela.pantoja@sfgov.org  
415.575.8741

Dear Ms. Pantoja:

We are residents of Noe Valley writing this letter in support of the request for a Discretionary Review of building permit application number 201811296993, which is an application from Christian Ritter, the manager of wholesale coffee distributor Noe Valley Coffee Company, LLC (NVCC) to change the building use of 1299 Sanchez Street to a restaurant/cafe with an "accessory" coffee roaster. We strongly oppose the introduction of an "accessory" coffee roaster and request you deny the application for a number of reasons:

- 1) The proposed roaster would violate PC § 710 and the intent of the NC-1 zoning of 1299 Sanchez Street. Per PC § 710 commercial businesses in NC-1 areas are "intended to serve local neighborhood shopping districts, providing convenience retail goods and services to the immediately surrounding neighborhoods primarily during daytime hours" and "commercial uses and features which could impact residential livability are prohibited".
  - a) In emails, Mr. Ritter has stated that the purpose of the roaster "is to determine the quality and appropriate roast profile for each coffee [they] produce" for NVCC, Mr. Ritter's wholesale coffee business -- a separate entity from Spin City, the small coffee shop and laundromat at 1299 Sanchez. Roasting for his wholesale business does not directly serve the local neighborhood's shopping districts and is clearly not providing convenience retail goods and services.
  - b) Coffee roasting is a commercial use which has a direct, negative impact on residential livability given the released emissions -- both in terms of harmful pollutants, and unpleasant odors.
  - c) Operating a local neighborhood cafe does not require onsite roasting, and virtually all roasting that we have identified in SF is not located in residential areas or co-located with cafes (see for example Ritual Coffee Roasters, which has multiple cafes located throughout the city, including in NCT-zoned areas like 1026 Valencia Street. Their roastery is located in the MUG-zoned 1050 Howard Street).
  - d) It's worth noting that, per conversations with Mr. Ritter, NVCC currently performs its roasting in Berkeley in a Mixed-Use Light-Industrial/Residential area (similar to the WMUG zoning).



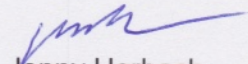
- 2) The equipment selected for roasting at the Spin City location will release emissions containing significant quantities of carcinogens (such as formaldehyde and acetaldehyde), respiratory irritants, and noxious odors. For these reasons, the Bay Area Air Quality Management District (BAAQMD) restricted Noe Valley Coffee Company (NVCC) to operating no more than 3 hours per day or 600 hours per year. Even with these limitations, NVCC would be able to emit levels of acetaldehyde and formaldehyde that are within 90% of the threshold for toxicity.
  - a) The 90% threshold described in BAAQMD evaluation does not specify if it is the toxicity threshold for adults, or for children which is concerning as parents of young children -- especially since 1299 Sanchez is across the street from a pre-school and within 1000ft of a middle school.
  - b) Although the manufacturer of the emissions abatement equipment (Vortex) has done some recent studies indicating that certain modifications can reduce formaldehyde release, this has not been confirmed by an independent laboratory or agency. Moreover, no data are given for other carcinogens, irritants, or odors.
- 3) One of the major concerns here is the lack of clear monitoring and oversight, and the early indications that any guidelines will be violated.
  - a) There will be no direct monitoring of emissions by the BAAQMD. Monitoring of activity is indirect and inferential, based on logged roasting hours, and inspection of utility bills.
  - b) Since significant exposures need not produce symptoms, such exposures might not generate complaints to the agency and thus would go undetected.
  - c) Although Mr. Ritter says that he will roast only small amounts of coffee, in practice, the roaster he has purchased and has moved to 1299 Sanchez can handle 44 lb/hour. With the limitation of 600 hours per year set by BAAQMD, NVCC is positioned to roast 26,400 pounds (13.2 tons) of coffee yearly -- which is not a small scale operation.

Again, given our significant concerns around these issues of zoning violations, pollutants, and a lack of oversight, we strongly support the Discretionary Review and hope that you deny this permit application.

If you have any additional questions please feel free to reach out to us at 310-710-4647 or [jflesser@gmail.com](mailto:jflesser@gmail.com)

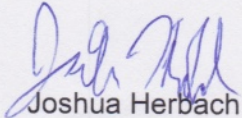
Sincerely,





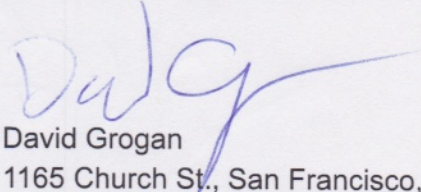
Jenny Herbach

212 27th St., San Francisco, CA 94131



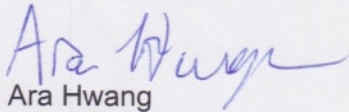
Joshua Herbach

212 27th St., San Francisco, CA 94131



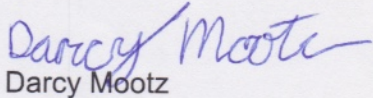
David Grogan

1165 Church St., San Francisco, CA 94114



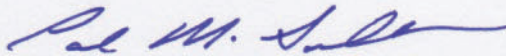
Ara Hwang

1165 Church St., San Francisco, CA 94114

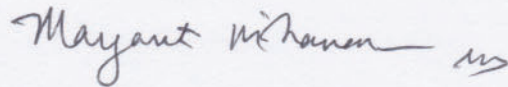


Darcy Mootz

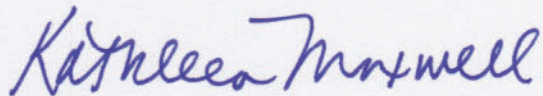
4228 24th St., San Francisco, CA 94114



Paul M. Sullam, MD  
4016 26<sup>th</sup> St.



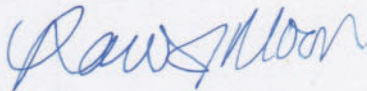
Margaret McNamara, MD  
4015 26<sup>th</sup> St.



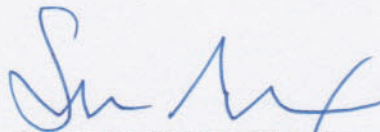
Kathleen Maxwell  
4106, 26<sup>th</sup> St



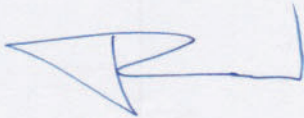
Jeffrey Clayton, DDS  
4015 26<sup>th</sup> St.



Laure Moon  
1280 Sanchez St.

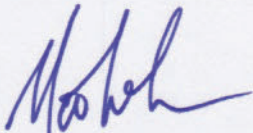


Susanne Pierce Maddux  
4077 26<sup>th</sup> St.

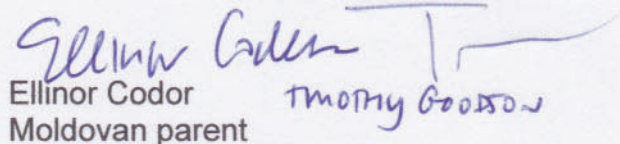


James Moon  
1280 Sanchez St.

Scott Maddux  
4077 26<sup>th</sup> St.

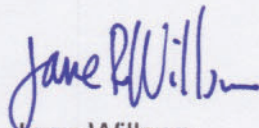


Marty Cohen  
4019 26<sup>th</sup> St.



Ellinor Codor  
Moldovan parent

Timothy Goodson



Jane Willson  
4019 26<sup>th</sup> St.

Dear San Francisco Planning Dpt:

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. We are close neighbors and support their vision. A locally owned café is just what the neighborhood needs.

Maricar is kind and it's great to meet new people at the cafe. Plus they have great coffee!

We love how this spot is a welcoming community hub!

Please allow their Change of Use to move forward.

Thank you,

A handwritten signature in black ink, appearing to be 'AS' with a flourish.

Abhi Singh

409 27th Street

San Francisco CA, 94131



Dear SF Planning Department,

The purpose of my letter is to show my support for the request of Change of Use at [1299 Sanchez Street, Noe Valley](#).

I've lived in the neighborhood for 5 years and not a week goes by where I don't visit the cafe. It's my go to place for coffee and a friendly chat and I just love this neighborhood spot. It's a friendly, clean and safe space that opens its doors to all community members and always makes you feel welcome.

As neighbors I fully support the expanded cafe and coffee roaster that is planned and am beyond excited to see this neighborhood gem evolve and grow. The cafe is one of the biggest neighborhood staples that strengthens the community and continuously supports and partners with other small, local businesses. Places like this make the community stronger by creating a safe space to spend time with your families and friends.

I appreciate your efforts in supporting this small business in it's endeavors!

Thank you,

Anna Walsemann

[295 28th Street](#)

[San Francisco, 94141](#)

[CA](#)

**From:** Bronwyn Agrios

**Date:** September 18, 2019 at 2:37:22 PM PDT

**To:** SF Planning Department,

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. We live at 1325 Sanchez St which is very close to this site. We fully support the café a small coffee roaster.

This spot is already a community hub. Let's expand that.

Please do not exercise your discretionary review power. This is a very reasonable neighborhood focused project.

Thank you,

Bronwyn Agrios

A handwritten signature in blue ink, appearing to read 'Bronwyn Agrios', with a stylized, cursive script.

1325 Sanchez St  
San Francisco, CA 94131

**September 12, 2019**

**Dear Gabriela Pantoja and SF Planning DPT:**

**I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. We are community members and fully support their efforts. A better café is need in this area.**

**Please try to expedite this request.**

**Thank you,**

***Corina Dumitrescu***

**142 27th Street,**

**San Francisco, CA 94110**

Date: September 17, 2019

TO: SF Planning Department:

I am writing this letter to support the request for a Change of Use at 1299 Sanchez. We are neighbors and fully support the expanded cafe and coffee roaster.

