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BY E-MAIL AND HAND DELIVERY

November 6, 2019

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RE: 1776 Green Street (2018-011430CUA)

Honorable Members of the Planning Commission:

I am writing on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning certain applications filed with the Planning Department to convert the existing automotive garage at 1776 Green Street (built in 1914) to a new residential development consisting of five market rate three-bedroom units with a two-story addition and street level commercial space, and an accessory dwelling unit ("Project").

I. Introduction

The proposed Project would be a relatively large residential development on a quiet street. THoR wants to ensure that any new development at 1776 Green Street:

1. Does not require legal work-arounds like variances and conditional use permits but rather is consistent with San Francisco's general plan for open space, setbacks, density, massing and height;

2. Properly handles and disposes of all hazardous materials prior to any demolition or construction work consistent with San Francisco's Health Code Article 22A ("Maher Ordinance");
3. Maintains and protects the existing building's historic character; and,
4. Fully complies with the California Environmental Quality Act ("CEQA"). In particular, as discussed below, the Project site is listed on the State of California's Cortese list of contaminated sites, due to over 100 years of use as an automobile repair garage. According to the Cortese listing the site contains extremely high levels of contamination, including highly toxic and cancer causing chemicals, in some cases dozens or hundreds of times above environmental screening levels. The contamination remains in the soil. The Project proposes to excavate over 1300 cubic yards of this contaminated soil. Under CEQA, a site on the Cortese list may not be exempted from CEQA. Therefore, the CEQA exemption must be rescinded and CEQA review must be conducted before any Project approvals are considered.

II. Project Description

The Staff Report for the Planning Commission hearing describes the Project as:

Request for Conditional Use Authorization pursuant to Planning Code Sections 209.1 and 303 to permit a two-story vertical addition and a change of use from an automobile repair garage to a residential building containing five new residential units within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. The Conditional Use Authorization request is to exceed the principally permitted dwelling unit density limit for the respective zoning district.

In addition to the five large units, the applicant also proposes an accessory dwelling unit ("ADU") of over 950 square feet, thus making the Project a six-unit building.

The Project includes a 1,369 square foot communal roof deck. The roof deck looks directly into the adjacent apartment building. The roof deck fencing and rail exceed the 40-foot height limit, as does the elevator penthouse (approximately 53 feet tall).

The applicant also seeks a variance from the requirement for a front and rear yard set-back. The required front-yard set-back is 11 feet and the required rear yard set-back is 34 feet. The Project includes no set back at all and intensifies a pre-existing non-complying use. The Project would exceed the two-unit density in the RH-2 district and would exceed the 40-foot height limit due to a roof deck and elevator penthouse.

The applicant proposes to construct extremely large, luxury units of more than 3000 square feet, each having 2 below-ground parking spaces – exceeding the 1.5 spaces allowed by the Planning Code Section 151.

The Project will require excavation of over 1300 cubic yards of highly contaminated soil due to the building's use for over one hundred years (1914-2018) as an automobile repair shop. During much of that time, there were almost no laws governing hazardous waste disposal, and it was common to simply dump chemicals down the drain or on the ground. In addition, the site contains four leaking underground storage tank sites, which have not been cleaned up. Contaminated soil will have to be excavated for the underground garage. The Project site is an "active" (not closed) toxic site, with contamination levels in some cases over one hundred times above environmental screening levels (ESLs). Soil contamination levels are far above levels deemed acceptable for residential use. There is no clean-up plan. The site is so contaminated that it is on the State of California's Cortese List. Since it is on the Cortese list, the Project may not be exempted from CEQA review. CEQA review is required to develop a thorough, enforceable clean-up plan to ensure clean-up to residential levels, in a manner that will safeguard neighbors, future residents of the Project, and construction workers.

III. Neighbors' Concerns

A. The Project Does not Qualify for a Variance from Open-Space Requirements, Roof Deck, or Parking

Rear Yard: The developer is requesting a variance in order to provide less rear yard and frontal set-back space than is legally required in San Francisco.¹ Neighbors understand that front setbacks may not be feasible due to the historic façade's at-sidewalk configuration. However, that limitation only reinforces the need for adequate rear yard open space. It appears the developer may be more interested in maximizing the number of units and each unit's size over providing City-mandated open space.

There appears to be no reason for the rear yard variance. The Project has ample space to create the required 34 feet of rear yard. Although the front façade of the building is historic and should not be moved, the rear of the building is not. If the rear yard variance is not granted, then the building would have ample open space in the rear – making the intrusive communal roof deck unnecessary.²

¹ See application No. 2018-011430VAR.

² It may be appropriate to screen neighboring properties from the rear yard by creating or retaining a side wall.

Roof Deck: Although the staff report does not mention it, a variance is also required for the roof deck and elevator penthouse. The roof deck rails and fence extend above the 40 foot height limit by several feet, and the elevator penthouse extends to over 50 feet. The roof deck will create noise and invade the privacy of the adjacent apartment building. The findings for a variance cannot be made, so the roof deck should not be allowed.

Parking: The Code limits parking to 1.5 spaces per unit. Yet, the Project provides 2 parking spaces per unit (10 spaces). The Staff Report contends that the parking is pre-existing and therefore exempt from the Code requirement. This is false. The Project includes excavation of over 1000 cubic yards of highly contaminated soil to expand the basement garage and create additional parking. The Project plans include excavation to expand the basement up to Green Street and lowering the floor by up to three feet. Thus, this is not pre-existing parking, but new parking. As such a variance is required but should not be granted. The site is well-served by public transit, and providing surplus parking discourages public transit usage.

In order to receive a variance, the developer must show special circumstances that would make it difficult for the project to meet the Planning Department's requirements. More specifically, variances may only be granted when the strict application of the zoning ordinance would deprive a property owner of privileges enjoyed by other property owners in the vicinity under the same zoning classification because of special circumstances applicable to the specific property such as size, shape, topography, location, or surroundings.³ Gov. Code §65906; *Eskeland v. City of Del Mar*, 224 Cal.App.4th 936, 946 (2014); see also, *Topanga Ass'n v. County of Los Angeles*, 11 Cal.3d 506, 518 (1974) (written findings required).

For this determination, the San Francisco Zoning Code requires the zoning administrator to make five specific findings, based on the developer's evidence, that a variance is warranted. The findings are:

1. There are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. Based on the exceptional or extraordinary circumstances, the literal enforcement of the Code provisions would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

³ Gov. Code §65906.

3. The variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and,
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

The developer has the burden of showing, based on substantial evidence that it cannot comply with the Code.⁴

Given the size of the parcel and existing structure, it is hard to see how the plain and literal interpretation and enforcement of the Code would "result in practical difficulties, unnecessary hardships," or where denial of the variance "would be inconsistent with the general purpose of the Code." There does not appear to be anything particularly unusual about the configuration of the building or parcel justifying a deviation from the law. In fact, the most extraordinary aspect of the building is its historic character. The developer should not be granted a variance in order to spoil the only exceptional attribute of 1776 Green Street, especially because this detail was surely obvious at purchase.

The findings clearly cannot be made for the roof deck. The roof deck not only exceeds height limits, but it also violates the San Francisco Residential Design Guidelines, which provide: "Articulate the building to minimize impacts on light and *privacy* to adjacent properties." (RDGs, page 16). The roof deck will look directly into adjacent apartment windows and conflicts with the intent of the code.

Nor can the findings be made for the Parking over-supply. Since the developer is excavating to create additional underground parking, this is not pre-existing parking, contrary to the staff misrepresentation.

For these reasons, the Zoning Administrator should not grant a variance from the rear yard set-back requirement, should disallow the construction of the communal roof deck, and should limit parking to no more than 1.5 parking spaces per unit.

⁴ See, *Orinda Ass'n v. Bd. of Supervisors*, 182 Cal.App.3d 1145 (1986) (facts did not justify a variance since property was not substantially different from other parcels in the same zone).

B. The Project is Not Entitled to a Conditional Use Authorization

In order to construct 5 luxury residential units, the developer wants to exceed the dwelling density for the parcel to greater than the required one dwelling unit per 1,500 square feet in an RH-2 zone. To obtain a Conditional Use Authorization, the developer must show, among other things that:

- Existing housing and neighborhood character would be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
- The City's supply of affordable housing would be preserved and enhanced;
- Landmarks and historic buildings would be preserved;
- Our parks and open space and our access to sunlight and vistas would be protected from development.⁵

The Planning Department's recommendation that the Commission approve the conditional use is unrelated to the actual criteria for authorizing a conditional use:

"BASIS FOR RECOMMENDATION: The Project will add five dwelling units to the City's housing stock and will feature the restoration of the historic resource's original façade, which had been significantly altered in a 1933 renovation. As such, the Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity."

The staff report provided no analysis that Green Street, the neighborhood or San Francisco generally would benefit from five over-the-top luxury residential units with a penthouse, elevator, roof deck and various balconies and additional decks all intruding upon existing neighbors' privacy, all at the expense of an historic resource. Instead, the Planning Department based its recommendation for conditional use on the building's historic nature, the very aspect that would be destroyed as a result of the proposed Project.

The developer chose to submit plans inconsistent with San Francisco's legal requirements, asking to expand a nonconforming use. Developers should endeavor to propose projects that conform to the law rather than presuming developments will receive a work-around from the City. Land use laws are based on important public interest considerations such as safety, affordability, livability, community character and diversity. There is no evidence this Project would enhance such considerations.

⁵ http://forms.sfplanning.org/CUA_Application.pdf citing relevant findings necessary for a conditional use.

As proposed, the Project would not preserve an historic resource in a way that would respect the character and structure of the building. To the contrary, the Project will destroy the entire historic building, except for the façade. One need only review the developer's own plans for the front façade to see it would negatively transform and diminish 1776 Green. Likewise, the proposed Project would not contribute in any way to affordable housing in the City or encourage economic diversity other than to entice those wealthy enough to afford a penthouse complete with elevator and private decks.

Finally, the CUA recommendation was based on an incorrect reference. The HRER was not concerned about the 1933 alteration.⁶ Instead, the HRER found that adding the pilasters back to the façade was *not* considered necessary restoration to maintaining 1776 Green's historic nature.⁷ So the idea that a CUA authorization would be based on the 1933 alternation makes no sense. More to the point, there are countless ways the building could be developed that would not result in such significant alterations to the building's interior and front façade, and that would *not* require conditional use authorization or variances. In short, why would the treatment of the building's façade form the basis of a CUA approval?

It is the developer's burden to explain why the project cannot comply with existing law. Likewise, the City must assume the developer examined the Code requirements before purchasing the property and determined he could enjoy a reasonable return on his investment without any Code variances or conditional uses. Therefore, the development should comply with the law so that the City's broader public policy considerations are respected and implemented.

C. Hazardous Waste Considerations

The Project Site was used for over 100 years as an automobile repair garage – from 1914 to 2018. For most of that time, there were few if any environmental laws, and it was common to dispose of hazardous chemicals simply by dumping them down the drain or on the ground. The site contains four leaking underground storage tanks (LUSTs). While the tanks were removed in 2016, soil contamination was left in place. According to the developer's own environmental consultant, AllWest Environmental Consultants, "***The subject property currently is listed as an open leaking UST (LUST) case with the SFDPH and on the SWRCB Geotracker database.***" (Phase II Environmental Site Assessment ("Phase 2 ESA"), p. 3).⁸ The project site is located on the City's Maher map of contaminated sites and the State's Cortese List of contaminated sites (Geotracker).

⁶ October 30, 2019 HRER at p.4.

⁷ Id.

⁸ No. 2018-011430PRJ.

According to AllWest, the Project would involve excavation of approximately 1,315 cubic yards of soil. (Phase 2 ESA, p..6).

According to the Phase 2 ESA:

Concentrations of TPH-g, TPH-d, benzene, ethylbenzene, toluene, xylenes and naphthalene were detected at maximum respective concentrations of 19,000 milligrams per kilogram (mg/Kg), 1,200 mg/Kg, 94 mg/Kg, 190 mg/Kg, 570 mg/Kg, 1,000 mg/kg and 63 mg/Kg; above their applicable San Francisco Regional Water Quality Control Board (SFRWQCB) Environmental Screening Levels (ELs) in soil samples collected from borings B-3 and B-5 at depths between approximately 14.5 feet bgs and 39.5 feet bgs.

(Phase 3 ESA, p. 4).

Some of these levels are dozens or even hundreds of times above the relevant environmental screen levels. For example, total petroleum hydrocarbons (TPH) was found on the site at levels up to 2,300 mg/Kg (parts per million or ppm). The ESL is 100 ppm. (San Francisco DPH Phase II Assessment Work Plan Request, p. 3). Benzene (a known human carcinogen) is on the site at levels of .87 ppm twenty times above the ESL of 0.04 ppm. Xylene is on the site at levels up to 198 ppm, 86 times above the ESL of 2.3 ppm. Naphthalene has been detected in soil at 44.2 ppm, **1,473** times above the ESL of 0.03 ppm. There is no question that the levels of soil contamination are of serious concern to neighbors, future residents of the Project, and construction workers.

Under San Francisco's Health Code Article 22A, the "Maher Ordinance," the San Francisco Department of Public Health regulates hazardous substances in soil and groundwater at properties with industrial use histories. Under the Maher Ordinance, the developer must provide to the City:

1. A site history to show whether there is a record of hazardous substances in the soil or ground water at the site.
2. If there is evidence of contamination, a work plan for a subsurface investigation must be submitted to the Director of Health.
3. If the subsurface investigation report indicates that soil or groundwater samples have hazardous substances present, the developer must submit a site mitigation plan describing handling, management and mitigation of the contamination.
4. A final project report must contain a site mitigation plan and describe implementation and material disposal documentation. The Director then

provides a notification that the applicant has completed and complied with Article 22A.

THoR is concerned about dispersal of heavy metals such as lead, solvents, asbestos and other airborne hazardous materials during demolition and project construction. Without proper identification and a City-approved remediation plan, workers, future residents, and neighbors may be exposed to these chemicals through inhalation and dermal contact. We strongly urge the City to ensure full oversight over this process.

As discussed below, due to the extreme soil contamination, the Project may not be exempted from CEQA review. CEQA review is required to ensure that an adequate clean-up plan is developed and to ensure that clean-up is conducted subject to enforceable measures to residential standards. No such clean-up plan has been developed.

E. California Environmental Quality Act (CEQA).

The City contends that the Project is exempt entirely from all CEQA review based on two separate CEQA exemptions: Class 1 and Class 3. Class 1 is for “Existing Facilities” exemption, and Class 3 is for “New construction or conversion of small structures (CEQA Guidelines, Section 15303).” Neither applies on its face. Even if the exemptions arguably applied, the Project may not be exempted from CEQA because it is on the Cortese list of contaminated sites, and the Project may adversely affect an historic resource.

The Class 1 exemption is commonly known as the “pre-existing” facility exemption. It does not apply on its face. The project involves almost entirely destroying the existing building and replacing it with an entirely new structure – except for the façade. There will be no “pre-existing” facility. The exemption is also limited to “small structures” of less than 10,000 square feet. Since the building is over 12,000 square feet, the exemption does not apply.

The Class 3 exemption is limited to buildings with a total square footage of less than 10,000 square feet. Since the Project is over 12,000 square feet, the exemption does not apply.

The Staff Report asks the Commission to approve the Project in total, including an exemption under CEQA,⁹ despite evidence that the Project is not eligible for a categorical exemption. The CEQA statute provides that if a project may cause a substantial adverse

⁹ 2018-011430ENV.

change in the significance of a historical resource, that project shall not be exempted from CEQA review.¹⁰ Categorical exemptions are allowed for certain classes of activities that can be shown not to have significant effects on the environment.¹¹ Public agencies utilizing CEQA exemptions must support their determination that a particular project is exempt with substantial evidence that support each element of the exemption.¹² A court will reverse an agency's use of an exemption if the court finds evidence a project may have an adverse impact on the environment.¹³

1. The Project May Not Be Exempted from CEQA Because it is on the Cortese List of Contaminated Sites.

As discussed above, the site is so heavily contaminated with toxic chemicals, that it is listed as an active contaminated site on the State of California's Cortese List of contaminated sites. For this reason, the Project may not be exempted from CEQA review.

A categorical exemption "shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code." 14 CCR §15300.2(e) (emphasis added); PRC § 21084(c) ("No project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code shall be exempted from this division pursuant to subdivision (a)[categorical exemptions]."). "The provisions in Government Code Section 65962.5 are commonly referred to as the 'Cortese List' ... The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA)." A Cortese listing can be effected for "underground storage tanks for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code." Govt. Code § 65962.5(c)(1). The GeoTracker list is one of the lists in the Cortese List.

The Project site is listed as an active, open site under GeoTracker due to its extensive soil contamination which has not been remediated:

https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000008988

The GeoTracker listing notes extensive soil contamination: MW1 had 17,000 ppb TPH-gas, 3,700 ppb TPH diesel, and 570 ppb Benzene. Soil boring B3 next to MW1 had TPHg at 32,000 ppb, TPHd at 2,500 ppb and Benzene at 4,500 ppb.

Since the Project site is on the Cortese list, the City may not exempt the Project from CEQA review. CEQA review is required to analyze the soil contamination, to develop a comprehensive clean-up plan to residential standards, and to ensure that

¹⁰ CEQA § 21084.1, CEQA Guidelines 15300.2(f).

¹¹ CEQA § 21084(a).

¹² CEQA § 21168.5.

¹³ *Dunn Edwards Corp. v. Bay Area Air Quality Management Dist.* (1992) 9 Cal.App.4th 644, 656.

neighbors are not exposed to toxic chemicals during clean-up and excavation. CEQA will ensure that the clean-up plan is adequate, and enforceable. See, *McQueen v. Mid-Peninsula Board*, 202 Cal.App.3d 1136, 1149, (“the known existence of....hazardous wastes on property to be acquired is an unusual circumstance threatening the environment” and the project may not be exempted from CEQA review); *Association for a Cleaner Environment v. Yosemite Comm. College*, 110 Cal.App.4th 629 (2004) (presence of hazardous materials makes CEQA exemption improper).

2. The Project May not be Exempted from CEQA Because it will Adversely Affect an Historic Resource.

Because the Project involves largely destroying an historic building, the Project may not be exempted from CEQA review. Pub. Res. Code §21084.1.

It is undisputed that 1776 Green Street is an historic resource.¹⁴ The building was constructed in 1914 by owner and builder Sven J. Sterner as an automotive garage in the Classical Revival style. It is a one-story-over-basement light industrial reinforced concrete structure with a mezzanine level that occupies the entire lot area. The facade design is an example of the "station" typology of garage facades, displaying a symmetrical design with a large arched opening centered beneath a gabled parapet with a molded cornice and eave returns. The property features rusticated stucco siding throughout the primary facade with a wide central garage entrance flanked by a secondary garage door at the east (right) bay. Fenestration within the arched openings features wood casement windows with divided lites with solid spandrels below. A trio of casement windows sits above the textured stucco bulkhead on the west (left) bay at the ground floor. Roll-up metal garage doors span the central and eastern (right) openings. Based on historic photographs and a limited permit history, the building appears to have retained a high degree of integrity since a 1933 alteration, which removed pilasters from the central arch to allow a wider garage opening.¹⁵

The surrounding neighborhood consists of a mix of multi- and single-family homes constructed between 1890s and 1950s designed in various styles, with a majority constructed prior to the Great Depression in 1929.¹⁶ The neighborhood refreshingly lacks large, new boxy construction projects so prevalent around San Francisco now. Nearby local landmarks include the Octagon House at 2645 Gough Street and the Burr House at 1772 Vallejo Street, and a majority of the residences on the south side of Green Street were included in the 1976 survey.¹⁷

¹⁴ The building is eligible listing in the California Register of Historical Resources, HRER at p. 1 (December 5, 2019)

¹⁵ December 2018 HRER at p. 1.

¹⁶ *Id.* at p. 2.

¹⁷ December 2018 HRER at p. 2.

To assist with CEQA compliance for the protection of historic resources, San Francisco adopted Preservation Bulletin No. 16 (the "Bulletin"). That Bulletin sets out a two-step process for evaluating the potential for proposed projects to impact historical resources. First, a Preservation Planner determines whether the property is an historical resource as defined by CEQA Guidelines Section 15064.5(a)(3); and, second, if the property is an historical resource, it then evaluates whether the proposed action or project would cause a "substantial adverse change" to the historical resource.¹⁸

CEQA defines a "substantial adverse change" as the **physical demolition, destruction, relocation or alteration** of the historical resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.¹⁹ There can be no serious question that the Project involves "physical demolition," "destruction," or "alteration" of the historic resource.

The Planning Commission must not approve the project without conducting a full CEQA analysis on a range of alternatives and mitigation measures that would lessen the identified impacts on this historic resource. A CEQA document would also give the public and decision makers an opportunity to better respond to staff's analysis which contained a number of errors and unsupported recommendations.

First, the HRER contains ill-conceived recommendations: "the work on the primary facade—the reconstruction of the pilasters, the installation of recessed panels, the new glazing—will be based on historical architectural plans that show the building's appearance prior to the widening of the vehicular entry in 1933."²⁰ Never has the adage "a picture is worth a thousand words" been more apt; but in this case, the developer's own rendition says it all.²¹ One need only view the developer's proposed changes to the façade of 1776 Green Street to see that the alterations would completely destroy all evidence of the buildings historic aspect and character; instead turning it into something entirely different: a garden variety glass-fronted modern structure.

¹⁸ San Francisco Preservation Bulletin No. 16, at p. 2.

¹⁹ CEQA Guidelines 15064.5(b), Bulletin 16, p. 9.

²⁰ October 30, HRER at p. 3.

²¹ See, Executive Summary Conditional Use Authorization at exhibit F, Project Sponsor Brief (October 30, 2019).

Second, and related, the October 30, 2019 HRER erred by asserting that the “change of use will not require significant changes to the subject building's character-defining features, which are primarily on the front facade, and will in some ways enhance the building's ability to convey its significance through the restoration of specific facade features.”²² After viewing the developer's plans, the idea that the proposed changes would somehow restore the front façade's character-defining features defies credulity. The developer's proposal would entirely transform the look and character of the façade. Under CEQA, this drastic alteration of an historic resource is a significant impact that would materially impair the historic significance of the property. The City must prepare a CEQA document that proposes feasible Project alternatives and mitigation measures to lessen this impact.

Third, the HRER focused on “rehabilitating” the building, which includes gutting the interior, removing the historic wood truss system, creating a “penthouse” with an elevator and roof deck.²³ This cannot be what historic preservation experts have in mind when advocating for protecting our architectural heritage. 1776 Green Street requires careful preservation and restoration, not heavy handed “rehabilitation” designed to completely transform its form and appearance into modern luxury apartments inside and out.

Fourth, the HRER found that the developer's plans did not meet the Secretary of the Interior's Standards for Rehabilitation.²⁴ The historic analysis focused primarily on the interior's existing wood truss system as the most salient character defining feature.²⁵ That aspect of the property must be preserved. The proposed Project would destroy the wooden truss system to accommodate five luxury residences. The developer could retain many aspects of the building's interior by proposing a single-story use such as one or two residential units.

Lastly, as mentioned in Section III, the staff report recommending approval mischaracterized the HRER's findings. According to the staff report, the Project “will feature the restoration of the historic resource's original façade, which had been significantly altered in a 1933 renovation. As such, the Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.”²⁶ The HRER made no finding that reinstalling the pilasters would return the building to its historic significance. Instead, the HRER asserted that adding the pilasters back would have no affect: “The subject building's only major alteration was the 1933 removal of the pilasters and widening of the

²² October 30, 2019 HRER at pp. 2-3.

²³ October 30, HRER at p. 2.

²⁴ October 30, 2019 HRER at p. 2.

²⁵ October 30, 2019 HRER at p. 3.

²⁶ Executive Summary Conditional Use Authorization at p. 2.

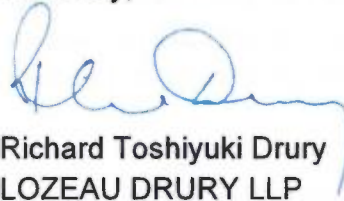
vehicular entry. This alteration has not acquired significance in its own right; thus, the proposed reversal of this alteration and restoration of the original pilasters will not diminish the subject building's historic significance." In other words, putting the pilasters back on the façade cannot be the justification for approving the Project and providing conditional use authorization.

In summary, the complete transformation of the building's façade and the gutting of its interior is a potential significant impact under CEQA. The Planning Department must prepare a CEQA document analyzing alternatives and mitigation measures that would protect this historic resource.

IV. Conclusion

As the foregoing shows, the Project is entitled to neither a conditional use authorization, nor a variance, nor a CEQA exemption. Given evidence of potentially significant impacts on an historic resource and on-site hazardous waste, the Planning Department must prepare a CEQA document that analyzes these issues and proposes alternatives and feasible measures to mitigate such impacts. The public must be afforded to opportunity to assess the project in full. Thank you for your consideration of our comments and concerns. Please do not hesitate to contact me with any questions about this letter.

Sincerely,



Richard Toshiyuki Drury
LOZEAU DRURY LLP

ATTACHMENT A

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ATTACHMENT B



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November 6, 2019

Richard Drury
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Subject: 1776 Green Street Project, San Francisco, California

Dear Mr. Drury:

I have reviewed the July 31, 2018 Maher Ordinance application for 1776 Green Street, San Francisco, California. The proposed project is to construct a building with five residential units and one commercial unit within an existing building. The new building will be four stories high and will be situated atop a one-level below-grade parking garage.

