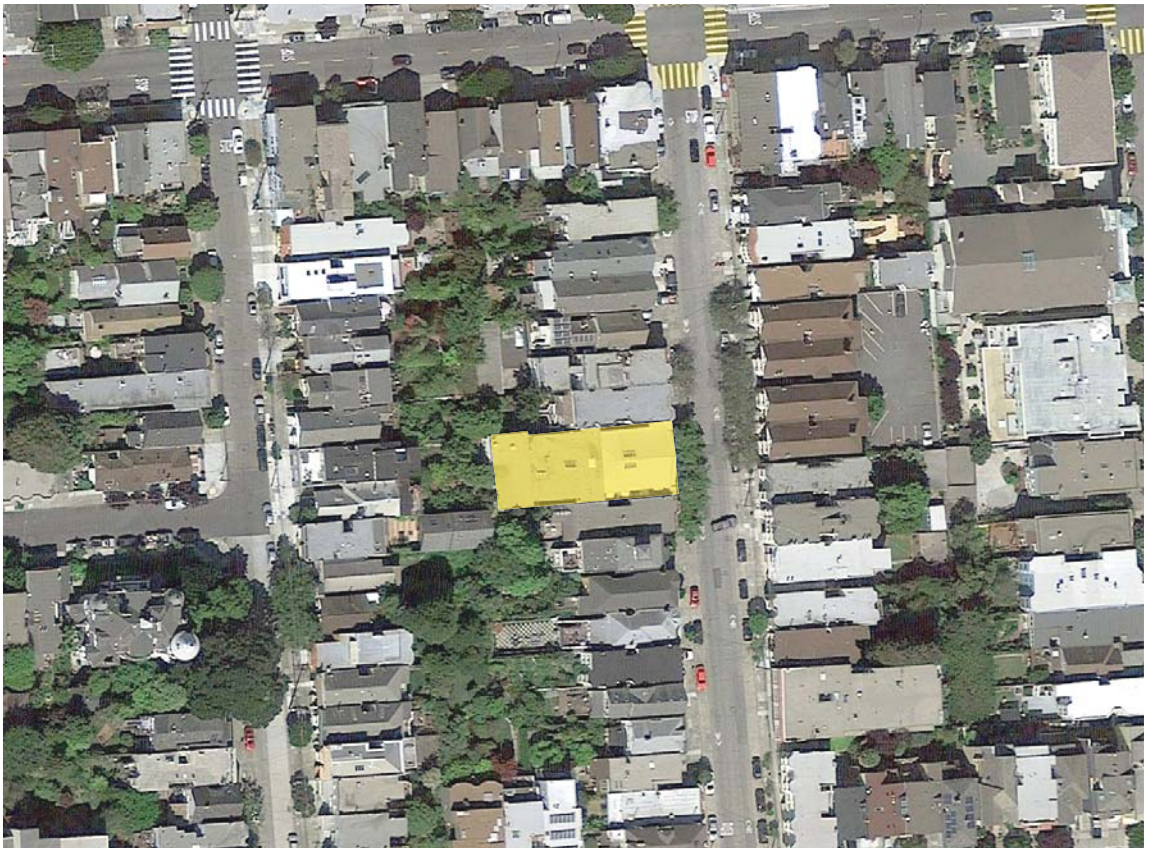


RTC



FINAL RESPONSES TO COMMENTS ON DEIR

150 Eureka Street Project

PLANNING DEPARTMENT
CASE NO. 2015-011274ENV

STATE CLEARINGHOUSE NO. 2017052068

June 28, 2018



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date	DECEMBER 6, 2017
Draft EIR Public Hearing Date	JANUARY 18, 2018
Draft EIR Public Comment Period	DECEMBER 6, 2017 - JANUARY 23, 2018
Final EIR Certification Hearing Date	JULY 12, 2018

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 28, 2018
TO: Members of the Planning Commission and Interested Parties
FROM: Lisa Gibson, Environmental Review Officer
Re: **Attached Responses to Comments on Draft Environmental Impact Report Case No. 2015-011274ENV: 150 Eureka Street Project**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Attached for your review please find a copy of the Responses to Comments document for the Draft Environmental Impact Report (EIR) for the above-referenced project. **This document, along with the Draft EIR, will be before the Planning Commission for Final EIR certification on July 12, 2018.** The Planning Commission will receive public testimony on the Final EIR certification at the July 12, 2018 hearing. Please note that the public review period for the Draft EIR ended on January 16, 2018; any comments received after that date, including any comments provided orally or in writing at the Final EIR certification hearing, will not be responded to in writing.