We support its evolution and continued growth because Spin City Coffee has not only been a partner in strengthening the community, it is a welcoming environment for individuals, families, and friends.

Above all, it is a safe, clean meeting place where every community member is welcomed!

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Donohue", with a stylized, cursive script.

Dave Donohue

Milo Donohue  
Kate Sylvester

225 Claremont Blvd, San Francisco

Dear Planning Department -

As a longtime neighbor on the same block of Spin City Laundry and Coffee I'm writing again to voice my strong support. Please see my note to Alexander Sohn at BAAQM from this past summer below as well. The proposed company, Noe Valley Coffee, is using some of the latest technology for smoke abatement. It's called the Vortex Ecofilter, I've done enough cursory research into it to have any of my personal air quality concerns assuaged. I'm confident, along with the majority of my neighbors, that this change of use will be extremely positive for Noe Valley and our neighborhood.

**FYI - We also have two children under the age of 10, so we've taken that into consideration as well.**

I'm writing to voice my SUPPORT for the coffee roaster project proposed at 1299 Sanchez St in San Francisco. I strongly believe that the applicants are planning this project in the most responsible manner possible. I believe that this business will be a benefit to our neighborhood and will be a community asset for years to come.

We are looking forward to having them in the neighborhood and encourage approval of the permit. Feel free to contact me if you have any questions regarding my support for this application.

Feel free to contact me directly if you have any questions.

Thanks for your public service -

Forrest Casey

415.314.3615



Dear Gabriela Pantoja -

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. We are neighbors and fully support the expanded cafe and coffee roaster.

Since we moved into the area, this establishment and the people who operate it have done so much to further the sense of neighborhood, to make us feel welcome and included. It is a safe, clean environment where community is welcome, where people meet and bond, where families spend their time.

It is currently an essential part of this neighborhood and I couldn't imagine it otherwise.

Thank you,

Giuseppe Alletti  
295 28th Street, Apt. 2  
San Francisco

July 14, 2019

Re: Noe Valley Coffee Company(A/N 29148)

To whom it may concern:

My family and I live on the same block as Spin City and have been enthusiastic patrons for the last year. My husband and I moved to Noe Valley in August of 2018. We live only three doors down from Spin City. We now have a 6 month old boy who is growing up in this vibrant neighborhood.

We are excited about the transformation of Spin City into a cafe. We've read the public notice and the discussions on Nextdoor and understand the concerns our neighbors have about coffee roasting in a residential neighborhood, both in terms of noise and air pollution. This is not a concern we share with our neighbors.

It's our understanding that Noe Valley Coffee anticipates roasting small batches of coffee (maximum ~5KG) and has purchased equipment to reduce greenhouse gas emissions. Their attention to detail is careful and considerate, and I trust that their intention is to build a sustainable business that will enhance the livability and appeal of our neighborhood.

In addition, within the last year, we've grown close and become friends with Maricar Lagura through our daily visits to Spin City. I would describe Maricar as thoughtful and thorough, and I implicitly trust her to build a business that will serve our community in the best way possible.

My family and I strongly support the growth of Spin City, and are excited to witness this business become a landmark of Noe Valley.

Sincerely,

Itir Cole  
1279 Sanchez Street  
San Francisco, CA  
94114

**FROM: Jane Oyugi**

**TO: SF Planning Committee**

**DATE: SEP 1<sup>st</sup> 2019**

To Whom It May Concern:

I have lived in Noe Valley for almost 10 years and I frequently get my coffee or tea from Spin City Coffee, which serves Noe Valley Coffee beans.

I understand Noe Valley Coffee is in the process of permitting a coffee roaster at Spin City, 1299 Sanchez Street in Noe Valley, San Francisco.

I strongly ***support the coffee roaster and the coffee business***, Noe Valley Coffee and Spin City Coffee.

They are committed to sustainable business practices and I request you to grant them a permit.

Thanks,

Jane Oyugi

**From:** Meghan Blake [meghan.blake@gmail.com](mailto:meghan.blake@gmail.com)

**Date:** July 15, 2019 at 9:00:40 AM PDT

**DEAR SF PLANNING DPT:**

I am a neighbor of Spin City in full support of its plans to expand. Spin City is nothing short of a community builder fostering good will, giving us a place to congregate and get to know each other. I have lived in the neighborhood since 2012 and have made some of my most meaningful relationships at the Coffee Shop. This is entirely due to the environment of love, support and good vibes created by its owner Maricar Lagura.

With regards to the proposed installation of a roaster the plan to expand and add a roaster has passed the Bay Area Air Quality Management District and the California Environmental Quality Act. The roaster and filter being installed are ecologically best in class with negligible emissions. **As someone who has asthma I am personally concerned with air quality and I have no qualms about this being installed in the vicinity of my home a half a block away.**

I would be happy to speak with anyone on the board regarding these matters and feel very strongly that this expansion is in the complete benefit of our neighborhood.

Sincerely,

Meghan Blake, MD

TO WHOM IT MAY CONCERN:

We have known Maricar Lagura from Spin City Coffee for some 4 years now. We met her on a visit to Spin City Coffee following a recommendation from a friend who lived in Church Street, who was a regular visitor to SCC.

Our experience of SCC and Maricar Lagura has been life-changing; this is not an overstatement. Maricar has built a strong following within the community, becoming renown for providing an excellent product, service and a unique environment in which to work, socialize and hang out with friends old and new.

Maricar works extremely hard to deliver a premium product and a comfortable environment for the community. She is diligent and professional in everything she does. Her vision for SCC has been in the works for a couple of years and we have had the privilege to hear and see first hand how she intends to launch the new business offering.

We fully support the new, improved offering from Spin City Coffee with its plans for an in-house roaster and enhanced menu. Having sampled many other neighborhood coffee providers / roasters dotted in and around SF, this will be a welcome addition to the locale.

We have the utmost confidence in Maricar and her team to deliver on her business vision and look forward to many more years of great coffee, food and a comfortable environment from which we can continue to work and play!

Yours sincerely,

Graham & Maria Bentham

80 Crestline Drive  
Apartment 13  
San Francisco  
CA 94131

August 28, 2019

To the SF Planning Commission

I am writing on behalf of Maricar and Spin City Coffee which is hopefully to become a roaster in my neighborhood soon. I have lived in my home in the Noe Valley neighborhood since 1990. I am also a small business owner here. During these almost 30 years, I have had the chance to watch the neighborhood change from working class to upscale and to observe businesses come and go.

While the tech industry has brought enormous prosperity to our city there have been downsides to this. Noe Valley has changed enormously. Neighbors use to stop and talk to each other. Now most people I pass are wired to their phones and music. There's little opportunity to interact. Spin City has brought something distinctly different to this end of the neighborhood. Maricar has created community in the spirit of what the neighborhood use to be. Nine years ago, when she first came to the corner of 26<sup>th</sup> and Sanchez, she stood outside the Laundromat and personally introduced herself to people as they passed by.

I understand there are neighbors that are frightened and concerned about some imagined detriment that a roaster might bring to our street. I know no greater value then the spirit Maricar and Spin City has brought to us. In addition to great coffee and yummy donuts and snacks, Spin City is changing us. From her small perch inside the laundry, she has brought neighbors together in the simplest of ways. I have met just about every dog and neighbor within blocks of me. She knows little bits about all of us, introduces us to each other, greets each of us and our dogs by name and keeps up with the



patter of our daily lives. In my opinion, this something that is invaluable to our Noe Valley. We are feeling our community again and I couldn't be happier. This is the true spirit of who Maricar is and my wish is the city of San Francisco will support the Roaster to thrive alongside of us.

Go Spin City.

Susan Frankel

[susanfrankel@sbcglobal.net](mailto:susanfrankel@sbcglobal.net)

415 282-5242

Atten: San Francisco Planning Department

To Whom It May Concern,

My wife, Sarah and I are residents of Noe Valley and have been for the past 5 years. We were drawn to this neighborhood by a number of things but the unique and wonderful businesses have been a big part. I stop by Spin City every day before work. Maricar and the entire staff know me by name, know my drink order by heart, and regularly show true care for the community they've chosen for their businesses. This is exactly the type of establishment we should be supporting to maintain the wonderful, quirky, and welcoming neighborhood that exists here. Businesses change and evolve and Spin City is doing just that. We fully support their proposed changes, appreciate the positive effect they've had on our community previously and look forward to the continued, significant benefit they'll bring to all Noe Valley residents in the future.

Sincerely,

Thomas Nourse & Sarah Bacon

407 30th Street, San Francisco, 94131

Dear SF Planning Department,

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. We are neighbors and fully support the expanded cafe and coffee roaster.

We support the evolution and continued growth because this establishment has been a partner in strengthening the community.

Upon moving to Noe Valley 2 years ago, I immediately noticed this cafe as a place where people gathered, spent time connecting, and enjoying. Since then it has been a place where I have run into old friends unexpectedly, and where there is always a smiling face saying good morning, and serving a lovely cup of coffee. I look forward to more opportunities to spend time here in the coming years!

Thank you,

Megan Alexander

A handwritten signature in black ink, appearing to read 'Megan', with a stylized flourish at the end.

236 Clipper St  
San Francisco, CA 94114

Megan Alexander  
203-910-3644  
[megan.alexander7@gmail.com](mailto:megan.alexander7@gmail.com)

Dear SF Planning Department,

We are writing this letter of support for the request for a Change of Use at 1299 Sanchez Street, SF. We are neighbors and fully support the expanded cafe and coffee roaster.

We support the evolution and continued growth because this establishment has been a partner in strengthening the community.

Above all, it is a safe, clean meeting place where every community member is welcomed!

Thank you,

*Namrata Banerjee   Satanjeev Banerjee*

Namrata & Satanjeev Banerjee  
308 Anderson Street  
SF, CA

Dear SF Planning Department –

I am a resident of Noe Valley and live here with my family, including my husband and five month old daughter. I am writing to you in support of permitting coffee bean roasting at Spin City Coffee, 1299 Sanchez Street.