The proposed project site, 1776 Green Street, was used by automotive repair purposes between 1914 and 2018.¹ The proposed project site is listed at the California Geotracker website as an open case where the following levels of contamination have been documented²: (1) groundwater containing total petroleum hydrocarbons (TPH) gas at 17,000 ppb, TPH diesel at 3,700 ppb, and benzene at 570 ppb and; (2) soil containing TPHg at 32,000 ppb, TPHd at 2,500 ppb and benzene at 4,500 ppb. The project site is under active oversight by the San Francisco Department of Public Health. The San Francisco Department of Public Health approved a workplan for additional soil and groundwater investigation on August 8, 2019. Exposure to TPH compounds can cause developmental effects along with hematological, liver immunological, and renal effects.³ Benzene is a known human carcinogen.⁴

The City of San Francisco is proposing to exempt the project from the CEQA process. CEQA requires the identification of Cortese-listed sites, such as the 1776 Green Street project site, when evaluating project

¹ Phase II Site investigation Workplan, 1176 Green Street, San Francisco, AllWest Environmental, January 18, 2019

² https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000008988

³ <https://www.atsdr.cdc.gov/substances/toxsubstance.asp?toxid=75>

⁴ <https://www.atsdr.cdc.gov/toxfags/af.asp?id=38&tid=14>

impacts. Projects that are included on the Cortese List may result in significant impacts from hazardous materials unless assessment and clean-up has been completed. The project should be considered under CEQA to identify the 1776 Green Street site as a Cortese List site. A CEQA process should be undertaken to show that all hazardous waste has been assessed and remediated to the satisfaction of the San Francisco Department of Public Health. (See *Citizens for Responsible Equitable Environmental Development v. City of Chula Vista*, 197 Cal. App. 4th 327 (Cal. App. 4th Dist. 2011).)

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Hagemann".

Matt Hagemann, P.G., C.Hg.

ATTACHMENT C



AllWest Environmental

PHASE II SITE ASSESSMENT WORK PLAN

1776 Green Street, San Francisco, CA 94123
City of San Francisco Department of Public Health,
EHB-SAM Case Number: SMED 1751
LOP Site Number: 12076
GeoTracker Facility Global ID #T10000008988



PREPARED FOR:

1776 Green Street, LLC
c/o Local Capital Group
The Presidio – 572 Ruger St, Ste. A
San Francisco, California 94129

ALLWEST PROJECT 18086.23
January 18, 2019

PREPARED BY:

Samuel O. Calloway
Project Manager

REVIEWED BY:

Leonard P. Niles, PG, CHG
Senior Project Manager





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FIGURES

Figure 1: Vicinity Map

Figure 2: Site Plan with Proposed Boring Locations

APPENDICES

Appendix A San Francisco Department of Public Health- Environmental Health Branch, Site Assessment and Mitigation (EHB-SAM) Letter, November 9, 2018

Appendix B Proposed Basement Plan

Appendix C Standard Geoprobe® DPT Soil, Soil Vapor and Groundwater Sampling Procedures



PHASE II SITE ASSESSMENT WORK PLAN

1776 Green Street, San Francisco, CA 94123
City of San Francisco Department of Public Health,
EHB-SAM Case Number: SMED 1751
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I. INTRODUCTION

This workplan describes tasks to characterize subsurface conditions at the property referenced above (“the subject property”, Figures 1 and 2). The scope of work addresses requirements by the City of San Francisco Department of Public Health (SFDPH) Environmental Health Branch, Site Assessment and Mitigation (EHB-SAM) for a Phase II Site Assessment Work Plan to be submitted prior to site renovation activities.

The subject property is located within the Expanded Maher Zone. Characterization of suspected fill material, native soil, soil gas and shallow groundwater is required in areas within the Expanded Maher Zone where at least 50 cubic yards of soil are planned to be removed, in accordance with procedures and analyses specified in the revised City of San Francisco Health Code (SFHC) Article 22A (Maher Ordinance).

The proposed work will be conducted with the approval and oversight of the SFDPH. Upon approval of the *Phase II Site Assessment Work Plan* by the SFDPH, the proposed scope of work will be implemented. Upon completion of the subsurface investigation, a *Phase II Site Assessment Report* will be submitted to the SFDPH. Contingent upon review of the *Phase II Site Assessment Report*, the SFDPH will require submittal of a *Site Mitigation Plan (SMP)* for the proposed development activities on the property.

This workplan presents the proposed subsurface investigation scope of work and briefly summarizes the site setting and background, including previous site investigations.

II. PROJECT BACKGROUND

A. Site Location and Description

The subject property is located in the Cow Hollow District, on the north side of Green Street between Octavia and Gough Streets, in the City of San Francisco. A site vicinity map is included as Figure 1.

The subject property is a rectangular parcel, comprising approximately 0.17 acres (7,422 square feet), developed with a single-story 12,450 square foot masonry/concrete light-industrial building with a basement parking garage and mezzanine completed in 1914.. The basement floor slab grade is

approximately 10 feet below the Green Street sidewalk grade. A site plan is included as Figure 2. The subject property is occupied by Jump, a bicycle rental firm.

B. Site Geology and Hydrogeology

The subject property slopes gently downwards towards the north, at an elevation of approximately 94 feet above mean seal level (msl).

A review of the USGS Note 36 California Geomorphic Provinces map, the property is located in the Coast Ranges geomorphic province of California. The coastline is uplifted, terraced and wave-cut. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay.

The northern Coast Ranges are dominated by the irregular, knobby landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields. The Coast Ranges is subparallel to the active San Andreas Fault. The San Andreas is more than 600 miles long, extending from Point Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to north of the Farallon Islands. Geologically, the area of the subject property is underlain by Mesozoic era Eugeosynclinal Deposits.

According to California's Groundwater Bulletin 118, the subject property is located in the San Francisco Bay Hydrologic Region and lies in the Marina Groundwater Basin (Basin No. 2-039). The Marina groundwater basin is located on the northern portion of the San Francisco Peninsula and is one of five basins in on the eastern side of a northwest trending bedrock ridge within the peninsula (Phillips, et al. 1993). The 220-acre groundwater basin consists of shallow unconsolidated alluvium underlain by less permeable bedrock within the watershed located north of Nob Hill and including most of the Presidio and Fort Point areas. Bedrock outcrops along much of the ridge form the eastern, southern and western basin boundaries.

The Marina Groundwater Basin 2-39 is listed in the State of California Regional Water Quality Control Board, San Francisco Region (SFRWQCB) Water Quality Control Plan (Basin Plan) date May 4, 2017, table 2-2 as having existing municipal and agricultural use and potential industrial and process use (SFRWQCB, 2017). However, the City of San Francisco Public Utility Commission (SFPUC) report no plans to develop groundwater resources within the basin. The SFDPH considers groundwater quality in the basin to be degraded below drinking water standards.

According to information obtained from the Geotracker database for a former service station leaking underground storage tank (LUST) site at 2559 Van Ness Avenue, approximately 1/4-mile northeast of the subject property, soils consist of fill material to approximately 8 to 12 feet below ground surface (bgs) underlain by native sand, silty sand, clayey sand, and sandy clay to the maximum explored depth of 45 feet bgs.

Soils encountered during the AllWest subsurface investigations of May 14 to 15 and July 30 to 31, 2018 were fill materials consisting of very fine to fine sand with fine gravel from below the asphalt/concrete surface to a depth of approximately 12 to 15 feet bgs within the former UST pit. Outside of the former UST pit, and below 12 to 15 feet bgs beneath the pit, native soils were silty to clayey sands with some gravel, sandy silt, or sandy clay to the total depth explored at 45 feet bgs (AllWest, 2018b and 2018c).

Depth to ground water was documented as variable in the site vicinity, and based on information available on the Geotracker website, ranging from approximately 8 to 35 feet below ground surface. Ground water was not encountered to a depth of at least 12 feet during excavation activity conducted on the subject property during removal of former underground storage tanks (USTs) in February 2016 (AllWest, 2018a).

Ground water flow direction in the vicinity of the subject property was anticipated to follow the local topography towards the north.

Measurable groundwater was not encountered during drilling activities of the AllWest May 2018 subsurface investigation, although several moist to wet zones were encountered. Boring B-3 (within the former UST excavation) was left open overnight for groundwater recovery; static groundwater was measured at approximately 36.95 feet bgs the next day. Groundwater was first encountered during the July-August 2018 AllWest subsurface investigation at approximately 35 to 40 feet bgs (Green Street sidewalk grade) in borings MW-1 and MW-2 and approximately 32.5 to 34 feet below basement grade (bbg) in boring MW-3 located in the subject building basement (approximately 10 feet below sidewalk grade).

Static depths to groundwater in the completed monitoring wells prior to the August 10, 2018 monitoring event ranged from 31.56 feet bbg in MW-3 to 37.19 feet bgs (Green Street sidewalk grade) in MW-1. The groundwater flow direction was calculated to be due north, at a gradient of 0.01 feet per foot (AllWest, 2018c).

The nearest significant surface water to the subject property is the San Francisco Bay, located approximately ¾ mile north. There are no water supply wells, aboveground water tanks or water reservoirs at the subject property. There are currently three ground water monitoring wells at the subject property. The property does not fall under requirements of the National Pollutant Discharge Elimination System (NPDES) and storm water runoff is directed to drains in the adjoining street.

C. Site History

The subject property was residentially developed by the 1890s, with dwellings remaining present through 1913. The existing building was constructed in 1914 and documented as being utilized for automotive repair purposes by several different businesses between 1914 and 2018. The subject property was occupied by an auto body repair shop at the time of the AllWest Phase I ESA site visit in February 2018. The subject property was unoccupied at the time of the AllWest subsurface investigation in late July to early August 2018, but is currently occupied by Jump, a bicycle rental firm, and undergoing remodeling.

Four USTs were identified on the subject property, a 1,000-gallon and three 550-gallon "petroleum blend" fuel tanks. The date of installation of the USTs is unknown. The USTs were originally 'closed in place' in 1987, and a Certificate of Completion was issued by SFDPH in 1989. However, in 2016 the USTs were removed and residual total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethyl benzene and xylenes (BTEX) and naphthalene were documented in verification soil samples collected from beneath the tanks. As a result, the 1989 Certificate of Completion was rescinded by the SFDPH-LOP. Total petroleum hydrocarbons as diesel (TPH-d) were detected in soil stockpile samples but were not analyzed in confirmatory soil samples. The subject property currently is listed as an open leaking UST (LUST) case with the SFDPH and on the SWRCB Geotracker database..

D. Previous Investigations

LW Phase I Environmental Site Assessments

In 2013, a Phase I Environmental Site Assessment (ESA) was conducted on the subject property, and subsequently updated in 2014. LW Construction Services, Inc. (LW) conducted a second update in 2015.

The 2015 LW Phase I ESA update, updated a 2013 Phase I and 2014 Phase I update. The property was developed with the existing structure at the time of the 2015 study, which was vacant but had been occupied by various automotive repair businesses. Planned future occupancy by a different auto repair business was reported.

The presence of four USTs was documented. LW stated the tanks had been closed-in-place under proper permitting and the SFDPH had issued case closure with no further action required. A sump was documented in the building basement. LW noted no use, storage, generation or disposal of automotive related materials and no physical or documentary evidence of reportable discharges of hazardous materials.

LW stated the subject property was not located within the Maher Zone at the time of the study. No vicinity facilities of significant concern were identified. Only a "very limited potential" was identified for the presence of a vapor encroachment condition to be present on the subject property.

LW did not identify any RECs or CRECs associated with the subject property. The closed USTs were identified as an HREC, which was appropriate at the time of the study as no contamination had been identified and a certificate of completion had been issued by the SFDPH (LW, 2015).

AllWest Phase I Environmental Site Assessment, February-March, 2018

AllWest conducted a Phase I ESA in 2018. AllWest identified two Recognized Environmental Conditions (RECs) in their Phase I ESA of the subject property; the open LUST case with the SFDPH and property's location within the Expanded Maher Area.

The 1,000-gallon and three 550-gallon "petroleum blend" fuel USTs initially were closed-in-place beneath the adjoining Green Street sidewalk in 1987. Soil samples collected at depths of 10.5- to 11-foot from four borings advanced near the tanks demonstrated non-detectable concentrations of total petroleum hydrocarbons. Based on the analytical results, the SFDPH issued a Certificate of Completion with no further investigation or cleanup required in June 1989.

The four closed-in-place USTs were removed from the subject property in February 2016. The 1989 SFDPH closure was rescinded following the 2016 removals, as residual TPHg, BTEX and naphthalene were documented at concentrations no exceeding applicable direct exposure SFRWQCB ESLs for commercial/industrial land use in verification soil samples collected from beneath the tanks as well as in the removed overburden. The subject property is now an open LUST case with the SFDPH (AllWest, 2018a).

AllWest Phase II Subsurface Investigation, May 2018

AllWest conducted a subsurface investigation at the subject property on May 14 to 15, 2018, consisting of the advancement of five soil borings (B-1 through B-5), and the collection of one groundwater sample. The borings were advanced by track-mounted Geoprobe[®] direct push technology (DPT) methods to a total depth of 15 to 40 bgs. Static groundwater was measured at approximately 37 feet bgs in boring B-3 following recovery overnight. Boring locations are shown on Figure 2.

Twenty one soil samples were collected from the borings. One grab groundwater sample was collected from boring B-3. Fifteen soil samples were analyzed for total petroleum hydrocarbons as gasoline, diesel and motor oil (TPH-g, TPH-d and TPH-mo); selected volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene and total xylenes (BTEX), methyl tert-butyl ether (MTBE), tert-butyl alcohol (TBA), 1,2-dibromoethane (EDB), 1,2-dichloroethane (1,2-DCA) and naphthalene; and total lead.

Concentrations of TPH-g, TPH-d, benzene, ethylbenzene, toluene, xylenes and naphthalene were detected at maximum respective concentrations of 19,000 milligrams per kilogram (mg/Kg), 1,200 mg/Kg, 94 mg/Kg, 190 mg/Kg, 570 mg/Kg, 1,000 mg/kg and 63 mg/Kg; above their applicable San Francisco Regional Water Quality Control Board (SFRWQCB) Environmental Screening Levels (ELs) in soil samples collected from borings B-3 and B-5 at depths between approximately 14.5 feet bgs and 39.5 feet bgs.

Elevated concentrations, in exceedance of their respective ESLs, of TPH-g, TPH-d, BTEX, and 1,2-DCA were detected at 32,000 micrograms per liter ($\mu\text{g/L}$), 2,500 $\mu\text{g/L}$, 4,500 $\mu\text{g/L}$, 890 $\mu\text{g/L}$, 7,400 $\mu\text{g/L}$, 4,200 $\mu\text{g/L}$ and 670 $\mu\text{g/L}$, respectively in the groundwater sample from boring B-3. No other constituents of concern (COCs) were detected in any other soil samples at concentrations exceeding applicable ESLs.

In conclusion, AllWest's subsurface assessment identified elevated levels of petroleum hydrocarbons in soil and groundwater at the subject property exceeding applicable regulatory agency screening levels. The vertical extent and partial lateral extent of elevated hydrocarbon constituent concentrations in soil had been delineated and impacts to groundwater had been identified (AllWest, 2018b).

AllWest Groundwater Monitoring Well Installations and Sampling, July-August 2018

AllWest conducted a subsurface investigation at the subject property on July 30-31, 2018, consisting of the advancement of three soil borings and their completion as groundwater monitoring wells. Two of the borings were advanced in the Green Street sidewalk in front of the subject building to total depths of approximately 43 to 45 feet bgs and completed as monitoring wells MW-1 and MW-2. One boring was advanced to approximately 36 feet below basement grade (bbg) within the subject building basement and completed as monitoring well MW-3.

Nineteen soil samples were collected from the borings. Nine soil samples (three per boring) were analyzed. The only constituents of concern (COCs) detected in soil samples at concentrations exceeding applicable SFRWQCB ESLs were TPH-g, benzene, ethylbenzene, toluene, total xylenes and naphthalene at maximum respective concentrations of 3,100 mg/Kg, 6.9 mg/Kg, 69 mg/Kg, 120 mg/Kg, 330 mg/Kg and 25 mg/Kg; all at a depth of 14.5-15 feet bgs in boring MW-1.

The monitoring wells (MW-1, MW-2 & MW-3) were developed on August 3, 2018, and sampled on August 10, 2018. COCs detected in groundwater samples at concentrations exceeding applicable SFRWQCB ESLs were TPH-g, benzene, ethylbenzene, toluene and total xylenes at maximum respective concentrations of 17,000 micrograms per liter ($\mu\text{g/L}$), 3,700 $\mu\text{g/L}$, 570 $\mu\text{g/L}$, 320 $\mu\text{g/L}$, 1,400 $\mu\text{g/L}$ and 2,200 $\mu\text{g/L}$; all in MW-1. The only COC detected in groundwater samples at a concentration exceeding applicable commercial/industrial groundwater vapor intrusion ESLs was benzene.

AllWest concluded the vertical extent of petroleum hydrocarbons in soil does not significantly extend vertically below first encountered groundwater and petroleum hydrocarbons in soil do not significantly extend laterally beyond the former UST excavations. AllWest concluded the downgradient extent of dissolved petroleum hydrocarbons in groundwater has been largely delineated and probably does not extend significantly downgradient of monitoring well MW-3 or beyond the subject property boundaries. Dissolved VOCs in groundwater are unlikely to present a significant vapor intrusion risk to occupants of the subject site building (AllWest, 2018c).

III. PURPOSE AND SCOPE OF WORK

The purpose of the investigation is to characterize suspect fill material, native soil, shallow groundwater and soil gas at the subject property as required prior to redevelopment activities in areas within the Extended Maher Zone. Soil, groundwater and soil gas sampling and analysis will be conducted in accordance with City of San Francisco Health Code revised Article 22A, Section 22A.7(b), to provide data for preparation of a SMP, to address procedures to remove contaminated soil and groundwater prior to site redevelopment activities.

The subject site building is to be remodeled as a four-story mixed use commercial/residential building with five residential units and one commercial unit (at sidewalk grade) within the shell of the existing building. The new building will be four stories high above a one-level below-grade parking garage. The basement parking garage will be enlarged by excavating beneath the currently unexcavated southern portion of the

building to the Green Street sidewalk, and deepened by demolishing and excavating below the existing floor slab. The proposed finished floor slab elevation of the below-grade garage is estimated to be about 1 to 3 feet below the top of the existing basement floor slab.

The volume of soil disturbance was not indicated in the SFDPH EHB-SAM Maher Program application but, based on the size of the proposed excavation, the Maher Program threshold of 50 cubic yards of soil disturbance will be exceeded. Based on the proposed excavation dimensions, AllWest estimates up to approximately 1,315 cubic yards of soil will be excavated (assuming excavation to 3 feet below current basement grade). A plan of the proposed expanded basement parking garage is included in Appendix B.

The proposed scope of work consists of the following tasks:

- 1) Prepare a written workplan for conducting a subsurface investigation including soil and soil vapor sampling at the subject site. Submit the workplan to the SFDPH EHB-SAM for review and approval;
- 2) Prepare a site-specific health and safety plan;
- 3) Obtain drilling permits from the SFDPH Environmental Health;
- 4) Engage the service of Underground Service Alert (USA) and a private underground utility locator to locate and clear underground utilities within the proposed investigation area so that the potential of accidental damage to underground utilities will be reduced during proposed subsurface investigation. Notify SFDPH and property owner/tenants 5 days prior to the start of field work;
- 5) Retain the services of a C-57 licensed drilling contractor for the advancement by Geoprobe[®] Direct Push Technology (DPT) methods of five borings to the anticipated proposed foundation excavation depth of approximately three feet below basement grade (bbg) within the subject property building basement using a limited access track-mounted rig. Advance two additional borings to approximately 13 feet bgs (Green Street grade) within the subject property building first floor garage and office area adjacent to the Green Street sidewalk using a limited access track-mounted rig.
- 6) Collect approximately 10 soil samples at depth intervals of approximately 0.5-1 and 2.5-3 feet below basement grade from the basement borings and approximately 6 soil samples from 0.5-1, 4.5-5 and 12.5-13 feet bgs (street grade) from the first floor borings. Collect additional soil samples if warranted based on observed evidence of contamination. Collect groundwater samples (if required by the SFDPH EHB-SAM) from the existing basement groundwater monitoring well, at additional cost pending client approval.
- 7) Further advance one of the basement borings to 5 feet below grade, install one temporary soil gas probe within the borehole, and collect one soil gas sample. Remove casing and probes, seal borings with cement grout and restore concrete floor slabs. Contain all soil spoils generated during the assessment onsite pending profiling for disposal.
- 8) Maintain soil, soil gas and groundwater samples under chain-of-custody and transport the samples to a Department of Health Services (DHS) certified analytical laboratory for chemical analyses per SFHC Article 22A (Revised Maher Ordinance).
 - Analyze nine selected soil samples (collected from each of the five basement borings at approximately 0.5-1 feet bgs and from each of the two first floor borings at 0.5-1 and 12.5-13 feet bgs) per Article 22A requirements for total petroleum hydrocarbons as diesel and motor oil (TPH-d and TPH-mo) without silica gel cleanup, total petroleum hydrocarbons as gasoline

(TPH-g) and volatile organic compounds (VOCs) by EPA Method 8260B, semivolatile organic compounds (SVOCs) including polynuclear aromatics (PNAs) and polyaromatic hydrocarbons (PAHs) by EPA Method 8270C, polychlorinated biphenyls (PCBs) by EPA Method 8082, California assessment Manual (CAM)-17 metals by EPA Method 6020, hexavalent chromium (Cr6) by EPA Method 7199, total cyanides by Standard Method SM 4500-CN, pH by EPA Method 9045D and asbestos by CARB Method 435; and

- Analyze the one soil gas sample for TPH-g by EPA Method TO-3, VOCs by EPA Method TO-15, and methane by ASTM D1946, per Article 22A requirements, and for the leak detection gas helium by ASTM D1946.
- 9) Review sample data and compare analytical results to Tier 1 and 2 Environmental Screening Levels (ESLs) developed by the San Francisco Bay Regional Water Quality Control Board (SFRWQCB), and to State of California Title 22 Total Threshold Limit Concentration (TTLC), Soluble Threshold Limit Concentration (STLC) and Toxic Characteristic Leaching Procedure (TCLP) levels.
- 10) Prepare a written report describing the field activities, summarizing the laboratory data, presenting investigation findings, and providing conclusions and recommendations. Submit the report to SFPDPH.

IV. INVESTIGATIVE ACTIVITIES

A. Permitting

AllWest will prepare and submit a drilling permit application for the Geoprobe® DPT borings to SFPDPH EHB-SAM for review and approval. AllWest will also prepare and submit lane closure permit applications to SFPDPW if necessary. Upon permit approval, AllWest will notify SFPDPH of the drilling schedule a minimum of 10 working days in advance to allow scheduling of drilling and grouting inspection.

B. Health and Safety Plan

AllWest will update the site specific health and safety plan prior to mobilizing to the site. A tailgate safety meeting will be given prior to commencing work. All site personnel will be required to review the health and safety plan.

C. Underground Utility Inspection

To avoid damage to underground utility installations during the course of the subsurface investigation, AllWest will contact USA, an organization for public utility information, on the pending subsurface investigation. USA will then notify public and private entities that maintained underground utilities within the site vicinity to locate and mark their installations for field identification. A private underground utility locator, GPRS, Inc. of San Francisco, California, will also be employed by AllWest to conduct a magnetometer and ground penetrating radar (GPR) sweep investigation to locate marked and unmarked underground utilities in the vicinity of the proposed boring locations. Other qualified contractors may be used if necessary.

D. Geoprobe® DPT Boring Advancement and Soil Sampling

To characterize the vertical and lateral extent of petroleum hydrocarbons and related compounds in soils and groundwater (if encountered) around the former USTs, seven soil borings will be advanced with

Geoprobe® DPT methods by a State of California C-57 licensed drilling contractor, Environmental Control Associates, Inc. of Aptos, California. Other qualified drilling contractors may be used if necessary. Five of the borings will be located in the building basement and advanced to a depth of 3 feet bbg. Two borings will be located in the currently unexcavated area of the building first floor adjacent to the Green Street sidewalk, and advanced to a depth of 13 feet bgs (sidewalk grade). The proposed boring locations are shown in Figure 2.

The borings will be advanced by a limited access track-mounted rig using continuous core Geoprobe® DPT sampling methods. Soil samples will be collected for lithologic characterization and potential laboratory analysis using a nominal 4-foot long, 2-inch outside diameter (OD) stainless steel core barrel drive probe and extension rods. The drive probe will be equipped with nominal 1 ½-inch inside diameter (ID) clear PVC plastic tubes that line the interior of the probe. The probe and insert tubes are together hydraulically driven using a percussion hammer to the specified depth. After the specified drive interval, the drive probe and rods are retrieved to the surface. The PVC tube containing subsurface soil is then removed. Selected soil sample intervals will be cut from the PVC tube for analytical testing. The ends of samples for possible analytical testing are sealed using Teflon™ squares and plastic end caps. The samples are labeled, and stored in an iced cooler.

AllWest will collect approximately 10 soil samples at depth intervals of approximately 0.5-1 and 2.5-3 feet bbg (basement grade) from the basement borings and approximately 6 soil samples from 0.5-1, 4.5-5 and 12.5-13 feet bgs (sidewalk grade) from the first floor borings, or within areas of obvious contamination, and within the capillary fringe zone if groundwater is encountered, or depending upon visual observation, odors and photo-ionizer detector (PID) screening.

AllWest will advance one of the basement borings to 5 feet bgs, install one temporary soil gas probe within the borehole, and collect one soil gas sample. Remove casing and probes, seal borings with cement grout and restore concrete floor slabs. Contain all soil spoils generated during the assessment onsite pending profiling for disposal.

An AllWest environmental professional will oversee field work and drilling activities. The recovered soil samples are inspected after each drive interval with lithologic and relevant drilling observations recorded. Soil samples are screened for organic vapors using a PID or other appropriate device by taking readings of headspace vapor concentrations of the soil inside a zip-lock plastic bag. PID readings, soil staining and other relevant observations are recorded on the boring logs. Geoprobe® DPT soil sampling procedures are included in Appendix B.

E. Borehole Backfilling

At the completion of drilling and sampling activities, Geoprobe® DPT drive casings and temporary soil vapor probes and tubing will be removed and the borings will be backfilled with a "neat" Portland Type I or II cement grout slurry that is tremied into the borehole through a PVC pipe. The level of grout will be checked to ascertain if any settling has occurred and will be "topped off" if required. Concrete surfaces will be restored as appropriate. The SFDPH will be notified 5 days in advance of the anticipated grouting time in order to schedule inspection.

F. Investigative Derived Waste Containment and Disposal

All investigative derived wastes, soil (unused sample intervals) and water (decontamination, development and/or purge water) will be temporarily stored at the property in 5-gallon buckets or 55-gallon drums, awaiting test results to determine the proper disposal method.

V. QUALITY ASSURANCE / QUALITY CONTROL PROGRAM

A. Sample Preservation, Storage and Handling

To prevent the loss of constituents of interest, all soil and groundwater samples will be preserved by storing in an ice chest cooled to 4°C with crushed ice immediately after their collection and during transportation to the laboratory. Groundwater sample will be contained in appropriate laboratory-supplied pre-preserved containers. Groundwater samples for metals analysis will be pre-filtered in the field. Samples will be stored within the cooler in separate zip-lock plastic bags to avoid cross-contamination.

B. Chain-Of-Custody Program

All samples collected for this project will be transported under chain-of-custody protocol. The chain-of-custody program allows for the tracing of possession and handling of individual samples from the time of field collection through laboratory analysis. The document includes the signature of the collector, date and time of collection, sample number, number and type of sample containers including preservatives, parameters requested for analysis, signatures of persons and inclusive dates involved in the chain of possession. Upon delivery to the laboratory the document will also include the name of the person receiving the samples, and date and time samples were received.

VI. ANALYTICAL METHODS

All samples selected for analysis will be analyzed by a State of California certified independent analytical laboratory. McCampbell Analytical, Inc. of Pittsburg, California will perform soil, groundwater and soil vapor analysis. Other available qualified State-certified analytical laboratories may be used as necessary. All samples will be analyzed on standard 5-day turn-around time. Analytical methods are in general accordance with those specified in SFHC Article 22A (Maher Ordinance).

The nine selected soil samples collected during this investigation will be analyzed for total TPH-d and TPH-mo without silica gel cleanup, TPH-g and VOCs by EPA Method 8260B, SVOCs including PNAs and PAHs by EPA Method 8270C, PCBs by EPA Method 8082, California CAM-17 metals by EPA Method 6020, Cr6 by EPA Method 7199, total cyanides by Standard Method SM 4500-CN, pH by EPA Method 9045D and asbestos by CARB Method 435.

Remaining collected soil samples (if any) will be archived for potential analysis based on initial analytical results, pending client approval. Based on initial analytical results, selected soil samples may be analyzed as warranted for STLC and TCLP metals pending client approval.

The one soil vapor sample collected during this investigation will be analyzed for TPH-g and VOCs by EPA Methods TO-3 and TO-15 (mid-level detection limits), and for methane and the leak tracer gas helium by ASTM D1946.

VII. REPORT PREPARATION

A written report will be prepared for this investigation after the completion of all field work and receipt of analytical results. Included in the report will be site plans, analytical tables, soil boring logs, chain-of-custody documents, copies of the analytical laboratory reports, and conclusions and recommendations. Analytical data will be compared to Tier 1 and 2 ESLs developed by the SFRWQCB, and to State of

California Title 22 TTLC, STLC and TCLP levels, to evaluate risk to subject site occupants and to profile excavated soil for disposal.

The report will be reviewed and signed by a California Professional Geologist. The report and associated documents (chemical reports, survey data, boring logs, etc.) will be submitted to the SFDPH and uploaded to the GeoTracker database.

VIII. PROJECT STAFF AND SCHEDULE

Mr. Leonard P. Niles, P.G., C.H.G., a California Professional Geologist (PG 5774) and Certified Hydrogeologist (CHG 357), will provide technical oversight for this project and act as the project manager and regulatory liaison. Additionally, AllWest's staff of engineers, geologists, and technicians will be employed to perform the various tasks of the project. AllWest will inform the SFDPH at least 5 days prior to the start of field activities. AllWest will inform the SFDPH of any significant developments during the course of the investigations.

IX. LIMITATIONS

AllWest has prepared this *Phase II Site Assessment Work Plan* for the exclusive use of 1776 Green Street, LLC, c/o Local Capital Group (Client) for this particular project and in accordance with generally accepted practices at the time of the work and with our written proposal dated November 20, 2018. No other warranties, either expressed or implied is made as to the professional advice offered. This plan is not a specification for the proposed work and should not be used to bid out any of the proposed work found within. **Reliance on this plan by any party other than the Client is at the user's sole risk.**

Background information that AllWest has used in preparing this workplan, including but not limited to previous field measurements, analytical results, site plans, and other data, has been furnished to AllWest by the Client, its previous consultants, and/or third parties. AllWest has relied on this information as furnished. AllWest is not responsible for nor has it confirmed the accuracy of this information.

X. REFERENCES

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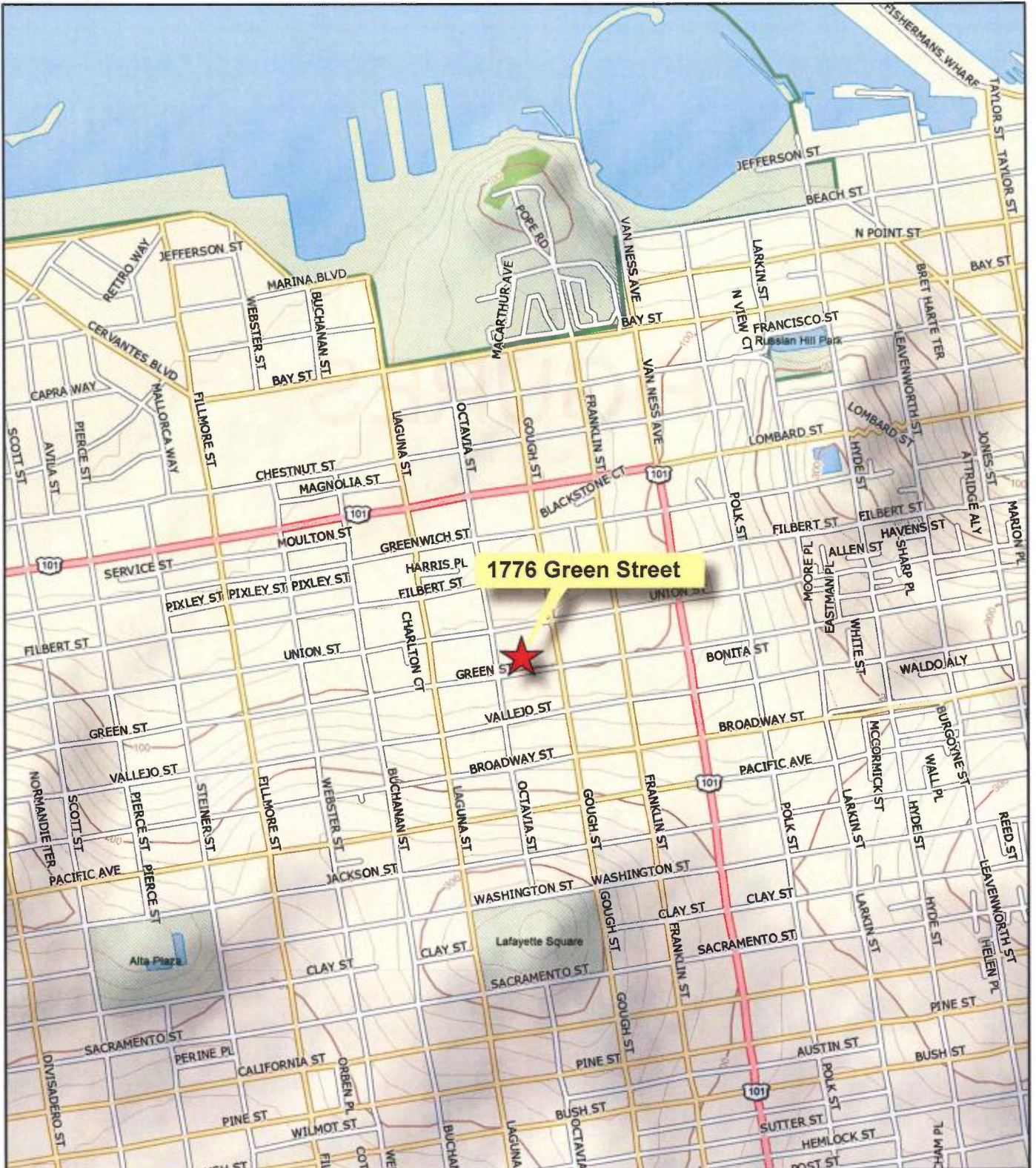
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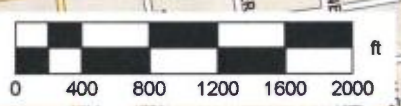
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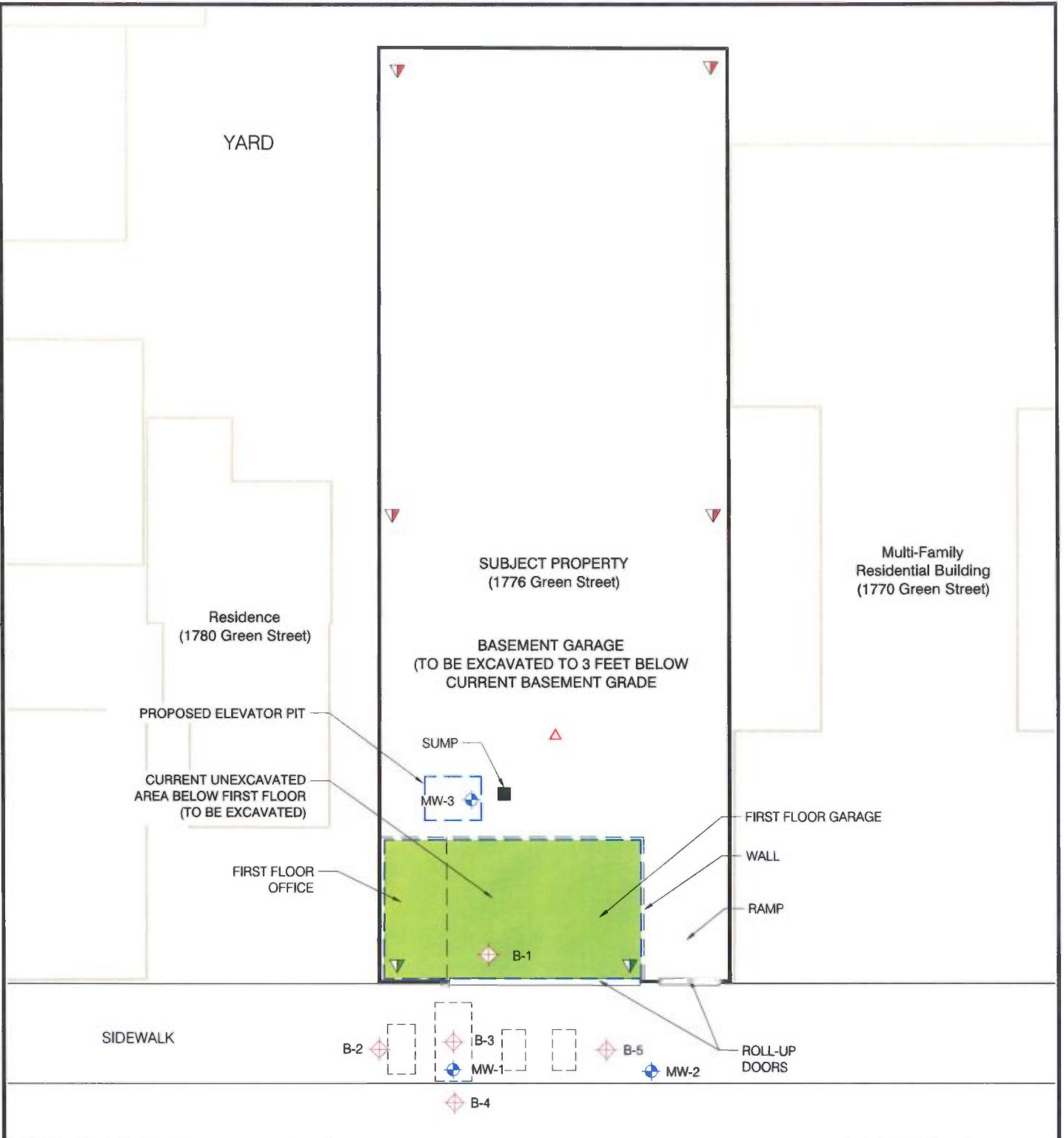
FIGURES



1776 Green Street



 MN (13.9° E)	 PROJECT NO. 18086.23	VICINITY MAP
		FIGURE 1
1776 GREEN STREET		
SAN FRANCISCO, CA 94123		
SOURCE: DELOME TOPO		
PREPARED BY: D. CAMACHO		
DATE: 1/21/19		



LEGEND	
	Proposed Geoprobe DPT Boring and Temporary Soil Vapor Probe to 5 feet bbg
	Proposed Geoprobe DPT Boring to 13 feet bgs (1st Floor / Street Grade)
	Proposed Geoprobe DPT Boring to 3 feet Below Basement Grase (bbg)
MW-3	Monitoring Well Location (AllWest, 7/30-7/31/18)
B-5	Geoprobe Borings (AllWest, 5/14-5/14/18)
	Former UST Locations



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FIGURE 2 SITE PLAN WITH EXISTING AND PROPOSED BORING AND MONITORING WELL LOCATIONS	
1776 Green Street	
San Francisco, California	
PROJECT NO. 18086.23	SOURCE: AllWest, Google Earth
DRAWN BY: CM	(01/17/2019)

APPENDIX A



City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

London Breed, Mayor
Greg Wagner, Director of Health

Stephanie K.J. Cushing, MSPH, CHMM, REHS
Environmental Health Director

9 November 2018

1776 Green Street LLC
The Presidio – 572 Ruger Street, Ste. A
San Francisco, CA 94129
Email: jbickford@localcapgroup.com

Subject: PHASE II ASSESSMENT WORK PLAN REQUEST
1776 GREEN STREET
EHB-SAM NO. SMED: 1751

Dear Mr. John Bickford:

In accordance with the San Francisco Health Code, Article 22A and the Building Code, Section 106A.3.2.4.1, 106A.3.2.4.2 and 106A.3.2.4.4 – Hazardous Substances; the San Francisco Department of Public Health, Environmental Health Branch, Site Assessment and Mitigation (EHB-SAM) has reviewed the following documents:

1. Geotechnical Investigation Report by Rockridge Geotechnical dated 29 July 2018.
2. Environmental Site Assessment Report by AllWest Environmental dated 1 March 2018.
3. Plan Drawings by Sutro Architects dated 18 July 2018.

Site Description

The subject property is developed on a rectangular site comprising approximately 0.17 acre (7,422 square feet), designated as assessor's parcel number (APN) 0544/006. It's located in the Marina District, on the north side of Green Street between Octavia and Gough Streets. The parcel has approximately 54 feet of street frontage along Green Street and extends approximately 138 feet north. The subject property is developed with a single-story light-industrial building with a basement and mezzanine. The building, which occupies the entire footprint of the property, is reported at 12,450 square feet. Construction of the masonry/concrete building was completed in 1914. The building is occupied by an auto body shop. The zoning designation for the subject property is RH-2 – residential-house. The subject property is located on a residential street in a mixed-use residential and commercial area of the Marina District of San Francisco. Adjoining sites include residential structures to the south, west and east and small parking lots followed by commercial/residential structures to the north. Site topography is generally flat, at an elevation of approximately 94 feet above mean sea level (msl). Topography in the immediate vicinity slopes moderately towards the north, then towards the northwest. Depth to ground water was documented as variable in the vicinity, ranging from approximately 8 to 35 feet below ground surface. Ground water was not encountered to a depth of at least 12 feet during excavation activity conducted on the subject property. Ground water flow direction in the vicinity is anticipated to follow the local topography towards the north.

Site History

AllWest assessed the site's land use history by reviewing aerial photographs, city directories, Sanborn Fire Insurance Maps and other relevant documents. Their review revealed the subject property to be residentially developed by the 1890s, with dwellings remaining present through 1913. The existing building was constructed in 1914 and documented as being utilized for automotive repair purposes by several different businesses between 1914 and the present.

Small quantity hazardous materials use by the existing property tenant was observed, including assorted automotive fluids and auto body paints and related materials. Small quantity hazardous waste generation by former occupants of the subject property was also reported. Based on many decades of occupancy by several previous automotive and auto body repair businesses, use and storage of hazardous materials, including solvents and fuels, is presumed.

Proposed Project Scope

The proposed project is to construct a new mixed-use building with five residential units and one commercial unit (at sidewalk grade) within the shell of the existing building. The new building will be four stories high above a one-level below-grade parking garage. The finished floor elevation of the below-grade garage is estimated to be about 12 to 18 inches below the top of the existing basement floor slab. The volume of soil disturbance was not indicated in EHB-SAM application but based on the size of the lot the threshold of 50 cu yards of soil disturbance will be exceeded.

Geotechnical Information

According to the Geotechnical report the garage floor slab is underlain by undocumented fill ranging from less than one foot at (Cone Penetration Test) CPT-1 location to approximately 6-1/2 feet below top of slab (bts) at CPT-4.

Phase I Environmental Site Assessment

The Soil Sample Analysis by Allwest Environmental noted that petroleum hydrocarbons and related compounds were detected in soil remaining in place beneath the former USTs, residual concentrations was at same level as the California Regional Water Quality Control Board Environmental Screening Levels (ESLs) for direct exposure. AllWest recommends preparation and submittal of the required work plan, outlining a subsurface investigation to satisfy SFDPH requirements prior to requesting case closure.

The second recognized environmental condition (REC) is the site's location within the Expanded Maher Area. Subsurface investigations throughout the Area have documented the presence of lead, mercury and other toxic metals, and petroleum hydrocarbons such as oils and creosotes, in shallow soil, fill material and ground water. The sources of these contaminants are past industrial land use activities and the use of debris from the 1906 earthquake in fill materials. Designation of the subject property within the Expanded Maher Area is primarily attributable to the identified UST release.

2016 UST Removal Verification Sampling Results:

Sample Location	TPHd	TPHg	B	T	E	X	Naph.
Tank1 South	NA	2,300	0.37	14.4	34.3	141	22.9
Tank1 North	NA	2,800	ND	19.8	45.8	198	40.8
Tank 2 South	NA	2,360	0.87	54.1	41.9	173	44.2
Tank 2 North	NA	2,400	ND	2.0	20.6	75.5	14.6
Tank3 South	NA	373	ND	0.39	3.7	15	12
Tank3 North	NA	97	ND	0.09	0.58	2.4	3.3
Tank4 South	NA	460	ND	ND	0.24	ND	2.1
Tank4 North	NA	200	ND	ND	1.0	0.19	0.79
Excavation Soil	1,370	660	ND	0.05	ND	0.11	0.35
Tier 1 ESL	230	100	0.04	2.9	1.4	2.3	0.03
Direct Exposure ESL	880	2,800	24	4,100	480	2,400	350

Numbers in **bold** font exceed one or both ESLs

1All samples collected from a depth of 10 feet bgs with exception of Subgrade Sample collected at 12 feet bgs

Based on EHB-SAM review of documents (1- 3) a Phase II Subsurface Investigation is warranted.

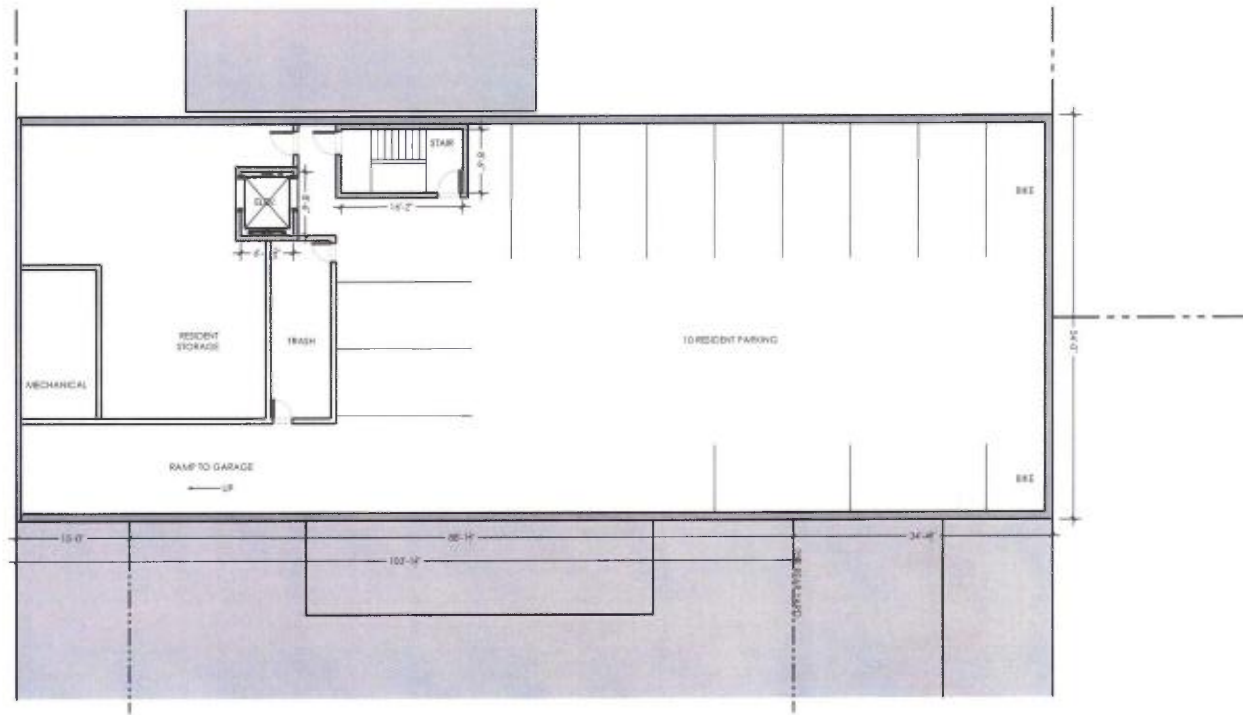
Please submit a Phase II Site Assessment Work Plan via unsecured PDF/Word document to the email below. Should you have any questions please contact me at (415) 252-3892 or joseph.ossai@sfdph.org.

Sincerely,

Joseph Ossai, MSEE, PE, REHS
Senior Environmental Health Inspector

cc: Jeanie Poling, San Francisco Planning Department
Daniel Lowrey, San Francisco Department of Building Inspection
Mark Walls, San Francisco Department of Building Inspection

APPENDIX B



SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

1055 Post Street, San Francisco, CA 94109



GREEN STREET RESIDENCES

1776 GREEN STREET

BLOCK 544 LOT 006 | PROJECT NO. 2018.014

DATE: 05/18/2018
BASEMENT FLOOR
PLAT II

PLANS

APPENDIX C



STANDARD GEOPROBE™ DPT SAMPLING PROCEDURES

Soil Sampling

Direct push technology (DPT) soil core sampling using Geoprobe™ or similar methods is accomplished using a nominal 4-foot long, 2-inch outside diameter (OD) stainless steel core barrel drive probe and extension rods. The drive probe is equipped with nominal 1 ½-inch inside diameter (ID) clear PVC plastic tubes that line the interior of the probe. The probe and insert tubes are together hydraulically driven using a percussion hammer in 4-foot intervals to the specified depth. After each drive interval the drive probe and rods are retrieved to the surface. The PVC tube containing subsurface soil is then removed. Selected soil sample intervals can be cut from the 4-foot PVC tube for possible analytical or geotechnical testing, or other purposes.

The drive probe is then cleaned, equipped with a new PVC tube and reinserted into the boring with extension rods as required. The apparatus is then driven following the above procedure until the desired depth is obtained. The PVC tubes and recovered soil are inspected after each drive interval with lithologic and relevant drilling observations recorded. Soil samples are screened for organic vapors using an organic vapor meter (OVM), photo-ionization detector (PID) or other appropriate device. OVM/PID readings, soil staining and other relevant observations are recorded. The soils contained in the sample liners are then classified according to the Uniform Soil Classification System and recorded on the soil boring logs.