I live across the street at 1305 Sanchez Street (**approx. 50 feet**) and after reviewing the proposal and corresponding research regarding the roasting facility, with the use of the new Vortex Ecofilter, I am not at all concerned with the pollutants from the roasting process and believe that it will actually be greener than a number of other businesses in close proximity to residences in the area.

We fully support the Change of Use proposal. This business is an important part of the community with many neighbors, including myself, choosing to visit and spend time there every day — and with the changes they are proposing, I believe they will bring positive change to the neighborhood.

Sincerely,

Nicki Williams

1305 Sanchez Street  
San Francisco, CA 94131  
Email: [Nicki.kahner@gmail.com](mailto:Nicki.kahner@gmail.com)  
Mobile: (416)-269-1592

Date: 9/3/19

To: SF Planning Department

Re: BPA 2018.1129.6993 for 1299 Sanchez St

Dear SF Planning Department,

I am a direct neighbor living at 1156 Sanchez Street.

I am writing this letter of support for Spin City Coffee and their expansion.

Please let me know if you have any questions,

Thank you,

*Nissa Anklesaria*

Nissa Anklesaria

1156 Sanchez Street

SF, CA



Dear SF Planning Department,

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. I am a regular who would love to see this small coffee shop grow into an expanded cafe and coffee roaster.

Spin City is a space that means so much to me and to others; it's inclusive, welcoming to all and is truly a place where you want to hang out and spend the day. It's clean, safe and attracts a wide range of people--you're just as likely to see a toddler as you are a retiree, which is one of the things that makes it so special. It's real neighborhood establishment where people come together to enjoy a coffee and a snack and, if you're lucky, sometime live music! I'd love to see it grow even more and find new ways to unite the community.

Thank you,

Reesa Kashuk  
1293 18th Ave  
SF, Ca

September 6, 2019

Re: Change of Use Permit for 1299 Sanchez.

To Whom it May Concern:

I am writing today in support of Noe Valley Coffee and their proposal to install a new coffee roaster and café at **1299 Sanchez St.** The old laundry matte has been closed for months. We need a sustainable business, like a café, in the neighborhood.

We strongly support this initiative. **My wife and I live in Noe Valley.**

We **strongly support** the **locally owned and operated** Noe Valley Coffee Company and look forward to their continued contributions to the community.

Thank you for granting their Change of Use.

Sincerely,

Sean and Gloria Hutton

(860) 919-286

July 10, 2019

To Whom It May Concern:

As a resident of Noe Valley, I write to you about the permitting of coffee bean roasting at Spin City Coffee, 1299 Sanchez Street. I write as a San Francisco resident and not on behalf of my university.

My wife, a biologist, and I live in the 1300 block of Noe Street, about one block from Spin City. As long as the exhaust from any roasting activity observes state and federal guidelines, as monitored locally by BAAQMD, we have no concerns whatsoever with the proposed changes for Spin City. In terms of air quality in San Francisco, we are primarily concerned with auto exhaust and the seasonal influx of wildfire smoke. Those pollution sources have a more ambient level, while I believe volume dilution for a point source like a roaster will render it trivial by comparison.

But let's say I was going to spend 8 hours a day within or right next to Spin City, while they roasted beans. As a citizen scientist, I would be most concerned with two possible factors in a roasting facility: greenhouse gases (because the planet doesn't need more greenhouse gases) and volatile organics (VOCs, because many are known toxins for humans). I know Spin City is planning to use a new VortX EcoFilter, and I'm happy to see that it claims to emit *neither* greenhouse gases nor volatile organic compounds (VOCs) in operation.

I currently serve as a board member for the Green Science Policy Institute, based in Berkeley, CA, and led by Dr. Arlene Blum, a leading scientific light in consumer toxics. She has recently launched the "Six Classes" approach to evaluating consumer products and environmental toxics. I strongly advocate any concerned or interested person (from merchants and producers, to politicians and consumers) to give this paradigm a careful look. For the "solvent" class, the Institute highlights a number of common sources of concern, mainly for workers who have to use the solvents: painters, for one example, and nail salon workers, for another. From everything I can see, the facility at Spin City would not generate pollutants near the level of these common activities (painting and manicures), *especially* not at the distance of neighboring homes or even on the adjoining sidewalks.

I support the Spin City proposal. They've been a wonderful member of the community, and I see nothing of concern in their roasting and filtering plans.

Sincerely,



Brandon R. Brown, Ph.D.

07/15/2019

**A LETTER IN SUPPORT OF THE PROPOSED CHANGE OF USE OF 1299 SANCHEZ STREET  
BUILDING APPLICATION # 2018.1129.6993**

Dear Planning Department,

I'm writing to express my support for the proposed change of use at 1299 Sanchez Street, which includes the installation of an accessory coffee roaster. As a resident who lives at 1502 Sanchez Street, I've had the fortune of benefitted from the goods offered by Spin City's business and, more importantly, the value that Spin City adds as a space for our community.

The proposed change of use will change what is currently a Laundrymat into a Limited Restaurant with an Accessory Coffee Roaster. This is exactly the type of small, local business entrepreneurship that we should be encouraging and supporting in our community. Any concerns regarding additional noise pollution or traffic are overstated, as the proposed Limited Restaurant will not create any more noise or traffic than the current Laundrymat. Furthermore, the proposed change of use will likely result in a reduction of traffic and noise given that there will not be customers making multiple trips to the Laundrymat with their laundry.

Turning to the installation of the Accessory Coffee Roaster, while it is reasonable to have questions regarding the installation in our neighborhood, after doing extensive due diligence on the roaster to be installed, it is clear that it will have a zero impact on surrounding air quality. The installation includes a Vortex EcoFilter, resulting in best-in-class, eco-friendly, and smoke-free roasting. The team installing the roaster has done their research and specifically purchased a roaster with the neighborhood's interests in mind. We should be so lucky to have such considerate businesses in Noe Valley.

In summary, as someone who lives just down the block from Spin City, I strongly support the expansion of this new business and believe that it will add significant value to our neighborhood.

Please feel free to contact me using the details below if you require any additional information.

Best regards,  
Chris Genualdi  
Resident at 1502B Sanchez Street

E-mail: [chris.genualdi@gmail.com](mailto:chris.genualdi@gmail.com)  
Phone: 201-602-7558

Dear SF Planning Department,

September 18<sup>th</sup>, 2019

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. I am a landlord in the neighborhood and fully support the expanded cafe and coffee roaster.

Spin City Café brings an important space to our neighborhood, where everyone is welcomed and has a place where someone knows their name. My family has moved across town and still come visit regularly. Children have found a particularly special place—so many children have grown up visiting Maricar, the Spin City founder, on a daily or weekly basis for a dose of love and positivity (and sometimes a special treat!).

I support the evolution and continued growth of Spin City Café. Furthermore, I am so excited that we will finally have a green roaster in the city. Spin City is such an important part of this thriving community, and are much needed on many levels.

Thank you,



Tracy Burt

182 Granville Way

San Francisco, CA 94127

*Landlord:*

467 Alvarado Street

San Francisco CA 94112

Dear SF Planning Department and Gabriela Pantoja.

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. We are neighbors to this location and have known Maricar Lagura – the owner/manager – since she began the business as a small coffee kiosk within the then-existing laundromat. Surrounding this location is an unusually close-knit neighborhood (as an example, we have an annual 4<sup>th</sup> of July block party during which neighbors feed one another and the fire department brings over one of the trucks for kids to climb on). Maricar and her coffee business has been a responsible, contributing and inspiring member of our neighborhood for many years now. We consider her one of our own. As adults, we have marveled at her entrepreneurial dedication to running and building a fine business, and we have appreciated the inspiration that she gives neighborhood kids by offering them support for their own businesses (lemonade stands in front of her store).

Because we know this woman and so know the ethics and standards by which she does business; because we know how closely she manages her operations as clean, safe, responsible welcoming to all who enter; and because we love the idea of a café and coffee roaster right down the street, we fully support her expansion. She deserves her success and we all champion her in that process. But more than an issue of a return on investment for her, the growth of her business is a return on the community for us. It is perhaps a trite expression but if there was ever a definition of win-win, approval of her permit to grow is it. She has our family's support and I am confident I speak for many, many others in the homes that surround ours. Please do not hesitate to contact me if you require more information.

Thank you,

Stan Slap (and Diane and Sawyer)  
4050 26<sup>th</sup> Street  
San Francisco, 94131  
(415 314 7929)  
[stan@slapcompany.com](mailto:stan@slapcompany.com)



**Date:** August 24, 2019

**To:** [spincitycoffee@gmail.com](mailto:spincitycoffee@gmail.com) , SF Planning Department

**Subject:** 1299 Sanchez **Café and Roastery**

I totally support the plan for Spin City. I live directly across the street on 26th street. The Cafe will be a welcome addition to the neighborhood. It offers a friendly welcoming atmosphere. It is run by Maricar who is efficient and competent. I trust she and the owner have done sufficient research into the plan to roast coffee beans and will do no harm. Noe Valley has always had a reputation for being inclusive and innovative. I have lived here for 45 years and see this addition as offering a positive change.

Kind regards,

Eileen Turner

San Francisco Planning Department:

We pass by the Spin City Coffee almost every day since it is our normal morning dog walking route in Noe Valley. When that space was a laundromat only, it was always empty and totally **under utilized** compared to other cleaners and laundromats on Church St within walking distance.