Sample liners selected for laboratory analyses are sealed with Teflon™ sheets, plastic end caps, and silicon tape. Samples can also be collected from inside the liner using an EnCore™ type sampler per EPA Method 5035. The sealed sample liner is then labeled, sealed in a plastic bag, and placed in an ice chest cooled to 4°C with crushed ice for temporary field storage and transportation. The standard chain-of-custody protocol is maintained for all soil samples from the time of collection to arrival at the laboratory.

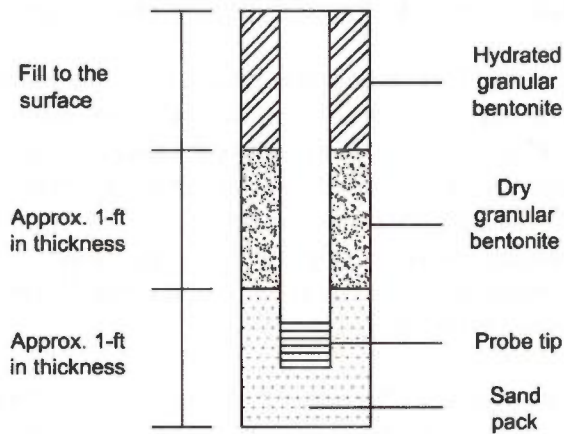
Groundwater Sampling

Groundwater sampling is performed after the completion of soil sampling and when the boring has reached its desired depth. The steel probe and rods are then removed from the boring and new, nominal 1-inch diameter PVC solid and perforated temporary casing is lowered into the borehole. Alternatively, a retractable screen sampling device such as a Hydropunch™ can be driven to the desired depth and pulled back to expose the screened interval. Depth to water is then measured using an electronic groundwater sounding probe. Groundwater samples are collected using a stainless steel bailer, disposable polyethylene bailer, or check valve or peristaltic pump with disposable Teflon™ or polyethylene sample tubing.

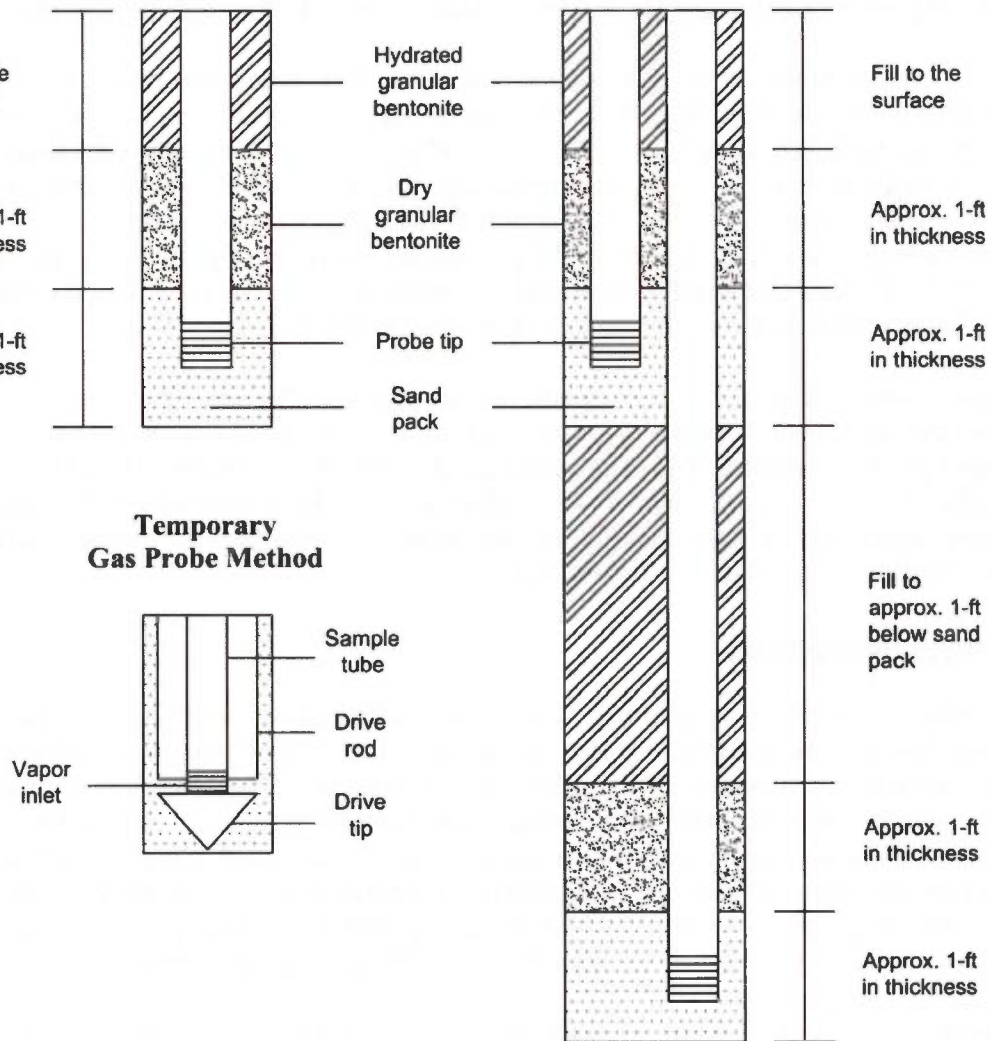
After the retrieval of the bailer, groundwater contained in the bailer (or discharged from sample tubing) is decanted into laboratory provided containers. The containers are then sealed with Teflon™ coated caps with no headspace, labeled, and placed in an ice chest for field storage and transportation to a state certified analytical laboratory. The standard chain-of-custody protocols are followed from sample collection to delivery to the laboratory. A new bailer (or sample tubing) is used for each groundwater sampling location to avoid cross contamination.

Soil Gas Probe Emplacement Methods

**Figure 1
Permanent/Semi-permanent
Gas Probe
Construction**



**Figure 2
Multi-depth
Gas Probe
Construction**





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STANDARD GEOPROBE® AND SUB-SLAB PROBE SOIL VAPOR SAMPLING PROCEDURES

Geoprobe® DPT PRT Temporary Soil Vapor Probe Advancement

The Geoprobe® Direct Push Technology (DPT) Post Run Tubing (PRT) soil vapor sampling process involves driving into the subsurface a disposable Geoprobe® DPT sampling probe with expendable tip and a PRT adapter that are connected to 4-foot sections of Geoprobe® 1.25-inch inside diameter (ID) extension rods. The PRT adapter has a reverse-thread adapter at the upper end to allow the connection of flexible soil vapor sampling tubing with a PRT tubing adaptor after the installation (post-run) of the tip. The entire sampling assembly, the sampling tip, PRT adapter, and the Geoprobe® extension rods, is driven into the subsurface by a truck-mounted hydraulic percussion hammer. The sampler is driven to the desired depth as additional rods are connected. At the desired sampling depth, typically 5 feet below ground surface (bgs) a sufficient length of disposable flexible 0.25-inch OD polyethylene, Nylaflow™ or Teflon™ sample tubing is first lowered through the center of the extension rod and connected to the PRT adapter. Only Teflon™ sample tubing is to be used if naphthalene analysis is intended. The extension rod is then retracted 3 to 4 inches to create a small void around the PRT adapter and the expendable sampling tip for extracting a soil vapor sample from that location. Bentonite chips will be used to fill the annular space between the probe and the subgrade material to the ground surface. The bentonite will then be hydrated with distilled water. The temporary Geoprobe® PRT soil vapor probe will be sampled at least 2 hours following driving of the probe, to allow vapor conditions to equalize in subsurface materials and the bentonite surface seal to hydrate in general accordance with guidelines presented in the CalEPA Department of Toxic Substance Control (DTSC) *Advisory – Active Soil Gas Investigations*, July, 2015.

Geoprobe® DPT Borehole Advancement and Temporary Soil Vapor Probe Installation

Alternatively, borings can be advanced using truck-mounted or limited access Geoprobe® DPT continuous coring equipment using a nominal 4-foot long, 2-inch OD stainless steel core barrel drive sampler and extension rods. The drive probe will be equipped with nominal 1 ½-inch inside diameter (ID) clear PETG plastic tubes that line the interior of the probe. Continuous soil sample cores are recovered for potential lithologic characterization and laboratory analysis. Alternatively, borings can be advanced using truck-mounted or limited access Geoprobe® DPT equipment, or a hand-operated slide hammer, to drive 1-inch outside diameter (OD) rods and probes with expendable steel tips without recovering soil cores. After the probes or core barrels are advanced to the specified depth, typically 5.5 feet bgs, the probes and drive rods are removed, leaving the borehole open with the expendable probe tip (if used) at the bottom.

Plastic or stainless steel soil vapor probes, ½-inch diameter by 2-inches long and tipped with porous plastic membranes, are then inserted to the bottom of the 1-inch diameter boreholes at 5 feet bgs. The probe tips are attached to 7-foot lengths of flexible 0.25-inch OD polyethylene, Nylaflow™ or Teflon™ tubing extending to the top of the floor slab. Only Teflon™ sample tubing is to be used if naphthalene analysis is intended. A 1-foot interval of fine sand filter pack is placed in the borehole annulus around the probe, typically from approximately 4.5 to 5.5 feet bgs. A 1-foot interval of the annular space above the filter pack is then filled with non-hydrated granular bentonite. Hydrated granular bentonite or bentonite chips are then used to fill the annular space above the non-hydrated granular bentonite to the top of the floor slab or surface pavement. The bentonite is allowed to hydrate and borehole conditions to equalize for 2 hours prior to sampling activities, per DTSC vapor sampling guidelines. Temporary soil vapor probe installation procedures will be performed in general accordance with guidelines presented in the DTSC *Advisory – Active Soil Gas Investigations*, July, 2015.



Sub Slab Soil Vapor Probe Installation

Semi-permanent sub-slab soil vapor probes are emplaced as follows: A 1-inch diameter hole is drilled through the concrete floor slab using a portable electric drill. The boreholes are advanced approximately 0.5 feet bgs into the subgrade material beneath the floor slab. Stainless steel or plastic vapor probes 2 inches long by 0.5 inches in diameter, tipped with porous plastic membranes, will be inserted to the bottom of each sub-slab borehole. The probe tips will be attached to lengths of 0.25-inch diameter Teflon™ or stainless steel tubing extending to approximately 1 inch below the top of the floor slab. The top of the Teflon™ or stainless steel tubing in each probe will be attached to a brass threaded male Swagelock™ fitting and cap recessed below the concrete floor. A fine sand filter pack approximately 2 to 4 inches thick will be placed in the borehole annulus around the probes. A Teflon™ sealing disk will be placed around the tubing above the filter pack.

Dry granular bentonite will be placed in the borehole annulus above the Teflon™ sealing disk to above the base of the concrete floor slab. Hydrated granulated bentonite will then be used to fill the annular space above the dry granular to approximately 2 inches above the bottom of the floor slab, and will be hydrated from the surface using deionized water. Quick-drying cement/bentonite grout will then be used to fill the remaining annular space to the Swagelock fitting approximately ¾ to 1 inch below the top of the slab. A watertight plastic cap or metal vault box will be installed flush with the top of the floor slab within a 2 to 4-inch diameter countersunk hole to protect the probe fitting. At least 2 hours will elapse prior to collecting vapor samples to allow the bentonite and cement grout seal to hydrate and borehole conditions to equalize, per DTSC sub-slab vapor sampling guidelines (DTSC, 2011).

Soil Vapor Sampling via Summa Canister

Soil vapor sampling procedures will be similar for Geoprobe® PRT and continuously cored temporary soil vapor probes, and semi-permanent sub-slab soil vapor probes, and will be in general accordance with *DTSC Advisory – Active Soil Gas Investigations*, July 2015. Soil vapor sampling will not be performed if significant precipitation (greater than ½ inch in a 24 hour period) has occurred within the previous five days. The soil vapor probe Teflon™ sample tubing will be connected to the sample manifold system via threaded SwageLok™ connectors.

AllWest will collect soil vapor samples in laboratory prepared 1-liter capacity SUMMA canisters. Prior to vapor purging and sample collection, a vacuum leak shut-in test of the flow-controller/gauge manifold assembly will be performed for a minimum of 1 minute, with a no allowable observed vacuum drop of 0.2 inches of mercury (in Hg). If any noticeable vacuum drop is observed, the manifold fittings will be tightened or manifold replaced and the shut-in test redone. Vacuum gauge sensitivity will register a minimum of 0.5 inches of mercury (in Hg). The sampling system configuration is shown in the attached schematic diagram.

Prior to sample collection, approximately 3 sampling system volumes of soil vapor will be purged at a flow rate of approximately 150-200 milliliters per minute (ml/min) from each vapor probe using a dedicated 6-liter capacity SUMMA purge canister (approximately 200 ml per in Hg vacuum). A 3-way valve (with the handle mounted outside the leak detection shroud) will be opened to divert the flow of purged soil vapor from the probe to the purge Summa canister, after opening the purge Summa valve. Typical sampling system volumes are 4.5 ml/foot for ¼-inch OD/0.17-inch ID tubing, and 200 ml/foot for a 2-inch diameter borehole with sand filter pack (minus tubing volume). Assuming a 2-inch diameter borehole with a 0.5



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feet sand filter pack interval, the typical system volume would be approximately 130 ml for a 5-foot bgs temporary probe, and 115 ml for a 1-foot bgs sub-slab probe, including 2-3 feet of tubing above grade. Therefore, 3 system volumes would typically be approximately 350 to 400 milliliters (ml) depending on tubing length and borehole diameter, depth and filter pack interval.

Alternatively, for large purge volumes an electric battery-powered vacuum pump may be used for purging. The vacuum pump is located outside of the leak detection shroud and connected to the flow-controller/gauge manifold assembly inside the shroud by ¼-inch OD/0.17-inch ID Teflon tubing passing through a 2-way valve (with the handle mounted outside the leak detection shroud). During the purging operation, the valve is opened to allow soil vapor to be purged by the pump. The pump is equipped with a variable rate flow controller, in addition to the flow regulator on the manifold, and the flow rate is set at 150-200 ml/min. The purge volume is determined by the purge time multiplied by the flow rate. When the required soil vapor volume has been purged, the 2-way valve is closed to isolate the pump from the sampling manifold, and the pump turned off.

During purging and sampling, a leak detection test is conducted using helium as a leak tracer inside an airtight plastic shroud covering the entire sampling apparatus, as recommended in the DTSC *Advisory – Active Soil Gas Investigations* (DTSC Appendix C, 2015). The leak detection shroud configuration is shown in the attached schematic diagram. The helium concentration within the shroud is monitored with a helium gas detection meter with a minimum precision of 0.1% to keep the ambient concentration at approximately 10% to 20% (or at least two orders of magnitude above the minimum meter detection limit). The helium tracer gas will be infused into the shroud at the required concentration at least 5 minutes prior to purging and sample collection. The ambient helium concentration within the shroud will be maintained throughout the purge and sample periods to within $\pm 10\%$ of the target concentration.

Depending upon helium availability, other leak detection gases such as isopropyl alcohol (IPA) or difluoroethane (DFA, commonly known as DustOff) may be substituted. Ambient concentrations of IPA within the shroud or purged soil vapor will be measured with a photo-ionization detector (PID); DFA concentrations are not measurable with a PID. The same volume of IPA (typically a cotton ball soaked with 5 milliliters of IPA) or DFA (typically a 5-second aerosol can discharge) will be used for each sample to maintain consistent ambient concentrations within the shroud.

Immediately following purging of 3 sampling system volumes of soil vapor, a leak test of the probe seal will be conducted by using the 3-way valve to divert the flow of purged soil vapor from the probe to the helium detection meter via a monitoring port on the outside of the shroud. If the measured purged soil vapor helium concentration is less than 5% of the ambient shroud concentration, the soil vapor probe seal is presumed to be acceptable (per DTSC Appendix C, 2015), and sampling will proceed. If the measured purged soil vapor helium concentration is greater than 5% of the ambient shroud concentration, the soil vapor probe seal is presumed to be defective, and the probe should be reinstalled and re-sampled.

Following the purged soil vapor readings and acceptable vapor probe seal leak test, the 3-way and purge Summa valves will be closed, sample Summa valve opened, and additional helium added to the shroud to bring the ambient concentration back up to within $\pm 10\%$ of the target concentration. The 3-way valve will then be turned to divert soil vapor from the probe to the sample Summa canister. To verify helium detection (or PID if used) meter accuracy, one (1) ambient air sample per day is usually collected using a 1-liter SUMMA canister with a 150-200 ml/min flow restrictor inside the leak detection shroud during the sampling of one probe to measure ambient helium (or IPA or DFA if used instead) concentrations inside the shroud.



Flow rates of approximately 150-200 ml/min are used to fill the sample canisters. The canisters are filled to approximate 80% of capacity (approximately 5 inches of mercury vacuum remaining), at which point first the 3-way valve, then the sample Summa valve are closed. All pertinent field observations, pressure, times and readings are recorded. After filling and closing the sample valve, all SUMMA canisters are removed from the manifold, labeled with sampling information, including initial and final vacuum pressures, placed in a dark container and transported under chain-of-custody to the analytical laboratory. The analytical laboratory will record the final SUMMA canister vacuum upon receipt.

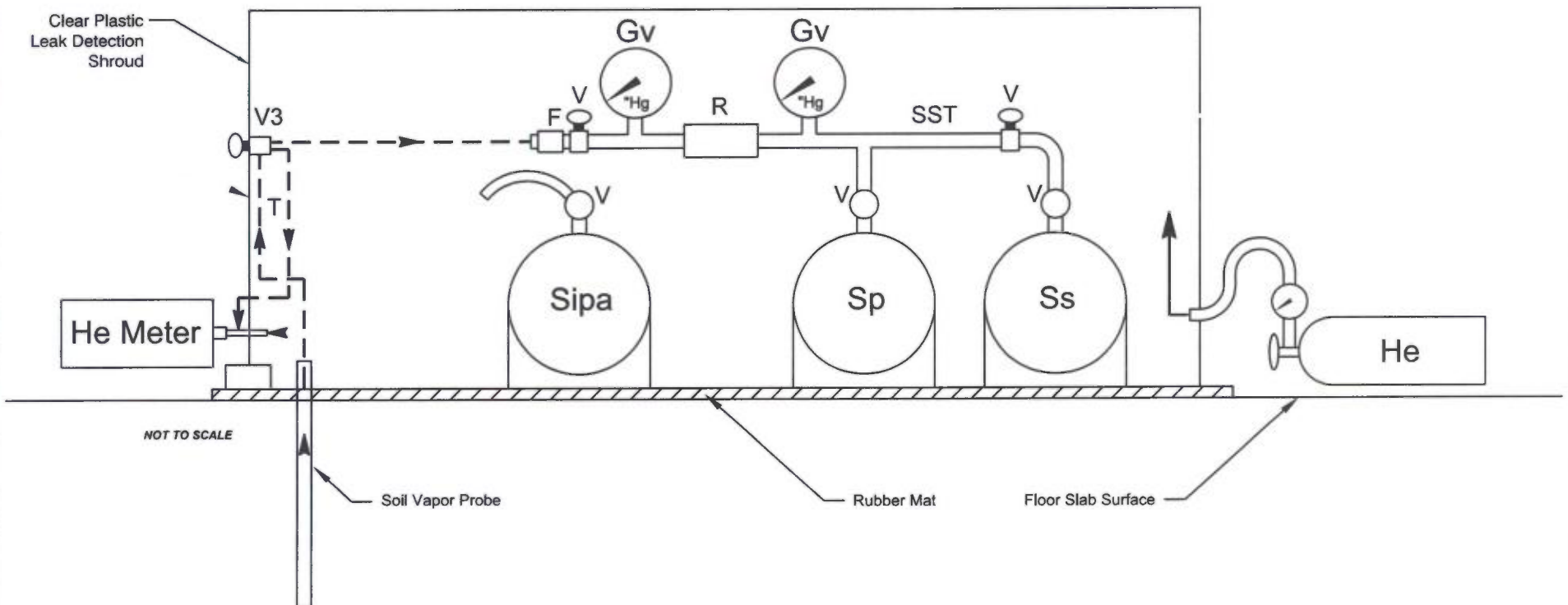
Soil Vapor Sampling via Tenax™ Sorbent Tubes

For collecting soil vapor samples in sorbent tubes for analysis by EPA Method TO-17, the sampling manifold setup, shut-in leak checks, system purging and leak detect shroud setup are similar to that using Summa canisters. However, instead of using Summa canisters for sample collection, samples are collected in stainless steel sample tubes filled with Tenax™ sorbent material. The sorbent tubes are attached with Swagelock™ fittings to the sample manifold downstream from the gauges, filters, flow restrictors, and purge canister or pump, and within the leak detection shroud. In areas of suspected high contaminant concentrations, two (2) Tenax™ sorbent tubes may be placed in series to prevent contaminant breakthrough. A vacuum pump, 100 ml syringe or second SUMMA sample purge canister is attached to the downstream end of the Tenax™ sorbent tubes. If the sample manifold train is too large to fit in the leak detection shroud, the pump, syringe or second sample purge SUMMA may be located outside the shroud with the sample train tubing passing through the shroud wall.

A cotton ball saturated with approximately 5 ml isopropyl alcohol (IPA) and placed inside the shroud will be used as the leak detection gas agent. A photo-ionization detector (PID) is used to monitor IPA concentrations within the leak detection shroud, or purged soil vapor through access ports in the shroud via the 3-way valve. The 3-way valve is used to divert purged soil vapor to either the purge Summa canister during purging, or to the purged soil vapor monitoring port following purging for probe seal leak detection by monitoring IPA concentrations with a PID, as described in the Summa canister sampling section.


Flow rates of approximately 50 to 100 ml/min are used to fill the sorbent tubes with a total sample volume of approximately 1 to 4 liters, depending on the desired laboratory detection limits. The sampling system vacuum should not exceed 100 inches of water (or 7.4 in Hg). All pertinent field observations, pressure, times, and ambient and soil vapor IPA (PID) concentration readings are recorded. After the desired sample volume is withdrawn through the sorbent tubes, the tubes are removed from the manifold, capped with Swagelock™ caps, wrapped in aluminum foil, placed in a sealed plastic tube container, labeled with sampling information, placed in an ice chest cooled to 4°C with crushed ice, and transported under chain-of-custody to the analytical laboratory.

General Soil Gas Sampling Manifold Schematic with Leak Detection Shroud



LEGEND

- F = Filter
- V = Valve
- V3 = Valve - 3-Way
- Gp = Pressure Gauge
- R = Flow Regulator
- Gv = Vacuum Gauge
- Sp = Purge Summa Canister
- Ss = Sample Summa Canister
- Sipas = Ambient Air Helium Leak Detect Gas Summa Canister
- He Meter = Helium detector for He concentration readings - Shroud Ambient & Purged Soul Vapor
- T = Disposable Teflon or Polyethylene Tubing
- SST = Stainless Steel Tubing and Fittings
- He = Helium tank, leak detect gas, regulator and tubing

	STANDARD OPERATING PROCEDURE
	SOIL VAPOR SAMPLING
	HELIUM SHROUD
	SOURCE: ALLWEST
PREPARED BY: C. RAMELB / C. MONAHAN	

Received at CPC Hearing 11/7/19
C. May

Youjeong Kim & Ben Ellis
1775 Green Street
San Francisco, CA 94123

November 5, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
Vice-President Joel Koppel (joel.koppel@sfgov.org)
Commissioner Frank Fung (frank.fung@sfgov.org)
Commissioner Milicent A Johnson (milicent.johnson@sfgov.org)
Commissioner Kathrin Moore (kathrin.moore@sfgov.org)
Commissioner Dennis Richards (dennis.richards@sfgov.org)
San Francisco Planning Commission
c/o Jonas P. Ionin (jonas.ionin@sfgov.org)
commissions.secretary@sfgov.org
1650 Mission Street, Suite 400
San Francisco, CA 94103

Christopher May, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Email: christopher.may@sfgov.org

Re: 1776 Green Street: Case No. 2018-011430CUAVAR.

Dear President Melgar, Honorable Members of the Planning Commission and Mr. May,

We are neighbors directly facing 1776 Green Street, San Francisco, California, writing to you regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR.

We oppose the Project in its current form and have a number of concerns, specifically:

- 1) **Privacy & Noise | Communal Roof Deck**
Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse

We urge the Commission to eliminate the Project's communal roof deck and to deny the height variance for the elevator penthouse.

- Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required)

per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, we're concerned that the common roof deck will mostly be used for large parties and gatherings, thereby compromising our privacy as our living space would be in direct sight from the roof deck. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will amplify any noise arising from the roof deck.

- The 13-foot elevator penthouse adversely impacts not only the historic resource but also the plain sight directly from our living space. The plans contemplate an elevator shaft that would rise above 13 feet above the forty-foot elevation limit, which would also look awkwardly out of place and should not be granted. The Project Sponsor is well aware of alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

2) Public Health and Safety | Hazardous Materials

We're parents of young children and Youjeong is a medical doctor who completed all of her medical training at UCSF. We're very concerned that the project site is listed on the City's Maher Map of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. The site is contaminated with hazardous chemicals. This is a matter of public health and safety, and we urge the City to require a thorough clean-up of the site to residential standards to safeguard neighborhood residents, future residents of the project, and construction workers. We urge the Commission to require that extra care must be taken when dealing with the contaminants and pollutants on the project site. We further urge the Commission to require full compliance with the City's Maher Ordinance, and review under the California Environmental Quality Act ("CEQA"). We support the creation of new housing units in San Francisco but want to make sure that there won't be negative environmental or health impacts for our family and community during the excavation and construction and beyond.

3) Variance for Rear-Yard Setback

We urge the Commission to deny the request for a rear-yard variance and rather create open space at the back of the lot for the use of the residents of the Project. This will enhance the livability of this Project and is more appropriate for the neighborhood. We as owners of our lot would never be allowed to build a structure that takes up the entire lot without leaving space for the rear-yard.

Thank you for your consideration.

Sincerely,

Youjeong Kim & Benjamin Ellis

Letitia Yang
1769 Green Street
San Francisco, CA 94123

BY EMAIL AND OVERNIGHT MAIL

November 6, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
Vice-President Joel Koppel (joel.koppel@sfgov.org)
Commissioner Frank Fung (frank.fung@sfgov.org)
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San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1776 Green Street: Case No. 2018-011430CUAVAR.

Dear President Melgar, Honorable Members of the Planning Commission and Mr. May,

I live directly across from 1776 Green Street, San Francisco, California and am writing to you regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR. **I am opposed to the project in its current form and have serious concerns, which I've outlined below.**

**1) Privacy & Noise | Communal Roof Deck
Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse**

I urge the Commission to eliminate the Project's communal roof deck and to deny the height variance for the elevator penthouse.

The communal roof deck is unnecessary and excessive. Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, I'm concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.

Letitia Yang
1769 Green Street
San Francisco, CA 94123

The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator penthouse that would rise 13 feet above the forty-foot elevation. The elevator penthouse looks awkwardly out of place and should not be granted. The Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

2) Public Health and Safety | Hazardous Materials

I'm gravely concerned that the project site is listed on the City's Maher Map of contaminated sites and the State of California's Cortese list of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. Due to this past use, it is highly likely that the site is contaminated with hazardous chemicals. This is a matter of public health and safety, and I urge the City to require a thorough clean-up of the site to residential standards to safeguard neighborhood residents, future residents of the project, and construction workers. Especially because the Project is a block away from Sherman Elementary (1651 Union Street), a sensitive receptor, I urge the Commission to require that extra care must be taken when dealing with the contaminants and pollutants on the project site. I further urge the Commission to require full compliance with the City's Maher Ordinance, and review under the California Environmental Quality Act ("CEQA"). I support the creation of new housing units in San Francisco but want to make sure that there won't be negative environmental or health impacts for my family and community.

3) Variance for Rear-Yard Setback

I urge the Commission to deny the request for a rear-yard variance and rather create open space at the back of the lot for the use of the residents of the Project. This will enhance the livability of this Project and is more appropriate for the neighborhood.

I unfortunately will not be able to attend the November 7th hearing in person. I have business travel that was scheduled well in advance of the notification of the hearing date and was unable to change those plans. In my absence, I hope that this letter will provide you with an understanding of my concerns with the Project.

Thank you for your time and consideration.

Sincerely,


Letitia Yang

1761 Green Street
San Francisco, CA 94123
October 24, 2019

San Francisco Planning Department
ATTN: Christopher May, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: Comments from Adjacent Property Owner Concerning Proposed Project at 1776 Green Street; Block/Lot # 0544/006; Project Record # 2018-011430CUAVAR

It is important to keep in mind that this proposed development does nothing to improve the affordable housing situation for our city. It is intended, instead, to fabricate five very large luxury units in a manner that maximizes profits for real estate investors. The present structure on this lot would be considered illegal and out-of-compliance by any modern standard, since it provides not a single millimeter setback on any of its four perimeter boundaries. Because of its historical nature, our neighborhood is left with its goliath bulk grandfathered in place. The proposed project now aims to vertically thrust upward this oversize hulk to loom larger over the street and neighboring properties, and to significantly cast even greater shadows on neighbors. The proposed, ever bigger goliath would be in jarring contrast to the residential character of our Cow Hollow neighborhood. In particular:

1) Setback Variances Should Not be Granted

Approving the request for front-setback and rear-yard requirements (pursuant to Planning Code Sections 130 and 134) would be a detriment to the neighborhood. More out-of-character building bulk, more sun shadowing and more privacy intrusions into neighboring properties would result if these variances were granted.

2) Proposed Structures and Features Above 40ft Elevation Should Not be Allowed

The maximum building height of forty feet allowed by zoning needs to be strictly enforced. No height exceedance by roof decks, elevator shafts, stairwell enclosures, etc. should be allowed because of the adverse impacts on neighboring properties, including sun shadowing, privacy intrusions, and nuisance noise.

3) Height Variance for Elevator Penthouse Should Not be Granted

Proposed project drawings presently show a huge elevator penthouse above forty-foot elevation. As cited previously, this would have adverse impacts on neighboring properties. Such non-conforming structures should not be allowed.

Sincerely,

Alfredo McDonald

Chris and Rebecca Hammett
1763 Green Street
San Francisco, CA 94123

November 5, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
Vice-President Joel Koppel (joel.koppel@sfgov.org)
Commissioner Frank Fung (frank.fung@sfgov.org)
Commissioner Millicent A Johnson (millicent.johnson@sfgov.org)
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Email: christopher.may@sfgov.org

Re: 1776 Green Street: Case No. 2018-011430CUAVAR.

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We are neighbors facing 1776 Green Street, San Francisco, California, writing to you regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR. **We oppose the Project in its current form and have a number of concerns, specifically:**

**1) Privacy & Noise | Communal Roof Deck
Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse**

We urge the Commission to eliminate the Project's communal roof deck and to deny the height variance for the elevator penthouse.

- Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, we're concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.
- The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator shaft that would rise above 13 feet above the forty-foot elevation limit, which looks awkwardly out of place and should not be granted. The

Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

2) **Public Health and Safety | Hazardous Materials**

We're parents of young children and are members of the PTA at Sherman Elementary School (1651 Union Street) which is a block away from the Project. We're gravely concerned that the project site is listed on the City's Maher Map of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. Due to this past use, it is highly likely that the site is contaminated with hazardous chemicals. This is a matter of public health and safety, and we urge the City to require a thorough clean-up of the site to residential standards to safeguard neighborhood residents, future residents of the project, and construction workers. Especially because the Project is in close proximity to Sherman Elementary, a sensitive receptor, we urge the Commission to require that extra care must be taken when dealing with the contaminants and pollutants on the project site. We further urge the Commission to require full compliance with the City's Maher Ordinance, and review under the California Environmental Quality Act ("CEQA"). We support the creation of new housing units in San Francisco but want to make sure that there won't be negative environmental or health impacts for our family and community.

3) **Variance for Rear-Yard Setback**

We urge the Commission to deny the request for a rear-yard variance and rather create open space at the back of the lot for the use of the residents of the Project. This will enhance the livability of this Project and is more appropriate for the neighborhood.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris and Rebecca Hammett".

Chris and Rebecca Hammett

BY EMAIL AND OVERNIGHT MAIL

Salem D. Mansoir
2724 Octavia St.
San Francisco, CA 94123
(408) 838-0961

November 6, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
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Christopher May, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1776 Green St. Project Record - 2018-001430CUAVAR

Honorable members of the Planning Commission,

I am writing this letter to express my strong opposition to the proposed project ("Project") located at 1776 Green St. San Francisco, California. I am a 20-year resident at 2724 Octavia St., located along the west side of the Project. I am particularly concerned with what appears to be inadequate consideration of serious problems posed by this Project. Profoundly, the environmental hazards! As a parent of three young children, chemicals that are known to cause functional and organic damage during critical periods of early development are of grave concern. In my opinion, this project is considered "spot zoning" and only serves to benefit the developer and does not contribute to the dire need of affordable housing. The impact of developing so many "out of scale" buildings in neighborhoods throughout San Francisco has significant effects on the quality of life for residents.

My concerns, specifically:

A. Public Health and Safety | Hazardous Materials or Waste

The Project site is located on the Maher map containing hazardous materials and highly contaminated soil from a former automotive repair and collision business, dumping carcinogenic chemicals for nearly a century. Additionally, during reconstruction after the 1906 Earthquake landfill was used that contained lead. Pursuant to Article 22A of San Francisco's Health Code, "Maher Ordinance," a proposed development site which involves at least 50 cubic yards of ground

disturbance requires soil sample test and subsurface analyses report. Phase 1 & Phase 2 Environmental Site Assessment (ESA) are needed in order to proceed. Conversely, if the project is exempt from Maher under CEQA Class 1. Existing Facilities, then the additions to the project cannot exceed 10,000 sq. ft. According to the Project details, total livable space exceeds 10,000 sq. ft. by more than 8,000 sq. ft.

Section 15301 (e) Additions to existing structures provided that the additions will not result in an increase more than:

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, AND

(B) The area in which the project is located is not environmentally sensitive.

Why hasn't the Planning Department completed the administrative actions required by CEQA under San Francisco Administrative Code 34.01 (h) prior to any formal Conditional Use Authorization? This is a serious public health and safety matter and I urge the Commission to stop this Project immediately in order to assess the site for harmful chemicals and propose to clean it up bringing it to residential standards.

B. Variance for Rear Yard Setback

I urge the Commission to deny the request for a rear-yard variance and rather create open space which provides natural light and ventilation at the back of the lot as mandated in Planning Code Sections 130 & 134. This is more appropriate for the neighborhood and serves the residents of the Project. The developer is requesting a variance in order to provide less set back space than is legally require in San Francisco in order to turn the square footage into profit.

C. Height Variance | Communal Roof Deck | Privacy & Noise

Given the size, density and height of this project, it does not fit the neighborhood character and is outside the RH2 designation. The current height variation request will pose serious shadow impact on adjacent residential properties to the west and eliminate windows in the building (1770 Green) to the east. Issues of privacy, light and noise will disrupt the surrounding dwelling with communal roof decks, penthouses and height allowance.

Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq. ft. larger than the 125 sq. ft. required per unit). Consequently, the 1369 sq. ft. common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq. ft. to 512 sq. ft. per unit, we're concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.

The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator shaft that would rise above 13 feet above the forty-foot elevation limit, which looks awkwardly out of place and should not be granted. The Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty foot elevation limit. I urge the Commission to eliminate the Project's communal roof deck and deny the height variance.

Developing this site from an industrial building to residential will better serve the community by keeping the Project's current building envelope and preserving its historic value in keeping with the existing housing and neighborhood character.

Thank you for providing the opportunity for me to express serious concern over this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Salem Mansoir". The signature is written in a cursive style with a large, sweeping initial "S".

Salem Mansoir



Richard Drury <richard@lozeaudrury.com>

1776 Green | Opposition letter from Karaline Nolan and Jack LeRoy

1 message

Letitia Yang <letitia.yang@gmail.com>
To: Richard Drury <richard@lozeaudrury.com>

Mon, Nov 4, 2019 at 2:59 PM

----- Forwarded message -----

From: Karaline Nolen <karaline.nolen@gmail.com>
Date: Mon, Nov 4, 2019 at 2:57 PM
Subject: Fwd: Planning Dept : Attn: Christopher May
To: Letitia Yang <letitia.yang@gmail.com>

Begin forwarded message:

From: "May, Christopher (CPC)" <christopher.may@sfgov.org>
Date: November 4, 2019 at 12:15:16 PM EST
To: Karaline Nolen <karaline.nolen@gmail.com>
Subject: RE: Planning Dept : Attn: Christopher May

Hi Karaline,

Thank you for your letter outlining your opposition to the proposed project at 1776 Green Street. I will see to it that it is kept on file, and that the Planning Commissioners are made aware of it at this week's hearing.

Regards,

Christopher May, Senior Planner
Northwest Team, Current Planning Division

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9087 | www.sfplanning.org

San Francisco Property Information Map

From: Karaline Nolen <karaline.nolen@gmail.com>
Sent: Sunday, November 03, 2019 6:33 PM

To: May, Christopher (CPC) <christopher.may@sfgov.org>
Subject: Planning Dept : Attn: Christopher May

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

To: San Francisco Planning Department

Attn: Christopher May, Planner

1650 Mission Street, Suite 400

San Francisco, CA 94103

**Subject: Adjacent neighbor opposing this project - 1776 Green Street;
Block / Lot # 0544/006; Project Record #2018-011430CUAVAR**

We are adjacent neighbors writing to notify you that we **oppose this project** in its current form. We live on an adjacent lot and will be directly affected by the proposed renovations. We have many concerns about the project's implications. Specifically:

1) **Shadowing and Sunlight** - this site currently shadows a large part of our backyard and home. It appears the additional proposed vertical structures will block the remainder of our sunlight. We are requesting any and all "sun shadow" studies to be performed, reviewed and sent to our attention.

2) **Privacy & Noise**

- Adding balconies and additional units (3 additional units beyond current zoning of RH-2) provides access looking directly into our private backyard and bedrooms and compromises our privacy.
- Noise of additional new residents in areas such as parking garage, inside the apartments and outside on roof decks and common areas are of great concern.
 - Roof Deck
 - We request that the communal roof deck be eliminated.
 - Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94-387 sq ft in excess of the 125 sq ft required per unit).
 - Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space, we're concerned that the

common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances in what is otherwise a relatively quiet area, and compromising the privacy of neighbors.

- We are requesting that noise & light tests be done to see how the parking garage will affect our property.

3) Hazardous Materials / Environmental Concerns

- We are aware there are hazardous materials on site from the former auto mechanic shop and are very concerned that the construction will carry health risks to the surrounding neighbors and future residents of the project.
- We are requesting that the site have a full CEQA review and a Negative Declaration issued in advance of approval by the Planning Commission. We are requesting the test results be sent to our attention.

4) Adverse Impact of Historic Resource/Height Variance for Elevator Penthouse

- The elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator shaft that would rise above the forty foot elevation limit, which looks awkwardly out of place and should not be granted.
- We request that the elevator penthouse be removed and that the Project Sponsor explore alternative elevator systems that would not require the exceedance of the forty foot elevation limit.

5) **Trees** - it would seem that our 30+ year old trees wouldn't be able to survive under the proposed changes/ conditions. Have any studies been done that take this into consideration? We are requesting these studies be mandated to understand the risk and avoid these large trees dying and/or falling down.

Unfortunately we recently received notice and are unable to attend the November 7th meeting as we will be traveling for work. It is our understanding that several neighbors who object to the project will be unable to attend. We request a continuance of this hearing so that concerned neighbors can share their issues with the Commission in person.

Sincerely,

Karaline Johnson

John Le Roy

11/6/2019

Lozeau Drury, LLP Mail - 1776 Green | Opposition letter from Karaline Nolan and Jack LeRoy

Owners of:

2754 Octavia St

San Francisco, CA 94123

Received at CPC Hearing 11/7/19
C. May

BY EMAIL AND OVERNIGHT MAIL

Salem D. Mansoir
2724 Octavia St.
San Francisco, CA 94123
(408) 838-0961

November 6, 2019

President Myrna Melgar (myrna.melgar@sfgov.org)
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San Francisco, CA 94103

Christopher May, Senior Planner
San Francisco Planning Department
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San Francisco, CA 94103

RE: 1776 Green St. Project Record – 2018-001430CUAVAR

Honorable members of the Planning Commission,

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My concerns, specifically:

A. Public Health and Safety | Hazardous Materials or Waste

The Project site is located on the Maher map containing hazardous materials and highly contaminated soil from a former automotive repair and collision business, dumping carcinogenic chemicals for nearly a century. Additionally, during reconstruction after the 1906 Earthquake landfill was used that contained lead. Pursuant to Article 22A of San Francisco's Health Code, "Maher Ordinance," a proposed development site which involves at least 50 cubic yards of ground

disturbance requires soil sample test and subsurface analyses report. Phase 1 & Phase 2 Environmental Site Assessment (ESA) are needed in order to proceed. Conversely, if the project is exempt from Maher under CEQA Class 1. Existing Facilities, then the additions to the project cannot exceed 10,000 sq. ft. According to the Project details, total livable space exceeds 10,000 sq. ft. by more than 8,000 sq. ft.

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Why hasn't the Planning Department completed the administrative actions required by CEQA under San Francisco Administrative Code 34.01 (h) prior to any formal Conditional Use Authorization? This is a serious public health and safety matter and I urge the Commission to stop this Project immediately in order to assess the site for harmful chemicals and propose to clean it up bringing it to residential standards.

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Developing this site from an industrial building to residential will better serve the community by keeping the Project's current building envelope and preserving its historic value in keeping with the existing housing and neighborhood character.

Thank you for providing the opportunity for me to express serious concern over this project.

Sincerely,


Salem Mansoir

BY EMAIL AND OVERNIGHT MAIL

Salem D. Mansoir
2724 Octavia St.
San Francisco, CA 94123
(408) 838-0961

November 6, 2019

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A. Public Health and Safety | Hazardous Materials or Waste

The Project site is located on the Maher map containing hazardous materials and highly contaminated soil from a former automotive repair and collision business, dumping carcinogenic chemicals for nearly a century. Additionally, during reconstruction after the 1906 Earthquake landfill was used that contained lead. Pursuant to Article 22A of San Francisco’s Health Code, “Maher Ordinance,” a proposed development site which involves at least 50 cubic yards of ground

disturbance requires soil sample test and subsurface analyses report. Phase 1 & Phase 2 Environmental Site Assessment (ESA) are needed in order to proceed. Conversely, if the project is exempt from Maher under CEQA Class 1. Existing Facilities, then the additions to the project cannot exceed 10,000 sq. ft. According to the Project details, total livable space exceeds 10,000 sq. ft. by more than 8,000 sq. ft.

Section 15301 (e) Additions to existing structures provided that the additions will not result in an increase more than:

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, AND

(B) The area in which the project is located is not environmentally sensitive.

Why hasn't the Planning Department completed the administrative actions required by CEQA under San Francisco Administrative Code 34.01 (h) prior to any formal Conditional Use Authorization? This is a serious public health and safety matter and I urge the Commission to stop this Project immediately in order to assess the site for harmful chemicals and propose to clean it up bringing it to residential standards.

B. Variance for Rear Yard Setback

I urge the Commission to deny the request for a rear-yard variance and rather create open space which provides natural light and ventilation at the back of the lot as mandated in Planning Code Sections 130 & 134. This is more appropriate for the neighborhood and serves the residents of the Project. The developer is requesting a variance in order to provide less set back space than is legally require in San Francisco in order to turn the square footage into profit.

C. Height Variance| Communal Roof Deck | Privacy & Noise

Given the size, density and height of this project, it does not fit the neighborhood character and is outside the RH2 designation. The current height variation request will pose serious shadow impact on adjacent residential properties to the west and eliminate windows in the building (1770 Green) to the east. Issues of privacy, light and noise will disrupt the surrounding dwelling with communal roof decks, penthouses and height allowance.

Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq. ft. larger than the 125 sq. ft. required per unit). Consequently, the 1369 sq. ft. common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq. ft. to 512 sq. ft. per unit, we're concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.

The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator shaft that would rise above 13 feet above the forty-foot elevation limit, which looks awkwardly out of place and should not be granted. The Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty foot elevation limit. I urge the Commission to eliminate the Project's communal roof deck and deny the height variance.

Developing this site from an industrial building to residential will better serve the community by keeping the Project's current building envelope and preserving its historic value in keeping with the existing housing and neighborhood character.

Thank you for providing the opportunity for me to express serious concern over this project.

Sincerely,

Salem Mansoir

A handwritten signature in cursive script, appearing to read "Salem Mansoir", written in black ink.

G. Pandoja

**Westside = best side!**

Phone: 415.779.2031 | Email: westsidebestsidesf@gmail.com

Re: 3945 Judah St / Case no.: 2018-000468CUA/AHB/ENV
November 7th, 2019 meeting (Item #16)

Position: APPROVE

Dear Planning Commissioners,

On behalf of the 300+ neighbors who joined us and support the work we do on the West Side of San Francisco, we are asking you to approve the Home-SF proposal at 3945 Judah St.

This is a brilliant project: it is in the right place, at the right time (if not a little too late), and using the right affordability tools.

First, the "who?". This proposal is spearheaded by Brendan Quinlan. We have met him. We have talked with him many times. Brendan is not only a westside neighbor, but a local home builder who has been working in and learning about construction in San Francisco, and its specificities, for more than 3 decades. Brendan and his business are exactly the kind of people we want to empower building more homes in this City.

Then, the "where?". Our beautiful and beloved Outer Sunset. Five blocks from Ocean Beach, some local folks call this area LaPlaya Park. Right on one of the most vibrant transit and commercial corridors of the West Side. Replacing one of the ugliest vacant lots in the entire City. Seriously, it is visual blight exemplified: a former gas station falling into ruins, surrounded by an ugly chain link fence that is rusting from the fog and sea air. It looks like the set of an apocalyptic movie. No more!

This brings us to the "what?". A beautifully designed 5-story apartment building that will bring 20 new homes and 2 ground floor commercial units to the neighborhood. This height will actually blend quite well with its surroundings. As we reminded you two years ago when the Planning Commission approved a 4-story apartment building at 3601 Lawton St, which is 3 blocks away, there are more than 50* existing apartment buildings that are 3 or 4 stories in a 10-minute walk radius. Anyway, 3945 Judah St will also be a good mix of apartment sizes, including some family-friendly 2- and 3-bedroom units. Seven underground parking spaces, which we think is probably seven too many...

Yes, parking. Let's pause on this for a minute. Why, in the middle of a climate crisis and one year after San Francisco eliminated minimum parking requirements, are we requiring off-street

underground parking in this building? Simply by removing the curb cuts, this proposal adds 6 new on-street parking spots. Isn't it enough already? We still remember you, the Planning Commissioners, lamenting the too many underground parking spots that would sit empty at 3601 Lawton St. This proposal is even closer to transit. One block away from the north/south 18 bus line and literally, right on the east/west N-Judah streetcar and NX express bus lines.

Now, to finish, the "how?". Our neighborhood group was created when a bunch of neighbors decided to band together to organize and show that there was broad support for Home-SF (at the time still named AHBP, for Affordable Housing Bonus Program) in the Sunset. We helped get this legislation past the finish line, so we are now very excited to see it used in our own backyard, for the first time. What does Home-SF mean for 3945 Judah St? Before, this project would have been 6 units only. 0% below-market rate. Thanks to the density bonus provided by Home-SF, this proposal can now offer 20 new homes, including 5 at below-market rate. That's 25% affordable, something that never happened previously on the west side. We wished that the project sponsor would have decided to add a second additional "bonus" story so that we could get 2 more below-market rate units and 30% deed-restricted affordability. But no more delay, let's approve it already. We can also add that, thanks to the density decontrol allowed by Home-SF, even the market rate units will be "affordable by design" compared to the market-rate luxury single-family homes nearby.

As you may have seen already from the correspondence you have received so far from members of the community, there is tremendous neighborhood support for this Home-SF proposal, and virtually no opposition.

Let's not wait any longer. Let's send a signal to all those local midsize multi-family home builders that if they want to build more affordable housing using Home-SF in our neighborhoods, your Commission will welcome those with a resounding "yes". Please approve this proposal.

Thank you,

Jimmy La

Sunset District resident and **Westside = best side!** organizer

** sorry, we stopped counting once we reached 50*

From: [Nataliva Daragan](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Construction of Judah Street 3945 - Public Hearing on November 7, 2019
Date: Wednesday, November 06, 2019 6:12:59 PM

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

Hello Gabriela,

My name is Natasha Daragan and I live on 1450 45 th Ave San Francisco. Our block is a very busy block, we have a very popular restaurant, we have cars always double parked. On daily basis I am coming from work and someone's car is blocking my garage.

I don't think it will be fair for the 20 more families to face permanent problems with the parking and for us, living on this block never have a parking. To build new building in already very busy area with only 7 parking spaces will increase crowd, noise and problems.

I hope you will consider to built 7 to 10 units with the same amount of parking. We would like to be happy and not to have more crowd, double parking and blocking of our houses.

Thank you.
Natasha Daragan

From: [Katherine Fontaine](#)
To: [Marstaff \(BOS\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: Re: 3945 Judah Street
Date: Wednesday, November 06, 2019 3:46:14 PM

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

Attn:
Gabriela Pantoja, Planner
Supervisor Gordon Mar

Dear Ms Pantoja and Supervisor Mar,

I am writing as a business owner and resident of the Outer Sunset neighborhood to express my concerns about the proposed development at 3945 Judah Street.

As an architect and contractor, I am engaging with the Planning Department and DBI regularly. I also am working with many local property owners regarding how best to rehabilitate and add square footage/units to their homes/buildings. How to add square footage including ADUs is a valid and important pursuit right now as we are in desperate need of housing and affordable spaces. I am a proponent of increasing density and am grateful that the City has finally started encouraging this development.

With that being said and while this development proposes housing that is needed, it does not take into consideration it's context and surrounding neighborhood. This neighborhood is often disregarded as an integral part of the historic fabric of this city, but I believe it should not be. The character of this neighborhood is a vital part of the city and worth preserving. We have the planning code in effect to help us do exactly that. The proposed development disregards the basics of the planning limitations, specifically the 40' height limit. If that limit is going to be changed then there needs to be a more involved process with planners and residents to determine the new parameters.

In the current context, the proposed structure would tower over the surrounding residences and single story businesses. The lack of parking and congestion it would cause is only one more issue on the list. Beyond the scale of the building, the renderings do not show a thorough investigation into building materials (products, colors, etc.) and style in order to adequately be responsive to the surrounding context. The building looks like one of the fast cheap developments that could be put down in any growing city at the moment with no regard for the pedestrian experience or the character of the neighborhood.

This development is trying to do the job of several developments. Putting 20 units on that corner is not appropriate for this neighborhood or block. In my professional opinion, the planning department needs a continued effort towards expediting ADU's and residential additions to allow for growth in a scale more appropriate to the neighborhood and the Judah corridor specifically.