Since Spin City Coffee has started their business, we can see how that corner of Sanchez and 26th St has changed in a positive way. I see families with strollers stopping by for a morning coffee. Our dog is always excited to see Maricar and her team. Dogs and dog owners have the chance to mingle and say hi to each other. I also see people enjoying their weekend newspapers or on their phone or laptop sitting on the sidewalk chairs or inside the store with a cup of morning coffee. I really like how Spin City Coffee creates such a positive change for the neighborhood and the community. Nothing really changes in term of traffic. It is still as quiet as before since most of the customers live around the area, or would pass by the store anyway whether it is a laundromat or a coffee shop. I don't see anyone double parked at all, and people can still find parking in the neighborhood easily. A big difference compared to the 24th St business area.

We completely support the conversion of the space from a laundromat to a coffee shop, and especially with Maricar and her wonderful team.

Should you need any further information, feel free to contact me anytime.

Regards,

Eric Chan  
415-509-7046

Dear San Francisco Planning Department:

I am a long time resident of our beloved City by The Bay (going on 30 years now and counting). I've resided in The Mission, The intermission, Noe Valley, GlenPark, and Diamond Heights and in all the cafes in all the little villages across San Francisco in which paper's have been graded, meetings have been held, love as been found, break-ups have gone down, babies have entertained, soothed, and napped, and countless cups of coffee (drip, pour overs, cold brews, espressos) have been bought and enjoyed---- SPIN CITY stands out in the crowd! Spin City is unique for it outpouring of love San Francisco style--it is inclusive, welcoming, genuinely friendly, and neighborly to all those who enter be they sleep deprived new parents, techies rushing to work, seniors and singles getting out of their house seeking a little company, couples (gay, straight, and everything in between) enjoying their Sunday off together, construction workers, or dogs walking their humans on the daily all are met with a smile, eye-contact is made, chit chat is made, and sincere warm is extended. Regulars (and there are many of us) are known by their names and their "usuals" , as are their children, dogs, or both; newbies are meet with encouragement to join in and made to feel right at home.

Of course, the coffee is delicious and, even better, it is hyper local. Still, we all know San Francisco has consistently delicious food and drink in almost every nook and cranny of this foodie town...do we really need another cafe? Not necessarily, but Spin City is not just a cafe--to many it is The Church of cafes. Spin City is a saving grace in this ever changing city where people would just as soon bump into you as if you didn't exist than look up from their phone. Spin City is a necessity that nourishes our community with care. Let me tell ya'll a personal detail to this letter of support. When I had a puppy (a lovable yellow lab named Coltrane--as in John Coltrane), I took him to Spin City every day to be with his fellow puppy friends there. MariCar (the heart and soul of Spin City) has a puppy too of the same age (a fluffy white little guy named Presley--as in, yes you guessed it, Elvis Presley). Coltrane was a charmer and we all adored him, so it was heartbreaking when I had to give him up due to health problems. I poured out my sorrows to MariCar as she poured me a coffee, she listened and came up with a solution--she found a home for Coltrane at her sister's in Sacramento! Now that my health is better and I'm able to exercise again, I decided to look for a work-out buddy, I was chatting about this with Ashley about this today, Ashley is the Spin City Baristta, and it just clicked--we could work out together! And just like that, another Spin City cafe community connection was made.

I support the growth and development of our beloved Spin City. A cafe that embodies love---San Francisco style.

Respectfully Submitted,

Amalia Aboitiz, Ph.D.

415-205-5156

[amalia4equality@gmail.com](mailto:amalia4equality@gmail.com)

328 Gold Mine Dr.

San Francisco, CA 94131

Ted Weinstein  
287 Duncan Street  
San Francisco, CA 94131

July 10, 2019

To whom it may concern:

I am writing to express my strong support for the proposed modifications of Spin City Laundromat and Noe Valley Coffee. I am a neighbor and frequent patron, and I have always found it operated in a manner that is respectful and supportive of the surrounding neighborhood.

My own apartment is literally adjacent to another neighborhood café just a few blocks away, which is a terrible neighbor (noise, odor, and abusive behavior by staff and patrons, requiring recurring calls to San Francisco legal and regulatory enforcement agencies), whereas my frequent visits to Spin City show their management and staff go out of their way to be a responsible element of their block and neighborhood.

The public materials indicating that appropriate government agencies have approved the proposed renovation and change of us are clear and well-supported. The individual opposition I have heard seems motivated by emotional, non-factual concerns, which I am confident will be abandoned when the proposed operation is up and running and everyone sees that the new Spin City/Noe Valley Coffee is an appropriate, positive addition to the neighborhood.

Best regards,

A handwritten signature in black ink that reads "Ted Weinstein". The signature is written in a cursive, slightly slanted style.

Ted Weinstein

287 Duncan Street  
San Francisco, CA 94131  
tw@tedweinstein.com  
(415) 546-7200

Date: September 24, 2019

Regarding: Permit 201811296993 (1299 Sanchez Street)

Dear SF Planning Department / Gabriela Pantoja –

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez. I am a very close neighbor and fully support their cafe idea and coffee roaster.

Spin City Coffee has brought about a revolution in this quiet little corner of San Francisco. The atmosphere created at Spin City is of a de facto community center.

I didn't know many (any?) of my neighbors prior to Spin City opening up (and I've lived in this neighborhood for over 25 years) but I now regularly bump into and chat with neighbors from all over the neighborhood, even from many blocks away, creating a real sense of community. And this isn't just because we bought a cup of coffee at the same local cafe, there are other fine cafes in the area, it is because Spin City has actively and intentionally created a community space that has fostered personal relationships with and among patrons.

Spin City is a safe, clean meeting place where every community member is welcomed, and they serve really good coffee!

Thank you,

Carl Rivas

412A Duncan St  
San Francisco, CA 94131



**From:** [Charles Harb](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Permit Number 201811296993 ( 1299 Sanchez Street )  
**Date:** Thursday, September 26, 2019 3:09:58 PM

---

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

Date: September 24, 2019

Regarding: Permit 201811296993 (1299 Sanchez Street)

Dear Gabriela –

I'm writing to you regarding the requested Change of Use at 1299 Sanchez. As the building owner, I wanted to voice my full support for my tenant, Christian Ritter, and his plans for a limited café with accessory roaster. I look forward to a thriving community hub in the neighborhood.

Please let me know if you have any questions,

With regards,

Charles Harb

**Harb Associates, Ltd**

Office Phone: (415) 826-0844  
Fax: (415) 826-3903  
Office E-mail: [Charles@harbassociates.com](mailto:Charles@harbassociates.com)

**CONFIDENTIALITY NOTICE AND TAX DISCLAIMER** This is a privileged and confidential communication intended only for the party named and expressly authorized recipients. Any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you received this communication in error, please notify the sender immediately by email, telephone (415-826-0844) or facsimile (415-826-3903).

Pursuant to U.S. Treasury Regulations, by accepting this communication, the intended recipient agrees that, unless otherwise expressly provided, the scope of any tax information or opinion included herein will be limited to the tax issues specifically addressed, additional tax issues not considered may apply and this communication was not written and cannot be used for avoiding penalties that may be imposed on the taxpayer.

---



Virus-free. [www.avast.com](http://www.avast.com)

September 27th, 2019

Dear SF Planning:  
CC: Gabriela Pantoja

It was brought to my attention that there is some small opposition to the installation of a coffee roaster in Noe Valley (26<sup>th</sup> and Sanchez).

I would like to say that I am very much IN FAVOR of having the installation of the roaster & cafe go forward as a neighbor and a tax payer.

Thank you and best regards,

**John Saalfeld**

Clipper & Sanchez  
San Francisco, CA

**From:** [PIC, PLN \(CPC\)](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Fw: support for application  
**Date:** Monday, September 23, 2019 7:10:46 AM

---

FYI

Property Information Map (PIM): <http://sfplanninggis.org/pim>

-----  
The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

---

From: Rasa Gustaitis <[Rasa@rasatime.com](mailto:Rasa@rasatime.com)>  
Sent: Thursday, September 19, 2019 6:10 PM  
To: PIC, PLN (CPC) <[pic@sfgov.org](mailto:pic@sfgov.org)>  
Subject: support for application

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

To the San Francisco Planning Department

I am writing in support of the application for a change of use permit at 1299 San Chez from launderette/cafe to cafe with roaster. The launderette has been closed for the past six months as the owner of this business is planning to expand the coffee shop now in a corner of the space to the entire space formerly used for the laundromat. There will be food served, and a roaster, if a permit is granted, as I hope it will be. This is a pleasant small owner-operated business, popular with neighbors, friendly to all who stop by--just the kind of business that is an asset to the neighborhood. I live in the neighborhood and often walk to Spin City because of the excellent coffee and the enjoyable company always to be found there.

Thank you.

Rasa Moss  
359 Jersey  
San Francisco 94114

Dear SF Planning Department,

I am writing this letter of support for the request of Change of Use at 1299 Sanchez. We live @ 1395 Sanchez St (very close!!). Spin City & Maricar truly help create a better community. I have 2 children and our weekend routine always includes a stop @ Spin City. People greet each other and it's become a place to gather and everyone feels welcome – children, people of all ages, and all ethnicities. Maricar also sells the local honey supporting local businesses.

We are neighbors and fully support the expanded cafe and coffee roaster. I have 2 young children so researched the roaster and asked for information on it. After reviewing the information I am confident it's not harmful for our neighborhood.

Only 12% of all sales are businesses owned by women. I also think Maricar is a wonderful female entrepreneur which is a strong role model for our daughters.

Thank you,

Selina Tobaccowala

1395 Sanchez Street  
San Francisco  
CA 94131

[selina@stanfordalumni.org](mailto:selina@stanfordalumni.org)

Dear SF Planning Department,

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez.

My family and I have been loyal customers of SpinCity for years. It's not just a tiny cafe right now. It's a place where neighbors come together.

We talk, laugh, drink a coffee. It means a lot to all of us. We fully support the expanded cafe and coffee roaster.

We've been hoping for a cafe like this since we moved to the neighborhood.

The owners truly care about our community and everyone is welcome!

Thank you,  
Barbara Barrowman

1419 Church Street  
San Francisco, CA, 94131



Dear SF Planning Department,

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez.

We support the evolution and continued growth because this establishment has been a partner in strengthening the community.

Please grant their Change of Use ASAP!

Thank you.

Belinda Reynolds

HeShe Music

[www.heshemusic.com](http://www.heshemusic.com)

Twitter: @BelindaComposer

Instagram: belindacompose

4348 26th Street, SF, CA, 94131

Date September 17, 2019

Gabriela / Planning Department

I am a Noe Valley resident near Spin City, as well as a local business owner, and want to voice my strong support of both the product and business management style from Christian and Zoe of Noe Valley Coffee Co. We are not only supportive, but eagerly anticipate, the installation of their coffee roaster on Sanchez Street.

It's wonderful to see a growing community of high-integrity small business owners in our lovely neighborhood.

Thanks,

Best,

***Emilie***

---

--

EMILIE MUNROE  
Principal

Studio Munroe, Inc.  
614 York Street  
San Francisco, California 94110  
415 525 4282

[www.studiomunroe.com](http://www.studiomunroe.com)

Hello Gabriela,

Our family of five live at 142A 27th street.

We tend to spend a lot of time in our neighborhood because we have three kids under 4.5 years old. We would really love to see what is currently Spin City Coffee expand into something greater.

We need more family friendly spots.

Kids would get such a kick out of seeing coffee roasted right on site.

We fully support their change of use. Thanks for hearing us out.

Faye Chao (Joseph, Noa, Tav & Simone)

142A 27th street  
San Francisco,  
CA 94110  
USA

**From:** [Forrest Casey](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Fwd: Noe Valley Coffee Co Attn: Alexander Sohn  
**Date:** Wednesday, February 13, 2019 1:33:55 PM

---

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

Dear Gabriela -

As a longtime neighbor on the same block of Spin City Laundry and Coffee I'm writing again to voice my strong support. Please see my note to Alexander Sohn at BAAQM from this past summer below as well. The proposed company, Noe Valley Coffee, is using some of the latest technology for smoke abatement. It's called the Vortex Ecofilter, I've done enough cursory research into it to have any of my personal air quality concerns assuaged. I'm confident, along with the majority of my neighbors, that this change of use will be extremely positive for Noe Valley and our neighborhood. FYI - We also have two children under the age of 10, so we've taken that into consideration as well.

Feel free to contact me directly if you have any questions.

Thanks for your public service -  
Forrest Casey  
415.314.3615

----- Forwarded message -----

**From:** **Forrest Casey** <[forrestcasey@gmail.com](mailto:forrestcasey@gmail.com)>  
**Date:** Thu, Jun 28, 2018 at 9:54 AM  
**Subject:** Noe Valley Coffee Co Attn: Alexander Sohn  
**To:** <[asohn@baaqmd.gov](mailto:asohn@baaqmd.gov)>

Good Morning Mr. Sohn,

I'm writing to voice my SUPPORT for the coffee roaster project proposed at 1299 Sanchez St in San Francisco. I strongly believe that the applicants are planning this project in the most responsible manner possible. I believe that this business will be a benefit to our neighborhood and will be a community asset for years to come. We are looking forward to having them in the neighborhood and encourage approval of the permit. Feel free to contact me if you have any questions regarding my support for this application. Best,  
Forrest Casey

September 22nd, 2019

Gabriela,

I have been a patron of Noe Valley Coffee for some time now. It's really cool to have a roaster that is this hyper local. There's a pride to having something I can share with my neighbors that has a sense of place, or that I can share with friends out of neighborhood/city/state that represents something made where we live.

It seems reasonable to me that Noe valley Coffee has taken over and above efforts to make sure that air quality is not affected in our area with state-of-the-art equipment.

I hope that you can allow them to operate and create great product for us going forward!

Best,

*Jaron*

Jaron Wright  
110 Day St  
SF, CA 94131

September 17th, 2019

Dear Gabriela Pantoja and the SF Planning Department,

I am writing this letter of support for the request for a Change of Use at 1299 Sanchez.  
**I am a neighbor and fully support the expanded cafe and coffee roaster.**

My family and I frequently visit Spin City taking morning walks as a family with our daughter. Spin City has provided a great destination for us to get coffee, treats, see our neighbors and make friends with new parents.

I support the transformation and continued growth because this establishment has been a partner in strengthening our community and experience living in San Francisco.

I admire Spin City and their dedication to creating a safe space where every community member is welcomed!

Thank you,

Jeff Stark

128 28th St,  
San Francisco, CA 94131

Hello Ms. Pantoja and SF Planning Department –

Re: Change of Use at 1299 Sanchez

Date: September 22, 2019

My husband Josh I are writing to you to express our support of the proposed Change of Use at 1299 Sanchez.

We live, and our two pre-school aged kids go to school, very close to 26th and Sanchez. I can tell you without a doubt that we fully support the installation of a coffee roaster and the cafe.

The environmental impact of the current laundry matte is extremely HIGH with all the burring of natural gas and the extreme water usage.

Lastly, we recently checked with the Bay Area Air Quality Management district regarding the application and we were provided with the following statement.

*“The District has evaluated the permit application for the proposed project and has made a preliminary determination that the project is expected to comply with all applicable District, state, and federal air quality-related regulations, including the health risks resulting from toxic air contaminant emissions.”*

We request you prioritize this Change of Use so the neighborhood can begin to realize the benefits of a local cafe.

With warm regards,

*Lauren and Josh Lewis*

Lauren and Josh Lewis



**From:** [Lauren Shaw Lewis](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Support for change of use 1299 Sanchez  
**Date:** Wednesday, February 13, 2019 1:29:50 PM

---

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

Dear Gabriela,

My husband and I are writing to you to express our support of the proposed Change of Use at 1299 Sanchez. We live, and our two pre-school aged kids go to school, very close to 26th and Sanchez. We wholeheartedly support the installation of a coffee roaster and the cafe. The environmental impact of the current laundromat is very large due to high energy use and high water use.

We recently checked with the Bay Area Air Quality Management District regarding the application and we were informed with the following statement:

“The District has evaluated the permit application for the proposed project and has made a preliminary determination that the project is expected to comply with all applicable District, state, and federal air quality-related regulations, including the health risks resulting from toxic air contaminant emissions.”

We request you prioritize this Change of Use so the neighborhood can begin to realize the benefits of a local cafe.

With warm regards,  
Lauren and Josh Lewis



Dear SF Planning Department,

I live in Noe Valley and go to Spin City almost daily. It is a wonderful community space: a great place to work, chat, have a coffee and talk to the neighbors. I go with my 9-year old daughter, my dog Thursday, and my husband. It's lovely how people convene there to share stories, listen to music, get news about the neighborhood, support the local bake sales.

I fully support the change of use for Spin to be a fully fledged coffee bar and roaster!

Sincerely,

*Marisa Galvez*

Associate Professor of French and Italian, and by Courtesy, German Studies  
Chair of Undergraduate Studies, French  
Department of French and Italian  
Stanford University  
Stanford, CA 94305-2010  
T 650.723.1918  
F 650.723.0482  
[mgalvez@stanford.edu](mailto:mgalvez@stanford.edu)  
Director, [Structured Liberal Education](#)

Sep 26 2019

Attn: SF Planning Committee

Attn: Gabriella Pantoja

To whom it may concern -

Re; Change of Use at Spin City

I am writing today in support of Noe Valley Coffee and their proposal to install a new coffee roaster at 1299 Sanchez Street. **I strongly support this initiative.** I live in Noe Valley and strongly support the locally-owned Noe Valley Coffee Company and look forward to their continued contributions to the community.

Thank you!

Sincerely,

Matthew Rey

+1 (415) 202 - 4992

September 22nd, 2019

Dear SF Planning:

I am writing to express my support for the Noe Valley Coffee roasting project/installation. We are looking forward to an expanded café.

The owners of the company contribute greatly to the community and their project will improve the neighborhood.

Thank you.

Monique Olivier

4044 26th St, SF

September 24, 2019

Hi Gabriela,

As a Noe Valley resident and long time customer of Spin City & Noe Valley Coffee, I am writing to voice my support for the proposed Coffee Roaster at 1299 Sanchez Street and the Change of Use.

It's unfortunate to see the amount of misinformation that people are spreading regarding the proposed roaster. I felt it important for you to hear from someone who is supportive and took the time to research the actual roaster and filter system being proposed vs. those that are making statements about coffee roasting in general. It's clear that those opposed to the roaster don't understand the advances in filter technology provided by the proposed VortX system and are communicating misinformation based on fear of the unknown and lack of actual research.

Lastly, I believe the proposed Coffee Roaster will make a wonderful addition to the neighborhood and further enhance Spin City's position as a neighborhood hub and gathering place.

Thank you for considering my support.

Kind regards,

*Sean Norton*

29<sup>th</sup> and Castro

Date: September 24, 2019

Re; Change of Use – 1299 Sanchez Street / Spin City Coffee

Dear SF Planning Department and Ms. Pantoja,

I am writing this letter of support in regards for a Change of Use at 1299 Sanchez Street in San Francisco. I am a neighbor and I fully support the expanded cafe and coffee roaster.

**I have been coming here for years and I would love to see them expand!**

Thank you,

*Steve Grigory*

1310 Church Street

San Francisco,

CA 94114

Hello San Francisco Planning Committee and Gabriela Pantoja,

I am writing in SUPPORT of the coffee roaster permit being approved at 1299 Sanchez Street. I have been a resident for 28 years in Noe Valley and support small local businesses as a commercial realtor.

While this applicant is not my client and I have no professional affiliation with him I do work in the community and ask you to please consider this approval very seriously.

The tech industry alone with their transit busses pose a far greater risk to air quality and we have allowed those to roam freely through SF so I would be very surprised if this permit was not issued as a commercial real estate professional.