Please, I implore you to oppose this development and make sure it does not get approved in its current iteration.

Regards,
Katherine Fontaine

K. Fontaine
Actually Design Build
Architect, LEED AP, NCARB
General Contractor
Arch License CA34740 / GC License 1035799
(415) 243-6701
www.ActuallyDesignBuild.com

From: [Lily Panyacosit Shields](#)
To: [Pantoja, Gabriela \(CPC\)](#); [Marstaff \(BOS\)](#)
Subject: Construction of 3945 Judah Street
Date: Wednesday, November 06, 2019 3:45:21 PM

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

Dear Ms Pantoja and Supervisor Mar,

I live at 1434 45th Avenue. I write today as a concerned neighbor and citizen of San Francisco's Sunset Neighborhood of the Proposed Building at 3945 Judah Street.

I do believe that the site has great potential and that a residential building would be an asset to the neighborhood. However, I have very strong concerns about the fact that the proposed building surpasses the Height Limit of 40x. Every building in the neighborhood follows this height limit, and I believe that this building can still serve the purpose of being a residential building while respecting the Height Limit of 40x, which every other building in the neighborhood does (commercial or residential).

Additionally, if you do allow this building to be built at the currently proposed height, it sets a dangerous precedent for other developers looking to develop buildings in the neighborhood. Allowing this building to be built at this height will in effect open the doors to other developers to apply to surpass and obtain permission to surpass the Height Limit.

Frankly, what would be an even greater asset to the neighborhood would be another green space, but I understand that people in this world have a need to make money. Anything driven by a need to make money, however, is worth being wary about. The developer and the city can still unquestionably benefit and make money from a building that respects the height limit of the neighborhood.

Thank you,
Lily

From: [Outerlands](#)
To: [Pantoja, Gabriela \(CPC\)](#); [Marstaff \(BOS\)](#)
Subject: Concerns Regarding Proposed Project at 3945 Judah St.
Date: Wednesday, November 06, 2019 3:04:22 PM

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

Attn:
Gabriela Pantoja, Planner
Supervisor Gordon Mar

Dear Ms Pantoja and Supervisor Mar,

I am a long time resident and business owner in the Outer Sunset, writing to express my opposition regarding the proposed project at 3945 Judah St.

The structure is planned to significantly exceed zoning height limits for our area. While I understand that the Affordable Housing Bonus Program allows for height and density variances with the inclusion of affordable housing units, the proposed building height and composition are beyond a reasonable departure for our district, with minimal return. Meanwhile, despite lot space and ample interest among Outer Sunset residents, construction of Accessory Dwelling Units, a less divergent and potentially much more yielding solution, continues to be a lengthy, challenging to navigate and cost prohibitive process.

For the past 10 years, my husband and I have operated a restaurant located along the Outer Judah commercial corridor. I believe I can speak for many neighborhood entrepreneurs in stating that it has been of great importance to us to provide services for the Sunset that derive from and highlight the effort and style that came before us, as well as the area's inherent natural beauty. We live and work here because we love this neighborhood, and while we have ourselves sought to implement change and forward motion, we have endeavored to do so in a way that expresses our investment in keeping present the very rich history of our district.

The proposed building, as the first of this height and type in the neighborhood, will set a dangerous precedent without previous study or local feedback as to how broad zoning changes could affect the Outer Sunset. A larger conversation about the evolution of the area, inclusive of the community living and working here, is essential before the next generation of buildings reshapes our neighborhood. Moreover, further measures to incentivize augmentation of individual residences, to address our need for additional affordable housing in a manner in keeping with our district's distinctive features, are long past due.

Thank you for your consideration of these concerns,

Lana Porcello

Outerlands
4001 Judah St.
San Francisco, CA 94122
(415) 661-6140

From: [Eric Socolofsky](#)
To: [Pantoja, Gabriela \(CPC\)](#); [Marstaff \(BOS\)](#)
Subject: Writing to support development at 3945 Judah
Date: Wednesday, November 06, 2019 2:33:57 PM

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

Hi. I live at 1272 45th Ave., 1.5 blocks from this planned development. I'd like to add my voice to support the densification of the Judah corridor. We need more housing in this city, and the N-Judah corridor infrastructure supports the increased density.

Thank you also for ensuring affordable units go into the building.

Also looking forward to the teacher housing at FSK Annex (though I will be sad to see Playland go).

Sincerely,
Eric Socolofsky

From: [Asumu Takikawa](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Support for 3945 Judah St project at Planning Commission
Date: Wednesday, November 06, 2019 2:06:08 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela Pantoja,

I am writing in strong support for the 3945 Judah St development that is on the 11/07 Planning Commission agenda for a HOME-SF authorization.

While I'm not a Sunset District resident, I live on the west side of SF and frequently shop at Other Avenues across the street from this proposed housing. It makes a lot of sense to build more housing here to encourage more foot traffic to these businesses, and it will be an excellent improvement over the existing empty lot.

I am also close to some long-time Sunset District residents who are potentially looking to move right now, but are finding that apartment prices are far too high for their budget. The addition of new apartments here will be a welcome small step towards making the market more affordable for my friends and family.

I strongly urge the Planning Commission to approve this project.

Thank you,
Asumu Takikawa

From: [rachel.donnely](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Ref.: 2018-000468CUA/AHB/ENV
Date: Wednesday, November 06, 2019 2:07:05 PM

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

Dear Gabriela,

I am a SOMA District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Rachel Donnelly



Alvina Lee

1415 45th Avenue San Francisco, CA 94122
(415) 350-1825 vina1688@yahoo.com

October 23, 2019

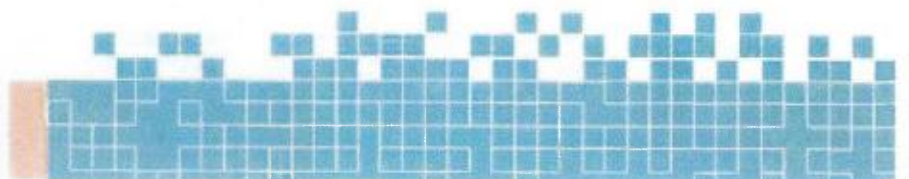
Lorabelle Cook
Planning Commission/Zoning Administrator
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103


RE: Project 3945 Judah Street, San Francisco, CA 94122

Dear Ms. Cook,

I hope you are well. I'm contacting you regarding the project at 3945 Judah Street, San Francisco CA 94122.

I'm a resident/home owner across from this project. I wanted to give you a bit of context about the area. Currently, there are a lot of restaurants, commercials and retails surrounding this area. With that, the traffic is very congested already. Furthermore, parking is a nightmare for the residents in this area. Also, there's a parklet added a year ago adjacent to this project, which reduced four parking spaces. Not to say, this parklet created a lot of issues for our house. During the raining season, the parklet keeps clogging, where the water could not drain well and backed up to my garage. This is another thing that I was hoping the City and Planning has some standard for parklet when they approved the parklet.



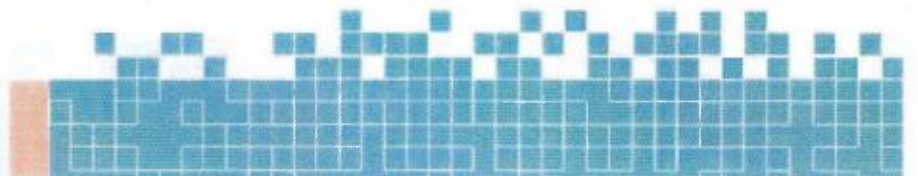



Anyway, getting back to the proposed project, for some reason, we did not receive a copy of the proposed site plan for this project. After some digging through the City and Planning website, I finally found the plan.

I have carefully reviewed the proposed site plan and here are the issues and concerns:

- The proposed site plan contains a total of 20 dwelling units. However, the plan only provides 7 compact parking spaces. If each dwelling has 1 car, it will require 20 parking spaces. Not to say, there might be more than one car per dwelling. All of these cars will end up parking on the street, which will take up the existing spaces that the neighborhood is utilized. As I described above that there are mixture of restaurants, commercial and retails that their customer already taking up the resident's space. With this project, it will be a nightmare in terms of parking for the entire community as a whole.
- The proposal is exceeding the zone height limits. This will cause privacy issues.
- The proposal is pursuing a Zoning Modification from the rear yard requirement. I assume it required a certain percentage of yard space for each property. The proposed site plan did not meet this standard.

My most concern is the parking scarce that we are currently facing and will increase the insufficient if this proposal is approved. I believe the City and Planning standard for parking is 1 space per residential unit. I hope the City and Planning will reevaluate this proposal and required the proposed site plan to comply with this standard. They can create the adequate parking spaces by removing the proposed commercial space on the ground level with additional parking space.





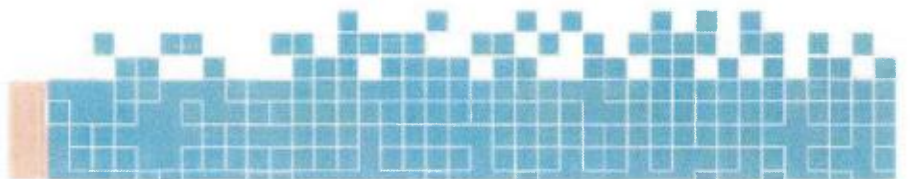
Overall, I do believe all of the issues stated above can be resolved, if the proposal reduces the dwelling units to comply with the standard by providing the required/adequate parking space, comply with the standards of the height requirement and the requirement for yard space.

I'm hereby sincerely requesting the Planning Department carefully review all the issues the public brought up and give your citizen promising solutions.

Sincerely,



Alvina Lee



From: [Corey Smith](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Supporting 3945 Judah
Date: Wednesday, November 06, 2019 10:17:34 AM

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Hi Gabriela,

My name is Corey Smith, I live in 94117.

I'm reaching out because I support housing in the Sunset and think the Planning Commission should vote to approve the proposal at 3945 Judah Street.

Thank you,
Corey

--

Thanks,
Corey Smith | Pronouns: he/him
Cell: (925) 360-5290
[LinkedIn](#) | [@CoreySmith_17](#)

From: [Kathy Howard](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary; Kathrin Moore](#); [Johnson, Millicent \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Cc: [Pantoja, Gabriela \(CPC\)](#)
Subject: Item 16. 3945 Judah Street OPPOSE
Date: Tuesday, November 05, 2019 2:59:17 PM

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

Dear Commissioners,

I live in the Outer Sunset, very close to the proposed project at 3945 Judah Street. This is not a good project for San Francisco and provides minimal benefit for all the people who need housing and cannot afford to stay in their home city.

I understand that there has been legislation that gives expedited approvals and up-zoning to this type of project. This project underlines why that expedited approval process is a bad process for San Francisco.

San Francisco needs 100% affordable housing projects. We do not need market rate units. In fact, we should stop building market rate units and offices until we have met the housing need for the residents who cannot afford anything even close to the current market rents.

There is only so much land in San Francisco. When we build market rate housing, that land is no longer available for affordable housing. There needs to be a plan for the city that takes this into account.

Added to this, let's face it - architecturally this is just another big, ugly building. It does not fit into the beach-town quality of the Outer Sunset and is totally out of scale with the surrounding area. It will be an eye-sore forever.

We need to modify the legislation that allowed this to happen and to have a city-wide plan that takes into account the needs of our underserved residents while allowing a robust neighborhood planning process.

Thank you for your consideration.

Katherine Howard
42nd Avenue,
Outer Sunset.

From: [Ionin, Jonas \(CPC\)](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3945 Judah Street Proposal: 2018-000468CUA4 Record No.: 2018-000468AHB Block 1809/028
Date: Tuesday, November 05, 2019 2:01:53 PM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Kyle Stanner <kstanner@gmail.com>
Sent: Tuesday, November 05, 2019 1:19 PM
To: Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Marstaff (BOS) <marstaff@sfgov.org>
Subject: 3945 Judah Street Proposal: 2018-000468CUA4 Record No.: 2018-000468AHB Block 1809/028

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

Ladies and Gentlemen,

I am writing regarding the above proposal in the Sunset District at an old gas station located on Judah Street. I have some concerns regarding the proposed height that will far exceed neighboring buildings and the influx of traffic and vehicles that will surely take up parking space where parking is very limited. I am not opposed to developing this site, and indeed welcome a developer building, however I believe that any building should conform with the existing neighborhood. If we allow the development of a 20 unit apartment building will put undue stress on the infrastructure, encourage other property owners to grant exceptions to zoning and contribute to the manhattanization of our community.

Thanks for your consideration of my concerns.

-Kyle Stanner
Resident, Outer Sunset, 94122.

From: [Christine Chapa](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Westside = Best Side!](#)
Subject: Ref.: 2018-000468CUA/AHB/ENV
Date: Tuesday, November 05, 2019 1:31:39 PM

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Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Christine

--

Christine Chapa
[@christinechapa](#)

From: [Lisa Anderson](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Tuesday, November 05, 2019 1:30:17 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

Please support housing in the sunset. Support housing in all districts. We have a crisis on our hands. I want young people to be able to live in SF. I was an administrator at a local high school for many years and it was painful to see the students who had lived in SF all their lives have to leave the city to find housing.

Thank you,

Lisa Anderson
SF home owner

From: [Lee Abuabara](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support new homes at 3945 Judah St.
Date: Tuesday, November 05, 2019 1:25:01 PM

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

Dear Ms. Pantoja,

I live in the Sunset and I just want to register my support for the Home-SF project at 3945 Judah St. It's definitely time for more housing in the Sunset!

Thanks for your attention,

Lee Abuabara
1279 2nd Avenue
SF, CA 94122

From: [Alexis Joseph](#)
To: [Pantoja, Gabriela \(CPC\)](#); [Marstaff \(BOS\)](#)
Subject: Extremely Concerned about 3945 Judah St Project (Ref.: 2018-000468CUA/AHB/ENV)
Date: Tuesday, November 05, 2019 11:36:20 AM

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

Hello Gabriela,

I've been a longtime Sunset resident and homeowner and I own a business on Judah street. I oppose the project at 3945 Judah Street. I wanted to send a note in advance of the hearing this Thursday, November 7th.

I'm extremely concerned that the proposed structure is planned to be significantly higher than the zoned height limits permit. Even with the below-market housing, the proposed building height is so significantly above a reasonable height and I'm confused as to how this proposal is even being considered.

More broadly, I'm concerned that this building, being the first of this height and type in the neighborhood, will set a dangerous precedent for others in the area without having taken the time to study how broad zoning changes could effect the Outer Sunset and especially along the Judah St. corridor. I feel that a much broader conversation, which is inclusive of the residents and business owners who live here along with the help of urban planners, about the evolution of the neighborhood is essential before the next generation of residential buildings reshape our neighborhood.

I've CC'ed the Sunset District 4 Supervisors office, and would invite their involvement, to make sure that before developers begin building structures taller than 40 ft in the outer boroughs, a holistic, complete, and inclusive conversation about the plan for long term development of the neighborhood must take place.

I'll be at the hearing on Thursday to voice my concerns more broadly, but I wanted to take the time to make sure my feedback was documented and on the official record.

Thank you, and please reach out with any questions.

Alexis Joseph

From: [Nancy Buffum](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: IN FAVOR: 45th and Judah development
Date: Tuesday, November 05, 2019 11:34:43 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Ms. Pantoja,

I am a nearby Outer Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a meaningful and much needed addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you and let's FINALLY get some housing built on the west side!

Nancy Buffum
nancybuffum@gmail.com
415.845.2584
no tagline at this time

From: [KEN RACKOW](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: 3945 Judah St.
Date: Tuesday, November 05, 2019 11:24:27 AM

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

Dear Ms. Pantoja

I am a Sunset Resident and STRONGLY OPPOSE the developer project at 3945 Judah Street giving expedited approvals and upzoning to unneeded market rate rentals while silencing the voice of the community. The project perfectly illustrates why HOME-SF needs to be amended to require higher thresholds for affordable units coupled with community input.

Of 20 apartments, 5 are so-called affordable with only 2 of the 5 at below market rate. This is inadequate for the real need residents are facing. The 15 -18 market rate apartments will not serve the needs of this community or SF.

This mostly market rate building is a hulking mass that towers over neighboring structures, blocks neighbors' hard earned views, adds little community benefit beyond high priced commercial spaces that will sit vacant for an extended period, and is out of scale with the Ocean Beach neighborhood. In a city of neighborhoods like San Francisco, neighborhood character DOES matter.

We need affordable new housing. This building does not provide enough, and for the reasons above I urge you to send it back to the drawing board, so the community can provide needed input.

Ken Rackow
1667 38th Ave.
SF CA 94122

From: [Sidharth Kapur](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: In support of 3945 Judah project
Date: Tuesday, November 05, 2019 11:09:40 AM

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

Dear Gabriela,

I am an Oakland resident and I wanted to write in strong support of the HOME-SF project at 3945 Judah St. I'm very excited to see 20 units of housing being proposed in a neighborhood that builds only 10-20 units a year. I hope that more projects like this in rich western SF neighborhoods can reduce gentrification pressures in the poorer, high displacement risk neighborhoods in Oakland near where I live.

Thanks,
Sid Kapur

From: [ezweig07](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [ezweig07](#)
Subject: OPPOSITION: 3945 Judah St project
Date: Tuesday, November 05, 2019 10:49:13 AM

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

Ms Pantoja,

I am a Sunset Resident and STRONGLY OPPOSE Katy Tangs Home-SF which permits the developer project at 3945 Judah St giving expedited approvals and upzoning to unneeded MARKEY RATE rentals while silencing the voice for the community.

Of 20 apartments, 5 are so-called affordable with only 2 of the 5 at below market rate. This is inadequate for the real need residents are facing. The 15 -18 market rate apartments will not serve the needs of this community or SF.

I support 100% affordable development in SF. There is actual community benefit in housing the needy, working class individuals and families and artists in our midst.

There is no need for new market rate development in San Francisco. Especially ugly, high rent, view blocking, INTRUSIONARY development that disrespects the community.

We need affordable, and only affordable new housing. Newcomer residents who can afford to pay market rate have plenty of opportunity to do so in SF. SF has built an excessive number of market rate housing and vacancies are everywhere.

We see thru gentrification policies and will fight along with other working families in San Francisco!

Erica Zweig
[3832 Judah Street](#)
[SF CA 94122](#)

Sent from my T-Mobile 4G LTE Device

Sent from my T-Mobile 4G LTE Device

From: [Rob Warnock](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Support for housing at 3945 Judah St
Date: Tuesday, November 05, 2019 10:44:47 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,
Rob Warnock
31st & Kirkham

From: [Jesse Richmond](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Support for housing at 3945 Judah St
Date: Tuesday, November 05, 2019 10:37:59 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Parkside District resident, with my wife and our 2-year-old daughter, and I'm writing to give my enthusiastic support to the Home-SF project at 3945 Judah. I strongly believe that our city and region needs to be adding housing supply both at market rates as well as at below-market rates in order to help ensure that we remain a diverse and welcoming city. In a world with rapid climate change caused in large part by our transportation choices, it is critically important that we work to allow more people to live in places that are rich in transit with large numbers of jobs nearby.

The addition of new homes and commercial space along one of our main transit routes would be a wonderful addition to our neighborhood. I hope the planning commission will approve this project and help it move to its completion.

Thank you,

Jesse Richmond

From: [Mark Bober](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Tuesday, November 05, 2019 10:29:49 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,
Mark Bober

From: [Steve Worsfold](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Tuesday, November 05, 2019 10:29:21 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. I am about to have my first child and since my housing options are so scare, I will be raising him with my wife in a one bedroom apartment. We desperately need more housing production on the westside, so new families like mine have a chance to stay in the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

From: [Brian Heung](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Support for housing at 3945 Judah St
Date: Tuesday, November 05, 2019 10:24:21 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Brian

From: [August Navarro](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Marstaff \(BOS\)](#)
Subject: Extremely Concerned about 3945 Judah St Project (Ref.: 2018-000468CUA/AHB/ENV)
Date: Monday, November 04, 2019 7:41:02 PM

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

Hello Gabriela,

I've been a longtime Sunset resident and homeowner and my partner owns a business on Judah street. I oppose the project at 3945 Judah Street. I wanted to send a note in advance of the hearing this Thursday, November 7th.

I'm extremely concerned that the proposed structure is planned to be significantly higher than the zoned height limits permit. Even with the below-market housing that is proposed, the proposed building height is so significantly above a reasonable height and I'm confused as to how this proposal is even being considered.

More broadly, I'm concerned that this building, being the first of this height and type in the neighborhood, will set a dangerous precedent for others in the area without having taken the time to study how broad zoning changes could effect the Outer Sunset an especially along the Judah St. corridor. I feel that a much broader conversation, which is inclusive of the residents and business owners who live here along with the help of urban planners, about the evolution of the neighborhood is essential before the next generation of residential buildings reshape our neighborhood.

I've CC'ed the Sunset District 4 Supervisors office, and would invite their involvement, to make sure that before developers begin building structures taller than 40 ft in the outer boroughs, a holistic, complete, and inclusive conversation about the plan for long term development of the neighborhood must take place.

I'll be at the hearing on Thursday to voice my concerns more broadly, but I wanted to take the time to make sure my feedback was documented and on the official record.

Thank you, and please reach out with any questions.

August Navarro
1466 45th Ave

From: [Kit Hodge](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: I support 3945 Judah
Date: Monday, November 04, 2019 11:32:20 AM

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

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood--we need much more housing in the neighborhood! My only quibble with the project is that it should have no car parking; the world is burning, and that space could be better used to house more people. Nonetheless, I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Kit Hodge

From: [David Heflin](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Upcoming Project in the Sunset
Date: Sunday, November 03, 2019 7:26:59 PM

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

Hi Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

David

From: [Lina Leon](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Sunday, November 03, 2019 12:37:16 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident (living in an in law unit) and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,
Lina Leon
19th and Judah
UCSF graduate student

--

Sent from Gmail Mobile

From: [Jacob Kimmel](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Sunday, November 03, 2019 12:36:11 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident (Judah & 19th) and I enthusiastically support the Home-SF project at 3945 Judah St.

This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. Rent in our neighborhood is far too high to be affordable to all but the most wealthy or long-term landowners, fundamentally due to a LACK OF HOUSING SUPPLY.

I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Jacob Kimmel, PhD (UCSF)
19th & Judah
District 4

From: [Sebastian Sovero](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: more housing!
Date: Saturday, November 02, 2019 8:46:11 AM

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

Dear Gabriela,

I am a Sunset District resident- I live on 45th and Quintara. I enthusiastically support the Home-SF project at 3945 Judah St (I bike past it every day!). This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly. We desperately need more housing in San Francisco- and I hope you can make this happen.

Thank you,
Sebastian Sovero

From: [Paul F](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Strong support for housing at 3945 Judah St
Date: Friday, November 01, 2019 10:36:52 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident at Judah and 34th, and I happily support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be an excellent addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly. San Francisco benefits from a variety of new construction for all income levels.

Thank you for your review of this project!
Paul Foppe
2935 Judah St, San Francisco, CA 94122

From: [Rebecca E. Skinner](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Rebecca E. Skinner](#)
Subject: regarding the proposed project at 3945 Judah
Date: Friday, November 01, 2019 2:57:29 PM

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

Dear Ms. Pantoja:

As a resident of the Sunset District, I am very pleased about the Home-SF project at 3945 Judah. The Outer Sunset is in dire need of new housing, and this location will have 25% BMR units. Despite the frequent conservatism of this part of the city, we are affected by the housing crisis, and should do our part.

It would be very much in San Francisco's best interest if the Planning Commission can approve this, as we need this housing built, promptly.

Thank you.

Sincerely,
Rebecca E. Skinner

From: [marty.cerles](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [westsidebestsidesf@gmail.com](#)
Subject: Ref.: 2018-000468CUA/AHB/ENV
Date: Friday, November 01, 2019 2:30:22 PM

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

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Marty R Cerles Jr

From: [Milo Trauss](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Ref.: 2018-000468CUA/AHB/ENV Support for new homes
Date: Friday, November 01, 2019 11:57:18 AM

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

Dear Gabriella,

I strongly support this proposal for 20 new homes at 3945 Judah.

It's great that this proposal is utilizing the density bonus and has the low parking ratio of only 7 parking spaces.

This is a wonderful incremental step towards a more "village" like west side of San Francisco served by BRT lanes, protected bike lanes, and walkable destinations. This upholds the city's progressive values of inclusivity and environmentalism.

The sprawling, suburban, car based development pattern of the west side of San Francisco - and other parts of the bay, and in other parts of the country - we are now learning was a mistake that leads to terrible traffic, pollution, and high housing costs. Steps like this proposal are needed to correct these past mistakes.

Please pass my comments on to the Planning Commission.

Thank you,
Milo Trauss

From: [Nathanael Aff](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Ref.: 2018-000468CUA/AHB/ENV
Date: Friday, November 01, 2019 10:53:00 AM

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

Hi Gabriela,

I'm a Sunset District resident and I'm writing to express support for the proposed project at 3945 Judah St.

San Francisco needs more housing, especially near transit. I am glad to see there will be fewer parking places built as part of the project since more parking means more expensive units. I hope the planning commission approves so the project can move forward.

Thanks for your time,

Nathanael Aff

From: [Staly Chin](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Gordon Mar](#); westsidebestsidesf@gmail.com
Subject: Support for housing at 3945 Judah St
Date: Friday, November 01, 2019 9:51:30 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

My family also owns a business in Outer Sunset and the struggling Irving St could definitely be helped by more local residents in the area.