The impact on small businesses in the last 3 years that I represent both Buyer's and Seller's on have been unlike any other years I have ever seen. More than a handful of businesses this year have closed and gotten nothing in return for years of struggle to support the community.

I strongly urge you to approve this COU permit and feel free to call me if you have questions.

Sincerely

Stu



Steven "STU" Gerry  
Realtor, SRES, E-Pro, Notary public, Lic. #01926878  
t: 415-846-2849 f: 415-426-3351  
e: [stevengerry@zephyrsf.com](mailto:stevengerry@zephyrsf.com)



Verify all dimensions in the field  
Codes

2016 San Francisco building code  
and amendments  
2016 California building, electrical,  
plumbing and housing codes

Property Information

All Existing And Proposed:  
Occupancy: R-3  
Type: Commercial

2 Story

Scope of Work

Change of Use to a Limited Restaurant/Cafe  
with a coffee roaster accessory.

Drawing Index

- A1 Site Plan
- A2 Existing Floor Plans
- A3 Proposed Floor Plans
- A4 Elevations
- A5 Sections

Legend

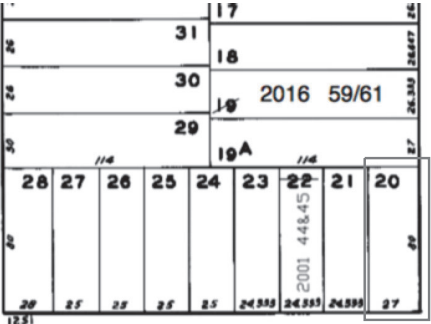
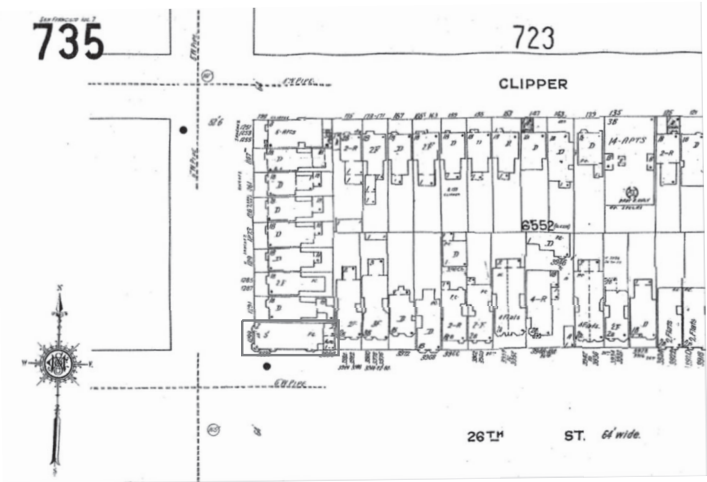
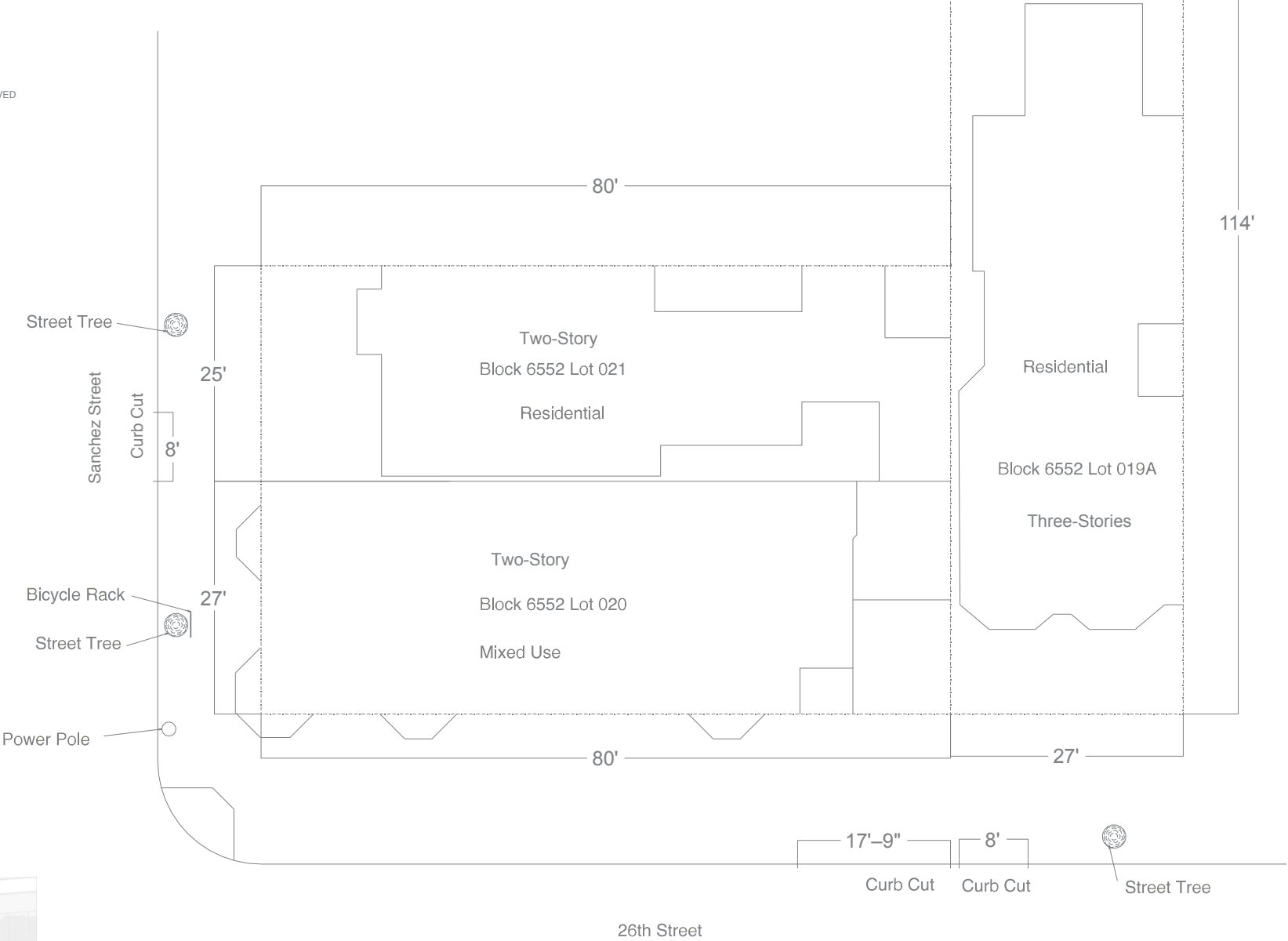
- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED
- 1 HOUR WALL
- PROPERTY LINE

Abbreviations and Symbols

- CL CLOSET
- D DRYER
- DN DOWN
- (E) EXISTING
- (N) NEW
- FAU FORCED AIR UNIT
- (TYP) TYPICAL
- W WASHER
- WH WATER HEATER
- BREAKLINE
- FAN/LIGHT
- 3616 WINDOW OR DOOR
- SIZE IN INCHES
- WIDTH BY INCHES
- HEIGHT

Exhibit K

Tenant Space Total Area	1,139 square feet
Accessory Use Total Area	86.85 square feet



Site Plan

Scale 1/8" = 1'



Change of Use to a limited restaurant/cafe  
with a coffee roaster accessory.

Christian Ritter

1299 Sanchez  
San Francisco CA 94114 Block 6552 Lot 020  
415-645-3104

Architect or  
Engineer Stamp  
or, Signature of  
Designer

Drawn By:  
David Brockhurst

Scale as Shown

Date 11/23/18

Sheet:

A1  
1 of 5

Verify all dimensions in the field  
Codes

2016 San Francisco building code  
and amendments  
2016 California building, electrical,  
plumbing and housing codes

Property Information

All Existing and Proposed:

Occupancy: R-3

Type: Mixed Use

2 Story

Scope of Work

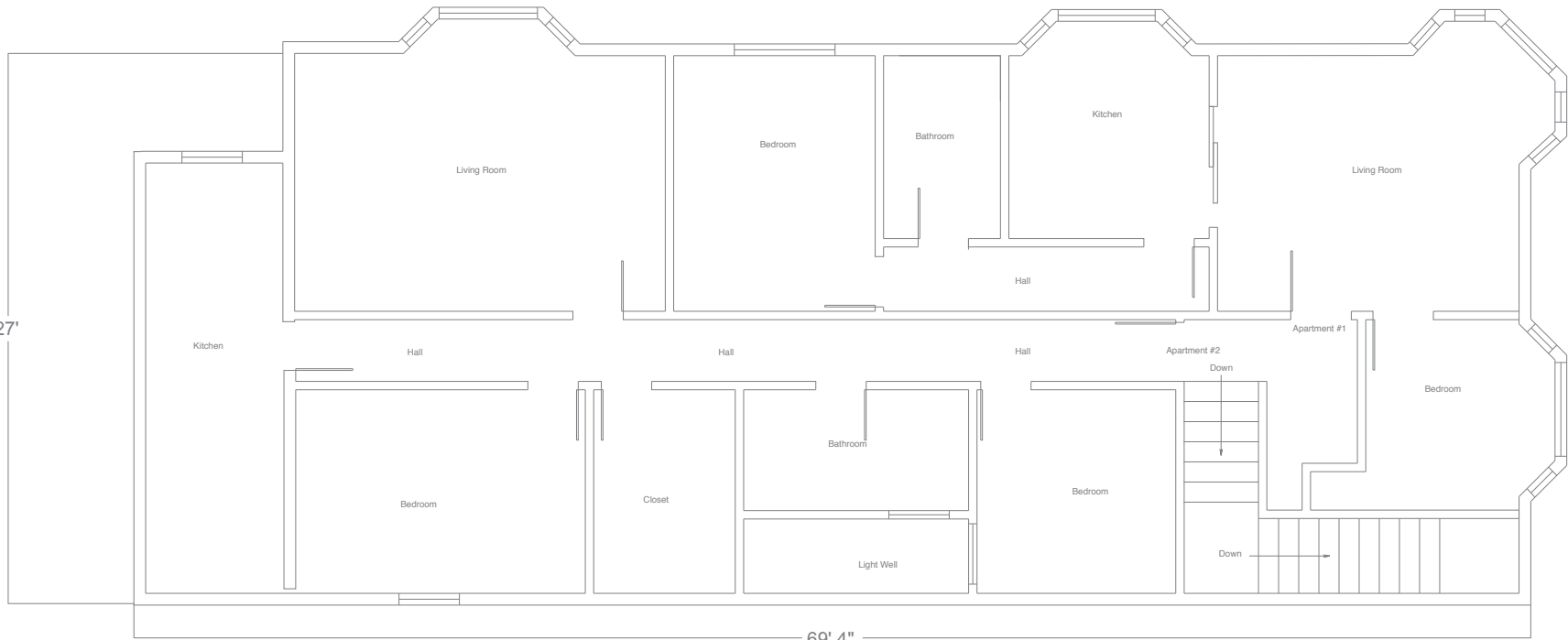
Change of Use to a Limited Restaurant/cafe  
with a coffee roaster accessory.

Drawing Index

- A1 Site Plan
- A2 Existing Floor Plans
- A3 Proposed Floor Plans
- A4 Elevations
- A5 Sections

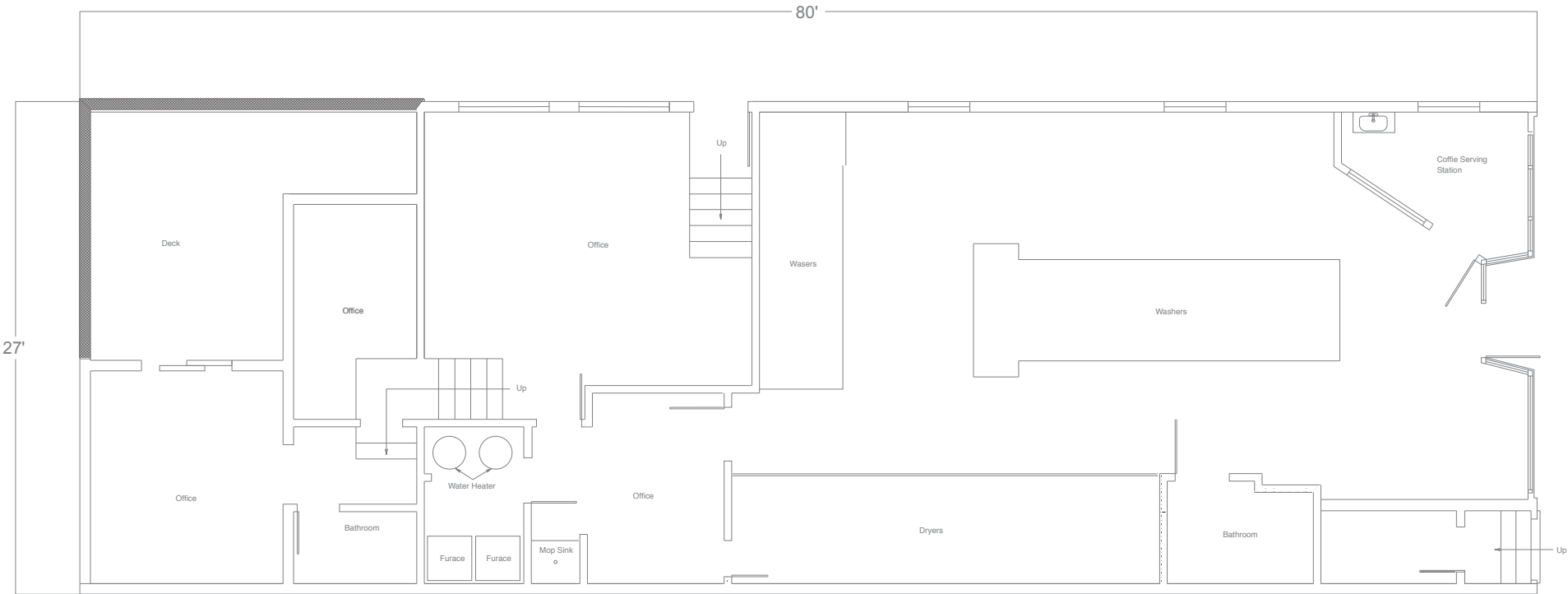
Abbreviations and Symbols

- CL CLOSET
- D DRYER
- DN DOWN
- (E) EXISTING
- (N) NEW
- FAU FORCED AIR UNIT
- (TYP) TYPICAL
- W WASHER
- WH WATER HEATER
- BREAKLINE
- FAN/LIGHT
- 3616 WINDOW OR DOOR
- SIZE IN INCHES
- WIDTH BY INCHES
- HEIGHT



Existing 2nd Floor Plan (No Changes)

Scale 1/4" = 1'



Existing 1st Floor Plan

Scale 1/4" = 1'

Scale 1/4" = 1'

Legend	
	EXISTING WALL
	NEW WALL
	DECK RAILING



Change of Use to a limited restaurant/cafe  
with a coffee roaster accessory.

Christian Ritter

1299 Sanchez  
San Francisco CA 94114 Block 6552 Lot 020  
415-645-3104

Architect or  
Engineer Stamp  
or, Signature of  
Designer

Drawn By:  
David Brockhurst

Scale as Shown

Date 4/28/19

Sheet:

A2  
2 of 5

Verify all dimensions in the field

Codes

2016 San Francisco building code  
and amendments  
2016 California building, electrical,  
plumbing and housing codes

Property Information

All Existing and Proposed:  
Occupancy: R-3  
Type: Mixed Use  
2 Story

Scope of Work

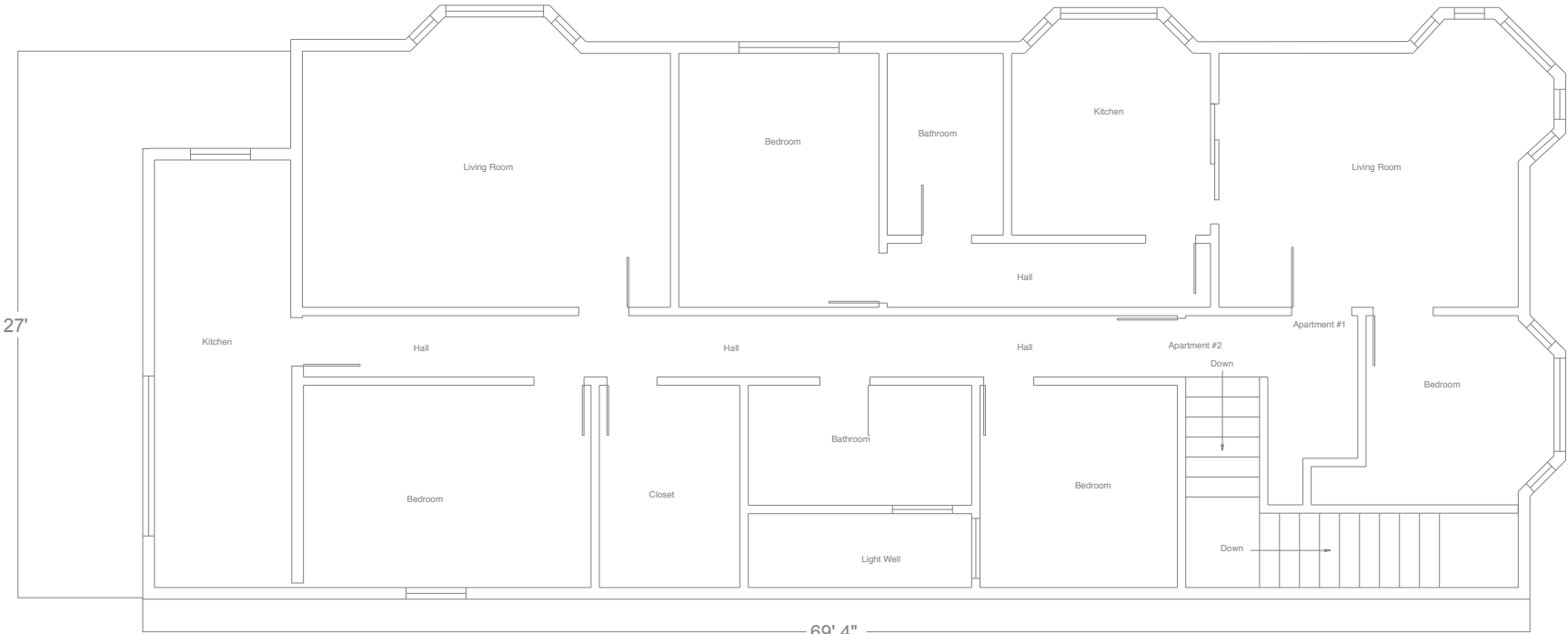
Change of Use to a Limited Restaurant/Cafe  
with a coffee roaster accessory.