I also hope that this has the support of the supervisor Gordon Mar.

Thank you,

From: [Divya Parmar](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: [Westside = best side!](#)
Subject: Please Support Home-SF at 3945 Judah St.
Date: Friday, November 01, 2019 8:58:48 AM

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

Dear Gabriela,

I urge you to support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Divya Parmar

From: [Nick McSpadden](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Support for housing at 3945 Judah St
Date: Friday, November 01, 2019 6:35:05 AM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,
Nick McSpadden

From: [Lynley Closson](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Ref.: 2018-000468CUA/AHB/ENV
Date: Thursday, October 31, 2019 8:44:39 PM

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

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,

Lynley Closson, Outer Sunset resident

From: [Patrick Traughber](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Thursday, October 31, 2019 8:33:48 PM

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

Hi Gabriela,

I live in San Francisco and I strongly support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,
Patrick

From: [Brian Au](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: RE: 2018-000468AHB: 3945 Judah Street
Date: Thursday, October 31, 2019 8:27:52 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Gabriela,

I am a Parkside District resident and I wholly support the Home-SF project at 3945 Judah St. I hope that the Planning Commission will approve this so that it can move forward quickly.

Best,

Brian Au

From: [Frank Noto](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for 3945 Judah St.
Date: Thursday, October 31, 2019 8:13:01 PM

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

Hi Gabriela,

Please forward this to the Planning Commission and include it in the file.

I strongly support the Home-SF project at 3945 Judah St (2018-000468CUA/AHB/ENV). As a Sunset District resident, I believe this proposal for 20 new homes near transit, including 25% affordable units, will be a fantastic addition to the Sunset neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Sincerely,

Frank Noto

415-830-1502

From: [Will Ashley](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Support for housing at 3945 Judah St
Date: Thursday, October 31, 2019 7:55:45 PM

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

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Warmly,

Will Ashley

From: [Rachel Novak](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Ref.: 2018-000468CUA/AHB/ENV
Date: Thursday, October 31, 2019 7:36:30 PM

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

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly. This was a pre-written note but I so heartily agree with it that I have made no changes.

Thank you,

**Rachel Novak
2706 39th Ave
94116**

Get [Outlook for Android](#)

From: [Brendan](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: Support for housing at 3945 Judah St
Date: Thursday, October 31, 2019 7:29:25 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

I am a Sunset District resident and I enthusiastically support the Home-SF project at 3945 Judah St. This proposal of 20 new homes and ground commercial space near transit, including 25% at below-market rate, will be a fantastic addition to the neighborhood. I hope that the Planning Commission will approve this so that it can move forward quickly.

Thank you,
Brendan Duong

From: [Saam Barrager](#)
To: [Pantola, Gabriela \(CPC\)](#)
Cc: westsidebestsidesf@gmail.com
Subject: 45th and Judah
Date: Thursday, October 31, 2019 7:14:45 PM

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

Ref.: 2018-000468CUA/AHB/ENV

Dear Gabriela,

This is my neighborhood. I have 4 children. I want one or several of them to live here with their families.

The retail space enhances the existing corridor.

Approve this. Then approve 100 more just like it.

Thank you,

Saam Barrager

Sent from my iPhone



Received at CPC Hearing 11/7/19
Mish

**ARTICLE 2 CHANGES
FOR ADOPTION ON OR BEFORE
DECEMBER 12, 2019**

- **PLEASE CORRECT BICYCLE MIS-SPELLING FOUND SO FAR**
- **AT TOP OF DOCUMENT, CODE SUMMARY STATES CHANGES ARE TYPOS & ALL NOT SUBSTANTIVE BUT UNSURE IF IT IS OR NOT FOR ALL**
- **DEFINITIONS: INSERTION OF “PRIMARYLY” FOR USE
→ IS THIS TO ACCOMMODATE FLEX USE?
→ WHAT IS THE INTENT?**
- **SECTION 260 – HEIGHT LIMIT EXEMPTIONS (PP. 26-27)**

NEW TEXT – SEC. 1(b) -- HAS DESCRIPTION THAT IS HARD TO COMPREHEND CLEARLY OR TO ENVISION.

WHAT DOES THE PROPOSED TEXT MEAN IN RE

- **“WITHIN FIRST 10 FEET” & ALLOWANCES**
 - **NO MORE THAN 20% OF HORIZONTAL AREAS?**
 - **WHAT IS MEANT BY “AREAS”?**
 - **PLEASE PROVIDE ILLUSTRATIONS**
 - **DESCRIPTION KIND OF CRYPTIC AS IS**

- “GENERAL PUBLIC COMMENT” RE-ORDERED TO:
 - END 11/29/2018
 - AFTER “DEPARTMENT MATTERS” 10/17/2019
 - END 10/24/2019
 - AFTER “DEPARTMENT MATTERS” 11/07/2019

- BACKGROUND:
 - 2015 – PRESIDENT FONG FORMED COMMITTEE FOR “RULES & REGULATIONS (R&Rs)” WORK:
 - C JOHNSON
 - K MOORE
 - D RICHARDS

 - 07/02/2015 COMMISSION PASSED AGENDA FORM:
 1. ROLL CALL
 2. CONSENT CALENDAR
 3. COMMISSION MATTERS
 4. ACTION ITEM LIST
 5. DEPARTMENT MATTERS
 6. PUBLIC COMMENT – 15 MINUTES
 7. REGULAR CALENDAR
 8. DISCRETIONARY REVIEW CALENDAR
 9. PUBLIC COMMENT
 10. ADJOURNMENT

- R&Rs “ARTICLE V – AMENDMENTS”:

Section 1. These Rules and Regulations may be amended by the Commission at any Regular Meeting by a majority vote following a public hearing, providing that the amendment has been calendared for hearing for at least ten days.

- IN WHAT WAYS CAN THE COMMISSION HANDLE CHANGES TO LISTED ITEMS IN “R&Rs”?
- DID THE COMMISSION VOTE ON ABOVE MEETING DATES?



Affordability by Design became a buzz phrase over the last few years.

With the major high-end expansions that have taken place usually the kitchens are blown up and become the entire floor with space surrounding these fancy kitchens designated as living room, dining room and family room.

San Francisco has an existing typology of housing in the neighborhoods where the kitchen is part of a practical layout with 2 to 3 bedrooms and often can allow for a reasonable horizontal expansion without triggering Demolition issues.

And now that minimum parking requirements have been stripped from the Code, the full footprint garage can be available for a second unit or an ADU below.

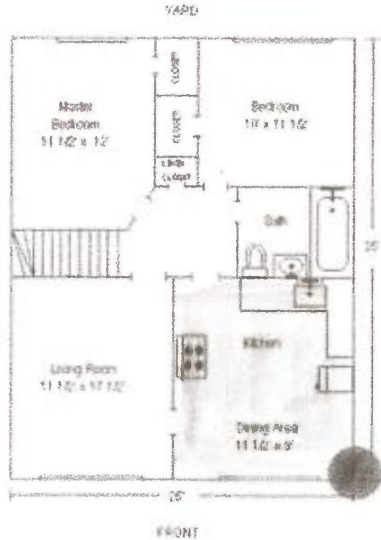
A good way to densify in a speedy manner and maintain relative affordability in speculative projects.

Trends suggest that there is more ordering in, less cooking and food prep at home. (i.e. Uber Eats, etc)

Source: Pub. Com.

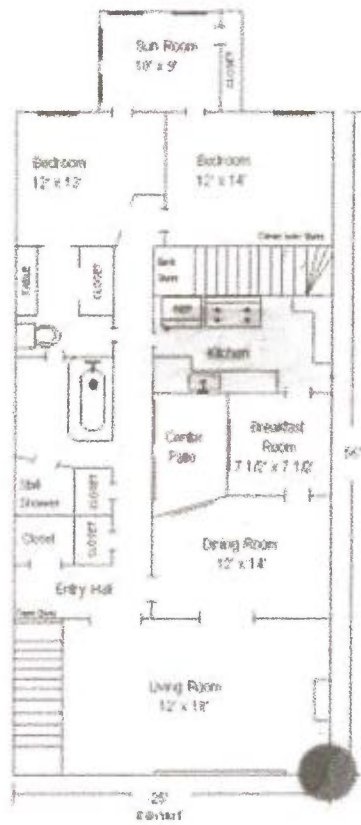
MARY BROWN STUDY
SUNSET.

San Francisco Typology



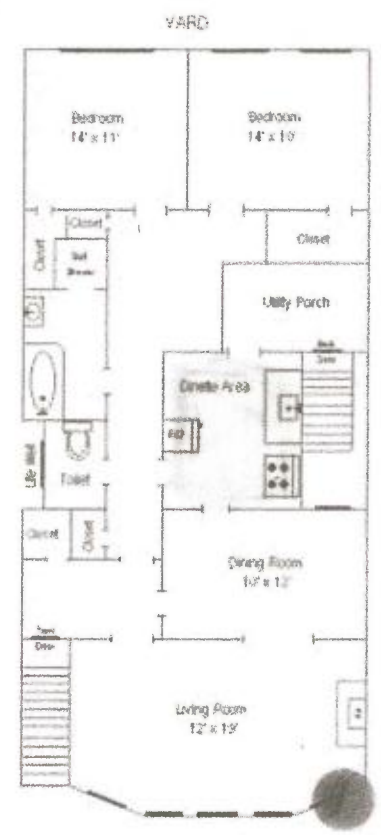
Junior-5

The Junior-5 is a basic and common floor plan built in the Sunset District. The name refers to the five-room interior configuration. Most Junior-5's were constructed during WWII and into the late 1940s. The average plan is slightly less than 900 square feet. The plan features a combined kitchen and dining area. "Jumbo" versions of the Junior-5 were constructed primarily in the postwar era and feature larger rooms and/or a third bedroom off the first floor tunnel passageway. The second floor living space of most Junior-5 buildings is through a tunnel entry.



Patio Plan

A still popular house plan layout, the Patio Plan configuration is referred to by some as the "Cadillac of the Avenue homes." It was built primarily in the early 1930s with occasional examples dating to the early 1940s. The name refers to the interior second floor courtyard atrium, which is accessed from the hall, dining room, and breakfast nook. The patio serves to provide additional natural light to the center of the house.



Barrel Front

The barrel front layout featured a large living room, dining room, and separate Pullman built-in dinette. The barrel front layout could be expanded to include three upstairs bedrooms or a sunroom at the rear. A second set of interior stairs occasionally led to a downstairs den or social room.

S. Cisneros

September 16, 2019

To: *Stephanie Cisneros and President Melgar, Vice President Koppel and Members of the Planning Commission*

From: *Georgia Schuttish*

Re: 1369-1371 Sanchez Street CUA #2018-011717CUA

This CUA is really unfortunate as this is housing that could have been on the market five or six years ago with a simple remodel.

It could have just been a “refreshing” of the pair of flats, with the possible addition of an ADU, instead of seeking to maximize profits as the original plans proposed prior to the Discretionary Review in 2017, thus creating a monster home with a “sham” unit. Even the revision during the DR process approved by the Commission on a 6-0 vote, where the so-called “sham” unit behind the garage was eliminated, just created a second unit of a large one bedroom on the top level which was still questionable in the Commission’s goal of seeking solutions to the San Francisco housing crisis.

Instead the building has not only been two empty, unused dwelling units since 2014/2015, but it has been fundamentally demolished and has sat open to the elements for over a year. If I wanted to be dramatic, I could say it is enough to make me want to throw up. Instead I will suggest the following:

The two original flats should be reconstructed as they were, in the original footprint with a minimum of two bedrooms or follow the traditional San Francisco floor plan for a pair of flats. One flat at 1369 and the other flat at 1371. The developer should design an efficient use of interior space. This was originally a Victorian pair of flats and that typical stacked layout can efficiently contain a minimum of two bedrooms or be adapted to be more bedrooms as the occupant desires. Plus the fact that this building was fundamentally freestanding makes the exposures for sunlight and air very good for smaller, more traditional San Francisco rooms.

The facade was remodeled in the late 1930s and while some do not like Art Deco it was really very well done and the stucco work was fine (which is increasingly harder to find in redone facades which often are of very poor quality and material).

The original fenestration and bay of the Victorian were preserved in the 1930s facade alteration, prior to the illegal Demolition. That general facade with the bay and the fenestration should be recreated to be in keeping with the character of the blockface on this side of Sanchez Street, which is primarily workingman Victorian bungalows, but will also facilitate the typical and efficient Victorian stacked flat layout within the interior.

The side tradesman entrance on the south elevation with the set back should be reconstructed and an ADU meeting the current requirements for ADUs be installed in the ground floor level. (Whether that is a "waiver or no waiver" ADU, I don't know as that will be up to the ZA and the Commission).

However, I do know that based on the ADU handbook the side entrance with the set back along the south elevation as was originally there on the lot before the Demo, seems to fit with the guidelines in the ADU Handbook.

Additionally with the revision to the minimum parking requirements passed by the Commission and the location of this site close to the J Church and 24th Street as well as the cultural shift to the "ride sharing" companies that have flooded Noe Valley streets since 2015, the entire garage level could be made available as an ADU if the Commission wanted to see a larger ADU here. (Although a smaller ADU might meet a certain segment of the market and would likely be more affordable.) Obviously it cannot be sold per the ADU legislation.

However, I think the tenure of the two main units is very important and I hope this will be considered as part of the CUA. Is it "necessary and desirable" that the units at 1369 - 1371 be condo or rental? Should the rebuilt project comply with the standard definition of the RH-2 per the Planning Code Section 209.1 which is "...two large flats, one occupied by the owner and the other available for rental."?

Also, the roof deck should be removed as there is no roof deck on this block of Sanchez Street and roof decks lessen relative affordability.

Also, please compare the Pat Buscovitch Demo Calcs on sheet A-1.03 as found on the SFPIM with any Demo Calcs completed by Staff during the Planning Enforcement and with the original Demo Calcs when the project was approved under DRA-0531 on June 1, 2017. This is very important in understanding why this project went from an Alteration to Tantamount to Demolition.

Finally, I want to be clear that while I was involved with the DR hearings back in 2017, I did not file *any* complaints on this project at 1369-1371 Sanchez Street even though someone created a fake gmail account using my full name and took advantage of my concerns with Demolition in Noe Valley and pretended to be me....for whatever his own nefarious reasons may be....and that is an abuse of the process whether filing a complaint or filing a DR.

With this CUA hearing on this project the Commission has the chance to create viable housing that protects Relative Affordability and hopefully put some good, reasonably sized units back on the market and also preserve neighborhood character. Thank you.

Sincerely,
Georgia Schuttish
Noe Valley Resident

A. Perry

AAU at Planning Commission

post Dec 2005 when AAU confronted on need to file IMP
Former Planning Commissioners

5/25/06 **PLAN COMM** - Comm Kevin Hughes raises question of AAU need to file IMP; ZA Badiner
- AAU was first notified of need to file IMP 3/03 IMP lack raised by St Brigid gp. Comm
Bill Lee - need for Student Housing **Plan Comm** - Sue Lee, Dwight Alexander, Shelley
Bradford-Bell, Kevin Hughes, Bill Lee, Christine Olague

6/1/06 **PLAN COMM** - Atkinson informs Plan Comm the AAU just filed IMP **Plan Comm** - Sue
Lee, Alexander, Bradford-Bell, Hughes, Bill Lee, Olague, Antonini

2007

7/26/07 **PLAN COMM** requests addl info on IMP - Lorraine Hansberry Theater (Olague, Sugaya)
Plan Comm - Alexander, Olague, Antonini, S. Lee, W. Lee, Moore, Sugaya

9/27/07 **PLAN COMM HRG.** **Plan Comm** - Alexander, Olague, Antonini, S. Lee, W. Lee, Moore,
Sugaya

10/31/07 **AAU submits revised IMP.** Staff deems adequate for hearing - lacks Transportation
Management Plan 8/13/07 AAU IMP version deemed totally inadequate for hearing

2008

12/6/07 **PLAN COMM HEARING** on the AAU IMP. Comm - Additional information needed.
Plan Comm - Olague, Antonini, S. Lee, W. Lee, Moore, Sugaya

1/24/08 **PLAN COMM** **Exec Session** on AAU litig. **Open Session** on code violations, enforcement
actions, IMP, Flower Mart; Atty Michael Burke - AAU will bring bldgs into compliance
w/Code ASAP **Plan Comm** - Alexander, Olague, Antonini, S. Lee, W. Lee, Moore, Sugaya

2/14-4/17/08 **PLAN COMM** STATUS REPORT ON AAU ENFORCEMENT AND INSTITUTIONAL MASTER
PLAN UPDATE (IMP). On agenda of **EVERY Plan Comm mtg**

4/24/08 **PLAN COMM** Info Present of draft IMP. IMP ruled not complete **Plan Comm** - Olague,
Antonini, S. Lee, W. Lee, Moore

5/1/08 **PLAN COMM** Comm **Exec Session** on possible AAU litig

5/1/08 **PLAN COMM** **Star Motel 1727 Lombard**

Plan Comm - Olague, Antonini, W. Lee, Miguel, Moore, Sugaya

8/8/08 **PLAN COMM** **Star Motel** hearing - 1727 Lombard to legalize conversion 2007.1072
INTENT TO DENY CONVERSION

PLAN COMM - Olague, Miguel, Antonini, Borden, Lee, Moore, Sugaya

2010

- 2/8/10 Planning letter to AAU (Badiner) - concerns of Plan Comm, BOS Land Use Comm, Plan Dept staff re lack of compliance w/Planning Code requirements
- 7/1/10 PLAN COMM Progress report on Enforcement Activities PLAN COMM - Miguel, Olague, Antonini, Borden, Lee, Moore, Sugaya
- 9/29/10 Notice of Preparation of AAU EIR 2008.0586 published
- 12/9/10 PLAN COMM - info enforcement update.
Plan Comm Antonini, Rodney Fong, Moore, Sugaya, Miguel, Olague

2011

- 7/14/11 PLAN COMM Exec Session - lawsuit.
Plan Comm Antonini, Fong, Moore, Sugaya, Miguel, Olague
- 11/17/11 PLAN COMM - hearing on Institutional Master Plan
Plan Comm Antonini, Moore, Miguel, Olague Recused Fong, Sugaya

2014

- 1/8/14 PLAN COMM info - Rahaim verbal report

2015

- 2/25/15 AAU DEIR published
- 4/16/15 DEIR Hearing
Plan Comm Antonini, Fong, Wu, Moore, Hillis, Richards, Christine Johnson
- 10/1/15 AAU update to CPC Plan Comm Antonini, Fong, Wu, Moore, Hillis, Richards, CJohnson

2016

- 3/17/16 Plan Comm hearing on 11/17/15 Update to AAU IMP .
Plan Comm Antonini, Fong, Wu, Moore, Hillis, Richards, CJohnson
- 5/19/16 Plan Comm exec session on AAU. ESTM hearing - Comment on 5/12/16 memo.
Plan Comm Antonini, Fong, Wu, Moore, Hillis, Richards, CJohnson
- 7/28/16 AAU EIR Certified + hearing 2008.0586
Initiate Amend to Plan Code to convert 2209 and 2211 Van Ness
Plan Comm Antonini, Fong, Wu, Moore, Hillis, Richards, CJohnson
- 9/22/16 PLAN COMM AAU Student Housing CONT > 11/17/16 > 2/27/17 > 7/27/17 > 11/2/17
Init of legis legalize 2209 2211 Vness
AAU Amend PCode Sec 317 loss of hsg
Student Hsg Exemp amend LEGIS AAU
AAU Resid sites 2209 Vness CU 2211 Vness CU 1916 Octavia CU 1055 Pine CU
860 Sutter CU 1080 Bush CU 1153 Bush CU
AAU Amend PCode 175.5(b) 601 Brannan

Plan Comm Fong, Richards, Hillis, CJohnson, Koppel, Melgar, Moore

2017

- 2/2/17 Plan Comm CONT to 7/27 EIR findings, 3 Code amend, 2209 & 2211 VNess, 1916 Octavia, 1055 Pine, 860 Sutter, 1080 Bush, 1153 Bush, 460 & 466 Townsend
- 2/2/17 Info Tom Lakevitz Development Agree't Appl, Abbrev Term Sheet for Global Resolution
Plan Comm Fong, Hillis, Moore, CJohnson, Koppel, Melgar
- 7/27/17 Plan Comm CONT to 11/2 EIR findings, 3 Code amend, 2209 & 2211 VNess, 1916 Octavia, 1055 Pine, 860 Sutter, 1080 Bush, 1153 Bush, 460 & 466 Townsend
- 7/27/17 IMP PCode 304.5 Info Pres - Teague, Engmann
- 7/27/17 AAU IMP update 2017-005439IMP
Plan Comm Fong, Moore, Richards, CJohnson, Koppel
- 11/2/17 Plan Comm CONT indef EIR findings, 3 Code amend, 2209 & 2211 VNess, 1916 Octavia, 1055 Pine, 860 Sutter, 1080 Bush, 1153 Bush, 460 & 466 Townsend
AAU full IMP - hrg only - Cont indef - needs strengthening
Plan Comm Hillis, Richards, Fong, CJohnson, Koppel, Melgar, Moore

2019

- 7/25/19 Plan Comm Exec sess People v Stephens Inst dba AAU 2016
- 7/25/19 Plan Comm accept AAU 7/5/19 full IMP
Plan Comm Moore, Richards, Frank Fung, Milicent Johnson, Koppel, Melgar

Received at CPC Hearing 11/7/19

G. Pantoja

PROFESSIONAL OFFICE OF ARCHITECTURE
JUDAH ST. & 4TH AVE.
SUITE 200
SAN FRANCISCO, CA 94103



LEAVITTU
architectures

3945 JUDAH STREET APARTMENTS
18,000 - 1800 - 157.78

PROPOSED PROJECT
FROM CORNER OF
JUDAH ST. & 45TH AVE.

3945 JUDAH ST. SAN FRANCISCO, CA 94118
415-874-9200

DATE: 14 SEP 2017
SCALE: 1/8"

Highlights of concern:

- **55 ft tall** (actually 62 ft @ 45th and 74 ft @ mech tower) zoning is 40 ft + bonuses
- 20 units, 31 bedrooms, **only 7 parking spaces**
- Fails to accomplish goals of HomeSF bonus:
Even with 25% 'affordable' (includes families making up to \$150,000 a year) this project will raise average rents in the area significantly.
- Neighborhood residents will subsidize profits for the developer with lost parking, lost views and degradation of the character of Outer Sunset.

Neighborhood residents should be heard:

- Come to the hearing **Nov 7 at 1 pm.**
- Text David at 415-745-0041 to share concerns or support
- Leave feedback online at:
<https://www.ipetitions.com/petition/3945-judah-feedback>
...or scan the QR code



NOTES:

I am a Berkeley-educated architect and energy consultant. I've lived in SF about 30 years in all areas of the City, I've been in the Outerlands area for 12 years and in Outer Sunset for 5 years since I bought a house on 44th and Judah, which I remodeled from a dilapidated 1 bedroom to a 3 bedroom with a rental, and I'm also designing an ADU for the back yard right now.

I say all this to clarify that I'm absolutely not a NIMBY, and I'm doing my part to house as many people in my actual backyard as I can.

I also have a small 501c.3 non-profit called Minimum Viable Life to support local homeless neighbors with food, showers, laundry, car repairs, pet care, living necessities and occasionally a bed.

I got involved with collecting feedback from the neighborhood for this project because this project will impact the whole neighborhood, and I recognized that the way information has been disseminated about the project has been minimal and is difficult for a normal citizen to understand. As an architect, for example, I can read the description of the building and visualize it, but most don't understand that 55 ft is a planning designation, not a good physical description, or how this compares to current building heights in the area.

My involvement has been to post images of the building on street poles near the site and to collect feedback through an online link, and I also collected a few signatures on a paper form that I carried with me for the last week when walking my dog. Without any door-knocking, I collected almost 150 signatures and feedback on the project in about a week.

Like me, the general consensus is not at all NIMBY, but rather that the current proposal is out of character with the district, primarily due to its height. There are also concerns about parking impacts, utility and transportation capacity, views impact, and design character.

I'll let you read the feedback.

I'd like to make two main points:

1. Parking – While I appreciate the new transit-centric approach of no parking requirements, I hope you take into consideration the nature of the neighborhood when applying it. This neighborhood is very diverse, with lot more elderly and disabled and families than other areas of SF where parking has limited growth. Some people just need cars, including a friend of mine who would never travel if she couldn't walk to her vehicle parked in front of her house and park near shopping and other venues. There's a reason people live in the Outer Sunset, and parking is one of them.
2. HOME-SF bonuses – I also appreciate the HOME-SF program, and I believe your duty to ensure that the intention of the program is achieved for projects that are granted the bonuses. While the program may be beneficial in areas where heights have hit the limits and there is no room to grow, or where an extra story or two would have only an incremental impact on the neighborhood fabric, this project in this neighborhood is quite different. The Judah corridor is not built to anywhere near the current height limit of 40 ft. This is partly due to the old parking requirements, but also because the market has not demanded it. There is no reason to encourage buildings that exceed the current height limits in this corridor yet, and any buildings

that do exceed this limit will be extreme anomalies in the area, and not beneficial incremental exceptions. We don't need a density bonus to make more opportunity for density in the Judah corridor.

In addition, the height bonus being given to the developer is in exchange for so-called 'affordable' units. These units will have rents pretty close to what the current average rents are in the neighborhood, so the goal of HOME-SF to provide lower-rent opportunities will not happen with these units, and overall this project will raise the average rent in the area significantly. From my calculations, the average rent of the affordable units will be 20% higher than the current average rents in the area, and with the affordable units, there will be an average of about a \$100 per month reduction in overall average rents for the development.

The point is that we will not be getting anything in exchange for the give-away of the character of the neighborhood. The HOME-SF program is intended to provide more affordable units in the neighborhood, and it is not doing that. With the higher density and the additional height, we will only be exchanging a loss of character, a loss of environment, the residents who've invested in this neighborhood will be losing parking and vibe in order to subsidize a developer making more of a profit.

3. In general, most people in the neighborhood, and over 50% of homeowners in my survey, support ADUs, which distribute density throughout the neighborhood.



R. David Scheer

1447 44th Ave

34122

415-745-0041

I would personally support this project with:

- 1 less story (45' limit)
- retain density bonus (TIER 1) w/ 23% 'affordable'
- 3 more parking (redesign garage) - parking for residents
- 2+ more handicapped spots
- parapet rail glass

that the location of this building will be a net benefit to the area, and not a net detriment. The building is located in an area that is currently underutilized and the building will provide a net benefit to the area.

In addition, the height of the building is in exchange for so-called "affordable" units. The building will provide a net benefit to the area by providing a net benefit to the area. The building will provide a net benefit to the area by providing a net benefit to the area.

The building is located in an area that is currently underutilized and the building will provide a net benefit to the area.

able units in the
height, we
invested
upper market
y survey



Handwritten notes:

74 ft Mech Penthouse

74 ft

61 ft

57 ft



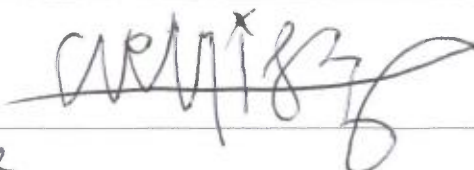
Current 40-X Height Limit

To: Members of the Planning Department

From: Residents of the Judah Outer Sunset neighborhood

We have the following concerns about this project, and we request that the current plans be denied pending review of these concerns.

68 signatures
 61 parking
 65 height
 56 design
 58 Home-SF no
 40 ADU yes (50% owners)
 14 homeowners

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
David Scheen  1447 44th Ave	<input checked="" type="checkbox"/>	X	X	X	X	YES!!
Scarlett Euzerman  1374 46th Ave Kevin Tran	<input type="checkbox"/>	X	X	X	X	X
1890 44th ave. caroline cortez	<input type="checkbox"/>	X	X	X	X	X
1939 43rd ave 	<input type="checkbox"/>	X	X	X	X	X
Brian Hinz 1456 48th Ave	<input type="checkbox"/>	X	X	X	X	X
Gregory Lukusk 1453 48th Ave #2	<input type="checkbox"/>	X	X	X	X	X
LISA ARJES 1375 35th Ave lisa.arjes@gmail.com	<input checked="" type="checkbox"/>	X	X	X	X	X

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
Benny Dao 1431 44 th Ave SF CA 94122	<input type="checkbox"/>	✓	✓	✓	✓	Yes
Jennifer Zham 1431 44 th Ave SF CA 94122	<input type="checkbox"/>	✓	✓	✓	✓	Yes
Robert Kearns 4117 Judah St SF 94122	<input type="checkbox"/>	✓	✓			
Dorissa Frantz 1459 44 th Ave SF CA. 94122	<input type="checkbox"/>	✓	✓	✓	✓	Yes
Stephen Grimalds 1473 44 th Ave 94122	<input type="checkbox"/>	✓	✓			✓
MICHAEL DITTIES 1501-43 RD AV 94122	<input checked="" type="checkbox"/>	✓	✓	✓		
VIVIAN YAMAMOTO 1280 47 th Av 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
CARA Kelsey 1280 47 th Av 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
Stephanie Douglas 1212-42 nd Ave 94122	<input type="checkbox"/>	✓	✓	✓		
Jane Lundquist 1435-44 th Ave 94122	<input checked="" type="checkbox"/>	✓	✓	✓		

Name, Address, Signature, Comments

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
Kenneth Lundquist 1435-44th Ave Kenneth Lundquist	<input checked="" type="checkbox"/>	✓	✓	✓	✓	✓
IAN McMASTER 1967 32ND AVE Ian McMaster	<input type="checkbox"/>	✓	✓	✓	✓	✓
Tozi 3901 Judah	<input type="checkbox"/>	✓				
881 Nutting 1451 44th Ave Bill	<input type="checkbox"/>	✗	✗	✗	✗	✗
Carla Espinosa 1451 44th Ave Carla Esp	<input type="checkbox"/>	✗	✗	✗	✗	✗
Brittany Noble 1323 38th Ave	<input type="checkbox"/>	✗	✗			
RONAN SHOULDICE F. Shouldice 1877 18th Ave. SF. 94116	<input checked="" type="checkbox"/>	✓	✓	✓	✓	✓
Miriam Shouldice M. Shouldice 1877 18th Ave SF, CA 94122	<input checked="" type="checkbox"/>	✓	✓	✓	✓	✓
Henry Anderson 131 Atma St. S.F. CA. 94117	<input checked="" type="checkbox"/>		✓	✓	✓	
Angel Gonzalez 1439 Union Ave SF, CA 94122	<input type="checkbox"/>	✓	✓	✓	✓	-




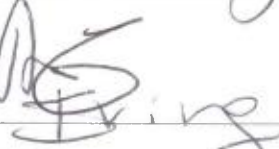
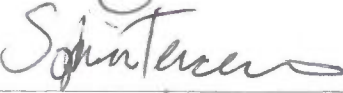


Name, Address, Signature, Comments

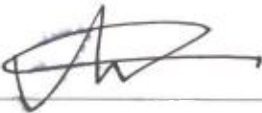
	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomesF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
 3940 Judah	<input type="checkbox"/>	X	X	X		
Semalhofer 7309 Geary Blvd	<input type="checkbox"/>	X	X	X	X	X
HABEL MANN 4129 KIRKHAM ST.	<input type="checkbox"/>	X	X	X	X	X
ADAMS 3921 Judah St	<input type="checkbox"/>	X	X	X	X	X
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					

To: Members of the Planning Department

From: Residents of the Judah Outer Sunset neighborhood

We have the following concerns about this project, and we request that the current plans be denied pending review of these concerns.

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
JANEET L. BUTLER 2543 48TH AVE SF 94116 	<input checked="" type="checkbox"/>	✓	✓		✓	
Kelly Stanford 2117 48th Ave SF 94116 	<input type="checkbox"/>	↓	↓	↓	↓	
Charles Jacobs 2117 48th Ave SF 94116 	<input type="checkbox"/>	↑	↑	↑	↑	
Robert King 4620 	<input type="checkbox"/>	✓	✓	✓	✓	
Sophia Tercero 1271 - 47th AVE S.F. CA 94122 	<input type="checkbox"/>	✓	✓	✓	✓	
Tj Roselent 1354 - 46th ave SF CA 94122 	<input type="checkbox"/>	✓	✓	✓	✓	
John Webber 4146 moraga st. SF, CA 94122 	<input type="checkbox"/>					✓

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
Chris Schneider 4101 Lincoln Way S.F. 94122	<input type="checkbox"/>	✓	✓	✓	✓	
Noan Keane 1445 47th Ave 	<input type="checkbox"/>		✓	✓	✓	✓
mta 4620 Irving St.	<input type="checkbox"/>		✓	✓	✓	✓
Robbie Baden 4101 Lincoln Way SF 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
Karina Baden 4101 Lincoln Way SF 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
Ted Zatrzaewski 1274 47th Avenue SF 94122.	<input type="checkbox"/>	✓	✓	✓	✓	✓
Michael FITZ MAURICEO 1356 48th Ave SE 94122	<input type="checkbox"/>	✓	✓	✓	✓	
DANIEL KINER 4725 IRVING ST APT. 2 S.F. 94122	<input type="checkbox"/>	✓	✓	✓	✓	
Tony Thompson 1345 48th Ave Apt 3 S.F. 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
Joe Jbesser 1395 48th Av Apt 3 SF CA, 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓



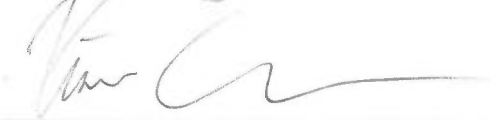
Name, Address, Signature, Comments

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
KATY JONES, 4220 JUDAH ST <i>Katy Jones</i>	<input type="checkbox"/>	✓	✓	✓	✓	
Coulter Company, 4220 Judah St <i>Colleen Coulter</i>	<input type="checkbox"/>	✓	✓	✓	✓	
Nick Koening 1395 48th APPT 3 SF 94122	<input type="checkbox"/>	✓	✓	✓	✓	
John Chickar 1247 45th Ave	<input type="checkbox"/>	✓	✓	✓	✓	✓
1247 45th Ave CRAIG SONNEBORN 1321 45th Ave #2 S.F. CA. 94122	<input checked="" type="checkbox"/>	✓	✓	X	X	Y@
1362 La Playa St Vernell Lawson 4220 Judah St #204 S.F. CA. 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
Jill Fitzhenry 1362 La Playa St. SF CA 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓
BEN JOHNSON 4202 MORAGA SF 94116	<input type="checkbox"/>	✓	✓	✓	✓	✓
Charles Coffee 1230 La Playa #303 SF CA 94122	<input checked="" type="checkbox"/>	✓	✓	✓	✓	✓
Beth Bachtold 1321-45th Ave #2 SF 94122	<input type="checkbox"/>	✓	✓	✓	✓	✓

To: Members of the Planning Department

From: Residents of the Judah Outer Sunset neighborhood



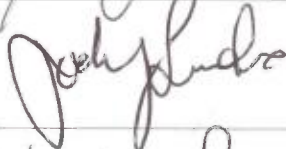
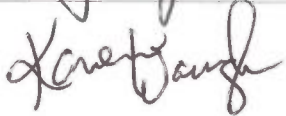

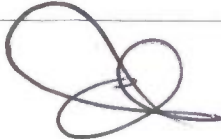

We have the following concerns about the project proposed for 3945 Judah st, and we request that the current plans be denied pending review of these concerns.

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
David Scheen  1447 44th	<input checked="" type="checkbox"/>	X	X	X	X	X
Mary Green JEREMY GREEN 1574 48th AV SF CA 94122	<input type="checkbox"/>	X	X	X	X	X
Charles Deneveld 3820 Lawton St  SF 94122	<input checked="" type="checkbox"/>	X	X	X	X	
Xuhong Luo 1410 45th Ave SF 94122	<input type="checkbox"/>	X	X	X	X	
	<input type="checkbox"/>	X	X	X	X	
	<input type="checkbox"/>					
	<input type="checkbox"/>					

To: Members of the Planning Department

From: Residents of the Judah Outer Sunset neighborhood

We have the following concerns about this project, and we request that the current plans be denied pending review of these concerns.

Name, Address, Signature, Comments	Homeowner	Parking - Too few spaces for 20 units, 31 bedrooms	Height - too tall for the context, exceeding the 40 foot limit not appropriate	Design - does not fit with the neighborhood/district	HomeSF - I disagree with this exception, or this exception is not appropriate for this project	NIMBY/YIMBY - I would rather have an ADU in my back yard.
Angela Nguyen 1342 42nd Ave		<input type="checkbox"/>	+	+	+	
John Clickner 1247 45th Ave		<input type="checkbox"/>	X	X	X	
Jody Lundvall 1229 45th AVE		<input type="checkbox"/>				
Karen Waugh 1229 45th AVE		<input type="checkbox"/>				
 1526 47th		<input type="checkbox"/>				
Ciaran Moloney 2865 Golden Gate A		<input type="checkbox"/>				
JESSICA ARMSTRONG 4220 JUDAH ST.		<input type="checkbox"/>	X	X	X	X



This petition has collected
46 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2019-11-07

46 signatures

3945 Judah Feedback

About this petition

To: Members of the Planning Department

From: Residents of the Judah Outer Sunset Neighborhood.

We have concerns about the project at 3945 Judah St as described in 2018-000468CUA4 and related applications. We request that the current plans be denied pending review of these concerns.

Our concerns include one or more of the following (see comments for specifics by individual signer):

1. Height - Too tall for the context. This area is not even built to the current code maximum of 40 ft, and a special exemption will make this building out of place for decades to come.
2. Design - Massing and design are inconsistent with the district and will negatively affect the desirable character of the neighborhood.
3. HomeSF - This exception for additional height in exchange for 25% 'affordable' units will negatively affect the area with little or no benefit, as the density in the area is already well below normal planning regulations.
4. Parking - While recent ordinance revisions require no minimum parking, a project of this size in a small neighborhood like ours will have a huge effect on local parking for businesses and homes. As the density of the project is so much higher than the neighborhood, more parking should be required, especially for housing encouraging families.
5. NIMBY/YIMBY - We are not NIMBYs, and we would like to see the parcel developed, but this approach for increasing housing is much too extreme for this area. Many of us prefer ADUs IMBY, in fact (see comments).
6. (See other comments below)

Signatures

1. Name: Gabe chewy on 2019-10-27 05:05:46
Comments:
I especially support the following statements::
I am...:

2. Name: Emily Cedrone on 2019-10-27 05:27:09
Comments:
I especially support the following statements::
I am...:

3. Name: Linda Detels on 2019-10-27 05:36:47
Comments:
I especially support the following statements::
I am...:

4. Name: Elizabeth Murphy on 2019-10-27 05:37:12
Comments: The size and design are not in character with the neighborhood. The design itself wouldn't be bad somewhere else, but is jarring and unpleasant here.
I especially support the following statements::
I am...:

5. Name: Kathy Ayoub on 2019-10-27 06:33:33
Comments:
I especially support the following statements::
I am...:

6. Name: Nicole McNeil Smith on 2019-10-27 07:26:51
Comments:
I especially support the following statements::
I am...:

7. Name: Maria Meimban on 2019-10-27 07:40:48
Comments:
I especially support the following statements::
I am...:

8. Name: Glen Harvey on 2019-10-27 10:16:59
Comments:
I especially support the following statements::
I am...:

9. Name: Jake Yue on 2019-10-27 14:21:50
Comments: Project is too large for this location

I especially support the following statements::

I am...:

10. Name: Jennifer Tawn on 2019-10-27 16:28:26

Comments:

I especially support the following statements::

I am...:

11. Name: David Campbell on 2019-10-27 17:50:20

Comments:

I especially support the following statements:: Height - Too tall for the area., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.

I am...: Home owner

12. Name: MonicaDowell on 2019-10-28 11:19:22

Comments:

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood

I am...: Renter

13. Name: Katherine Cantwell on 2019-10-29 23:01:53

Comments:

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Renter

14. Name: Antonio Martinez on 2019-10-30 19:22:51

Comments: STOP shoving these soulless monster buildings in our cute little neighborhood!!! We don't have the parking, water, or streets to handle the congestion and overcrowding. Developers just want to make money off destroying our neighborhood. I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.

I am...: Home owner

15. Name: Jesse tuesday baxter on 2019-10-31 23:48:29

Comments: Bad idea, doesn't fit the neighborhood. Will block out the sunlight. To much

pressure on over burdened parking in neighborhood.

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Business owner, Renter

16. Name: Jillian Diaz on 2019-11-02 00:29:37

Comments:

I especially support the following statements:: Height - Too tall for the area., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Renter

17. Name: Margaret Schulze on 2019-11-02 02:58:15

Comments:

I especially support the following statements:: Height - Too tall for the area.

I am...: Renter

18. Name: etta on 2019-11-03 02:44:21

Comments:

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Home owner

19. Name: Vicki Duffett on 2019-11-03 07:56:32

Comments:

I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits.

I am...: Business owner

20. Name: Abbas on 2019-11-04 07:14:48

Comments:

I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Home owner

21. Name: Brooke Jensen on 2019-11-04 15:52:06

Comments: Parking is all ready an issue. Thought this was being sold as an "affordable housing for teachers" not penthouse \$\$\$\$ people.

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Renter

22. Name: Mark Worner on 2019-11-04 21:29:05
Comments:
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood
I am...: Home owner
-

23. Name: Giulia Worner on 2019-11-04 22:06:29
Comments:
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits.
I am...: Home owner
-

24. Name: Rory Hensey on 2019-11-05 03:45:50
Comments: unreasonable amount of units. retail will congest area further. no parking
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood
I am...: Home owner
-

25. Name: Elena Kuleshina on 2019-11-05 16:01:41
Comments:
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.
I am...: Home owner
-

26. Name: Richard Goozh on 2019-11-05 18:30:25
Comments:
I especially support the following statements:: Height - Too tall for the area., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.
I am...: Home owner
-

27. Name: Kyle Stanner on 2019-11-05 19:20:45
Comments: This project is out of step with the neighborhood, if we grant height

exceptions for this developer what's to prevent future exceptions. City should conduct a Parking and traffic study. I am all for development but a more modest building is in order most homes and business are 2-3 stories it's not fair to the rest of us who comply with current code

I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.

I am...: Home owner

28. Name: Wanling Law on 2019-11-05 22:14:16

Comments:

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Home owner

29. Name: Chris Keohane on 2019-11-05 22:53:50

Comments:

I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.

I am...: Home owner

30. Name: Erin Smith on 2019-11-05 23:00:09

Comments:

I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.

I am...: Home owner

31. Name: Nancy Bell on 2019-11-05 23:14:48

Comments: Something smaller in scale would be more appropriate for the neighborhood

I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., YIMBY - I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood

I am...: Home owner

32. Name: Christopher Colon on 2019-11-05 23:17:53

Comments:

I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY

- I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood
I am...: Home owner

33. Name: David Menendez Alvarez on 2019-11-05 23:46:45
Comments: Height - Too tall for the context. This area is not even built to the current code maximum of 40 ft, and a special exemption will make this building out of place for decades to come.
Design - Massing and design are inconsistent with the district and will negatively affect the desirable character of the neighborhood.
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits.
I am...: Home owner

34. Name: James Parke on 2019-11-06 01:10:51
Comments: Too many compressed market rate units without enough parking or infrastructure consideration. Out of character and size for neighborhood.
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.
I am...:

35. Name: Jennifer Vollmert on 2019-11-06 07:15:56
Comments: Too tall for neighborhood. Will drive up prices in this neighborhood.
I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.
I am...: Renter

36. Name: Timothy O'Neil on 2019-11-06 07:15:59
Comments: I don't want this to be built. Too tall and doesn't suit the neighborhood
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.
I am...: Renter

37. Name: Sandra Blue on 2019-11-06 12:02:39
Comments: I basically agree w/arguments already noted
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher

density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood
I am...: Renter

38. Name: joseph Grillo on 2019-11-06 17:18:29
Comments:
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much., YIMBY - I support increasing density with ADUs in my neighborhood
I am...: Renter

39. Name: Deana Farole on 2019-11-06 19:02:21
Comments: I am also concerned about the impact on the already strained N Judah line. We can't keep putting big developments on major transit lines without improving capacity/on-time performance.
I especially support the following statements:: Height - Too tall for the area., Parking - Project is so much higher density than the district, that more parking should be required.
I am...: Renter

40. Name: Madison Johnson on 2019-11-06 23:52:54
Comments:
I especially support the following statements:: Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.
I am...: Business owner, Renter

41. Name: Maureen Murphy on 2019-11-07 00:02:34
Comments: The disabled and elderly need to be addressed. With only 7 parking spots and potentially 40 additional cars (2x40), the street parking will become harder to find. Irving and Judah are also business corridors so some disabled need to park within very close vicinity of their destination. I have already stopped going to Andytown Coffee on Lawton because of no parking available various times of days. I can't enjoy or support local business because of lack of street parking.
It is out of character of the neighborhood. It is way to tall, more money for developer. And a Penthouse?? I guess why additional height is needed so that unit has unobstructed ocean views and will bring in \$\$\$\$\$\$ to the developer by blocking views and causing shadows.
There is not enough infrastructure to handle parking, traffic, water/sewer and if one more wire gets attached to a telephone pole they are about to tip over and not to mention are ugly, for multimillion dollar homes. Develop Candlestick Park, Brisbane, Daly City.
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support

development of this site, but this is too much.

I am...: Home owner

42. Name: Denise F Selleck on 2019-11-07 03:05:25
Comments: There are only 7 parking spots and one of them is a disabled one so may go unused (and most likely someone who didn't live there wouldn't have access to it). The ground floor is supposed to be for retail. Where will the people who work there park? Where will the people who shop there park. Perhaps they should forget about the retail and make those parking spaces. We have a wonderful variety of retail now right on Judah and on Noreiga and there are so many empty storefronts around the city. What makes the developer think they will be able to fill these?
I especially support the following statements:: Parking - Project is so much higher density than the district, that more parking should be required.
I am...: Home owner
-

43. Name: Ai Cheung on 2019-11-07 16:54:48
Comments: I live within a block of this location and already have issues parking within a few blocks of my home.
I especially support the following statements:: Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.
I am...: Home owner
-

44. Name: Maci Britt on 2019-11-07 18:20:41
Comments:
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required.
I am...: Renter
-

45. Name: Madeline DeVries on 2019-11-07 18:26:11
Comments:
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area.
I am...: Renter
-

46. Name: Linda Cheung on 2019-11-07 18:46:11
Comments: Too tall and doesn't suit the neighborhood. Parking is difficult as is.
I especially support the following statements:: Design - Massing and design/materials inconsistent with the area., Height - Too tall for the area., HomeSF - The height increase exception of this program outweighs the benefits., Parking - Project is so much higher density than the district, that more parking should be required., YIMBY - I support development of this site, but this is too much.
I am...: Home owner
-



This petition has collected
28 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2019-11-07

28 signatures

3945 Judah Petition

About this petition

To: Members of the Planning Department

From: Residents of the Judah Outer Sunset Neighborhood.

We have the following concerns about the project, and we request that the current plans be denied pending review of these concerns.

1. Parking - Too few spaces for 20 units. 31 bedrooms.
2. Public Transportation - No information on disruption to Muni
3. Height - too tall for the context, exceeding the 40 foot limit not appropriate.
4. Design - does not fit with the neighborhood/district
5. HomeSF - I disagree with this exception, or this exception is not appropriate for this project
6. NIMBY/YIMBY - I would rather have an ADU in my backyard

Signatures

1. Name: David Scheer on 2019-10-26 18:31:17
Comments: First to sign 1443 44th Ave SF, CA

2. Name: Gabe Chui on 2019-10-26 18:38:22
Comments: Sign me up 1445 44th Ave

3. Name: L Chan on 2019-10-26 19:06:04
Comments:

4. Name: EMILY CEDRONE on 2019-10-26 19:12:57
Comments:

5. Name: Megan Cornelius on 2019-10-26 20:16:58
Comments:

6. Name: Kurt Stober on 2019-10-26 20:23:53
Comments: Building looks like a prefab that would fit into any 2nd rate city.
Parking is already ridiculous. Thanh Long's valet service is \$13. That's how tough parking is around here.

7. Name: Shawna McGrew on 2019-10-26 21:20:18
Comments:

8. Name: Sheel patel on 2019-10-26 21:32:08
Comments:

9. Name: Jeff Kwan on 2019-10-26 22:44:32
Comments: Again this monstrosity

10. Name: Ellen on 2019-10-27 00:45:17
Comments:

11. Name: Erin Arias on 2019-10-27 04:13:14
Comments:

12. Name: Lena Corwin on 2019-10-27 06:40:50
Comments:

13. Name: claire breees on 2019-10-28 03:49:39
Comments:

14. Name: Sam Goldsmith on 2019-10-28 19:59:51
Comments:
-
15. Name: Maureen Murphy on 2019-10-28 23:34:52
Comments: This is so large and out of character. As a disabled person when you take away parking people start to park illegally and blocking the routes for the elderly and disabled. Also with no parking available disabled people will have no where to park if they need to access that area. The City is full of hills and disabled people can't traverse on hills and need to park close to business.
-
16. Name: Jen Carr on 2019-10-29 04:49:44
Comments:
-
17. Name: Bill Bergstrom on 2019-10-29 23:44:21
Comments: This is a gigantic eyesore that will have far-reaching negative impacts on the neighborhood including a lack of parking in a part of the Sunset that already has parking issues, it does not fit in the with neighborhood in the slightest, and with that excessive height, it blocks ocean and sunset views for anyone living East of it.
-
18. Name: Annalisa foster on 2019-10-30 04:22:26
Comments:
-
19. Name: Kimberly Macdonald on 2019-11-01 03:52:02
Comments:
-
20. Name: Alexander kozachek on 2019-11-01 03:53:04
Comments:
-
21. Name: Monica Dowell on 2019-11-01 04:13:50
Comments: This neighborhood cannot handle the increase in population, no parking, underdeveloped infrastructure like water, sewage overuse. Our mailman's can't deliver more either. Stop the madness & greed.
-
22. Name: Ali gold on 2019-11-01 14:43:54
Comments:
-
23. Name: Katie Nicholson on 2019-11-04 20:09:09
Comments:
-
24. Name: James Nicholson on 2019-11-04 23:01:31
Comments:
-
25. Name: Haley Bach on 2019-11-06 16:02:21
Comments:

26. Name: Jennifer Bach on 2019-11-07 17:43:49
Comments:

27. Name: Lia Branning-Chen on 2019-11-07 17:44:17
Comments: Ugly design

28. Name: Alexander on 2019-11-07 17:59:11
Comments: Yikes