Drawing Index

A1 Site Plan  
A2 Existing Floor Plans  
A3 Proposed Floor Plans  
A4 Elevations  
A5 Sections

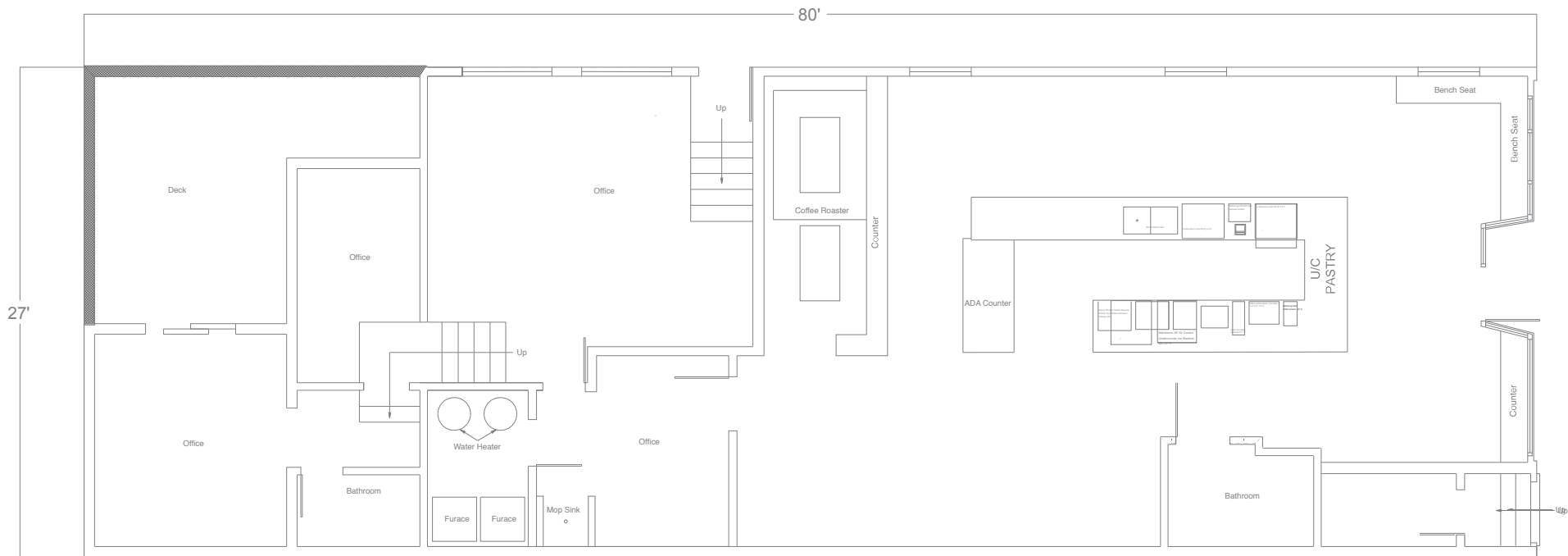
Abbreviations and Symbols

CL CLOSET  
D DRYER  
DN DOWN  
(E) EXISTING  
(N) NEW  
FAU FORCED AIR UNIT  
(TYP) TYPICAL  
W WASHER  
WH WATER HEATER  
— BREAKLINE  
○ FAN/LIGHT  
3616 WINDOW OR DOOR  
SIZE IN INCHES  
WIDTH BY INCHES  
HEIGHT



Existing 2nd Floor Plan (No Changes)

Scale 1/4" = 1'



Proposed 1st Floor Plan

Scale 1/4" = 1'

Legend

	EXISTING WALL
	NEW WALL
	DECK RAILING



Change of Use to a limited restaurant/cafe  
with a coffee roaster accessory.

Christian Ritter

1299 Sanchez  
San Francisco CA 94114 Block 6552 Lot 020  
415-645-3104

Architect or  
Engineer Stamp  
or, Signature of  
Designer

Drawn By:  
David Brockhurst

Scale as Shown

Date 4/28/19

Sheet:

A3  
3 of 5

Verify all dimensions in the field

Codes

2016 San Francisco building code  
and amendments  
2016 California building, electrical,  
plumbing and housing codes

Property Information

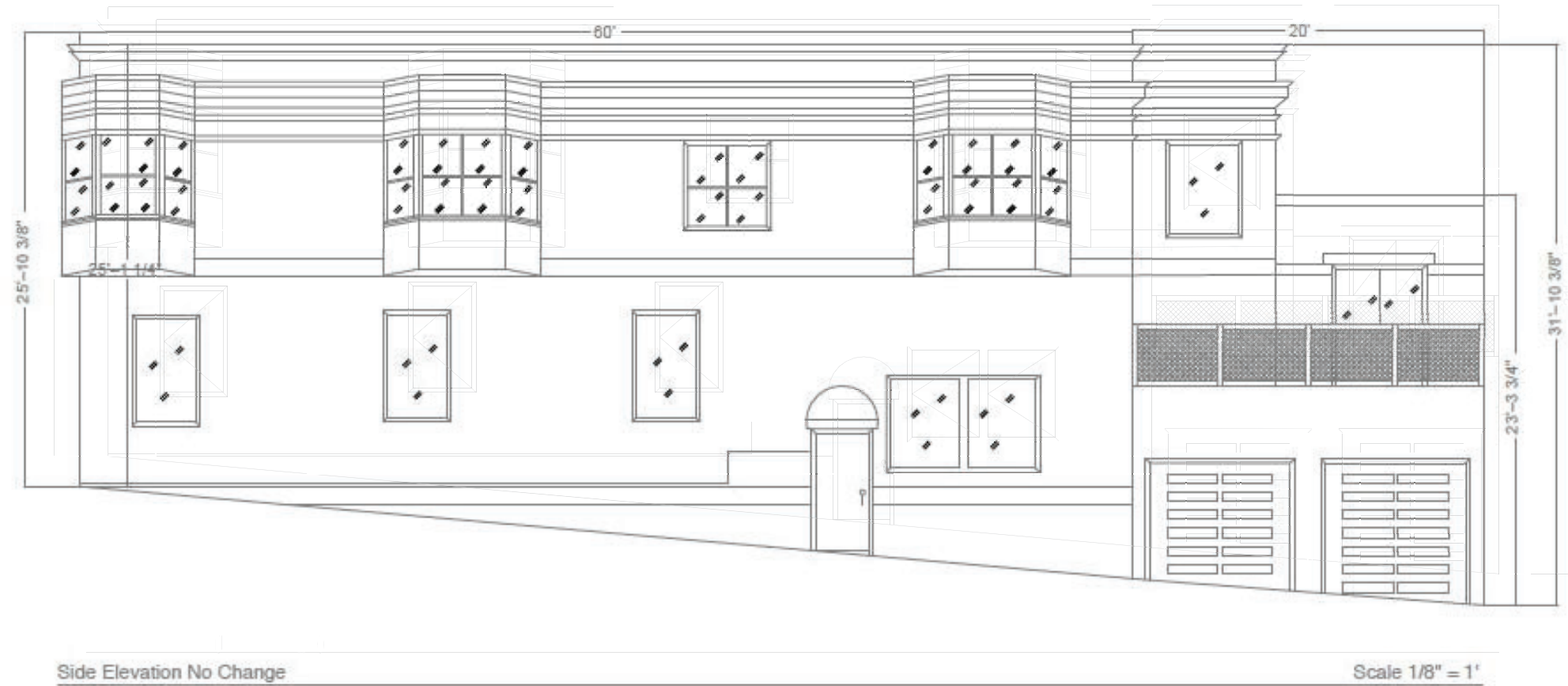
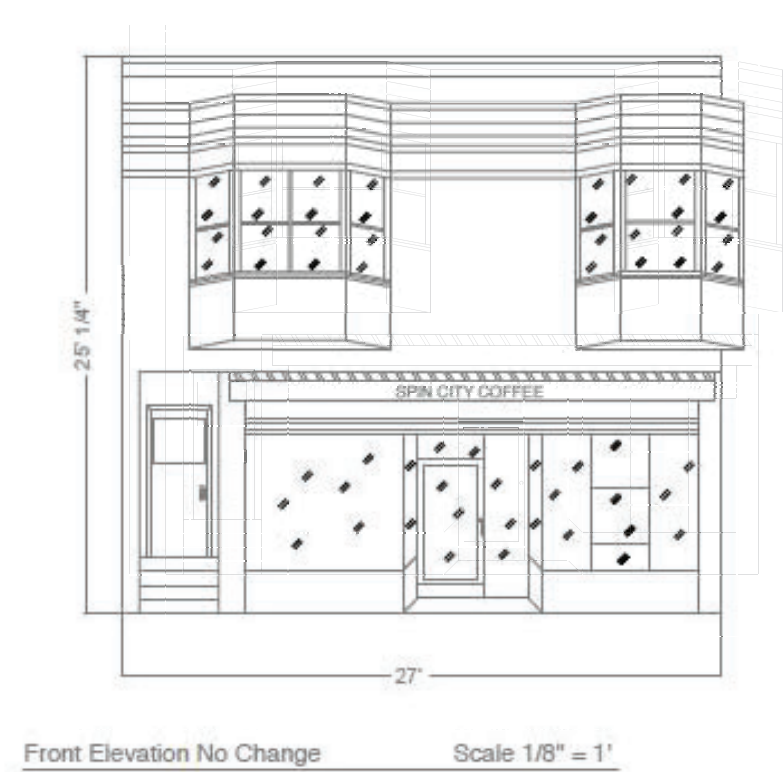
All Existing and Proposed:  
Occupancy: R-3  
Type: Mixed Use  
2 Story

Scope of Work

Change of Use to a Limited Restaurant/Cafe  
with a coffee roaster accessory.

Drawing Index

- A1 Site Plan
- A2 Existing Floor Plans
- A3 Proposed Floor Plans
- A4 Elevations
- A5 Sections



Legend	
	EXISTING WALL
	NEW WALL
	DECK RAILING



Change of Use to a limited restaurant/cafe  
with a coffee roaster accessory.

Christian Ritter

1299 Sanchez  
San Francisco CA 94114 Block 6552 Lot 020  
415-645-3104

Architect or  
Engineer Stamp  
or, Signature of  
Designer

Drawn By:  
David Brockhurst

Scale as Shown

Date 4/28/19

Sheet:

A4  
4 of 5