The Planning Commission does not conduct a hearing to receive comments on the Responses to Comments document, and no such hearing is required by the California Environmental Quality Act. Interested parties, however, may always write to Commission members or to the President of the Commission at 1650 Mission Street and express an opinion on the Responses to Comments document, or the Commission's decision to certify the completion of the Final EIR for this project.

Please note that if you receive the Responses to Comments document in addition to the Draft EIR, you technically have the Final EIR. If you have any questions concerning the Responses to Comments document or the environmental review process, please contact Joy Navarrete at 415-575-9040.

Thank you for your interest in this project and your consideration of this matter.

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FINAL RESPONSES TO COMMENTS ON DEIR

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CASE NO. 2015-011274ENV

STATE CLEARINGHOUSE NO. 2017052068

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1. INTRODUCTION

PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT

The purpose of this responses to comments (RTC) document is to present comments submitted on the *draft environmental impact report* (draft EIR) for the proposed 150 Eureka Street Project (project), to respond in writing to comments on environmental issues, and to revise the draft EIR as necessary to provide additional clarity. Pursuant to the California Environmental Quality Act (CEQA), Public Resource Code section 21091(d)(2)(A) and (B), the San Francisco Planning Department has considered the comments received on the draft EIR, evaluated the issues raised, and provides written responses herein that address each substantive environmental issue that has been raised. In accordance with CEQA, the responses to comments focus on clarifying the project description and addressing physical environmental effects associated with the proposed project. Such effects include physical impacts or changes attributable to the project rather than any social or financial implications of the project. Therefore, this document focuses primarily on responding to comments that relate to physical environmental issues in compliance with CEQA.¹ In addition, this RTC document includes text changes to the draft EIR initiated by planning department staff.

None of the comments received provide new information that warrants recirculation of the draft EIR. The comments do not identify new significant impacts or a substantial increase in the severity of previously identified impacts or feasible project alternatives or mitigation measures that are considerably different from those analyzed in the draft EIR and/or that the project sponsor has not agreed to implement.

¹ CEQA Guidelines 2018. sections 15064(c) and 16064(d).

The draft EIR together with this RTC document constitute the *final environmental impact report* (final EIR) for the 150 Eureka Street project in fulfillment of CEQA requirements and consistent with CEQA Guidelines section 15132. The final EIR has been prepared in compliance with CEQA, including the CEQA Guidelines² and the San Francisco Administrative Code, chapter 31. It is an informational document for use by: (1) governmental agencies (such as the City and County of San Francisco) and the public to aid in the planning and decision-making process by disclosing the physical environmental effects of the project and identifying possible ways of reducing or avoiding the potentially significant impacts; and (2) the San Francisco Planning Department prior to its decision to approve, disapprove, or modify the project. If the planning department approves the project, it would be required to adopt CEQA findings and a mitigation monitoring and reporting program (MMRP) to ensure that mitigation measures identified in the final EIR are implemented. See below for further description of the environmental review process.

ENVIRONMENTAL REVIEW PROCESS

An *environmental evaluation* (EE) application was submitted to the planning department on August 17, 2015. The filing of the EE application initiated the environmental review process as outlined below.

Notice of Preparation and Public Scoping

The San Francisco Planning Department, as lead agency responsible for administering the environmental review of projects within the City and County of San Francisco under CEQA prepared a *notice of preparation* (NOP) of an EIR with an *initial study checklist* (initial study) on May 24, 2017. As described in the draft EIR, the planning department sent the NOP and initial study to governmental agencies, organizations, and persons interested in the proposed project (see Appendix A in the draft EIR).

² Title 14, California Code of Regulations, Chapter 3, *Guidelines for Implementation of the California Environmental Quality Act*.

During the approximately 30-day public scoping period that ended on June 23, 2017, the planning department accepted comments from agencies and interested parties identifying environmental issues that should be addressed in the EIR. During the review and comment period, a total of 10 comments, including letters and emails were submitted to the planning department by interested parties. Comments received during the scoping process were considered in preparation of the draft EIR (see pages 6 through 7 of the draft EIR for a summary of the comments received on the NOP).

The initial study was circulated with the NOP. The initial study found that the following potential individual and cumulative environmental effects of the project, as fully analyzed in the initial study, would have no impact or would be less than significant: land use and land use planning; population and housing; archeological, tribal, and paleontological resources; noise; air quality; greenhouse gas emissions; wind and shadow; recreation, utilities and services systems; public services; biological resources; geology and soils; hydrology and water quality; mineral and energy resources; and agriculture and forest resources. As such, these issue topics are not further addressed in the draft EIR. The initial study determined that the proposed project could result in potentially significant environmental impacts, and that an EIR would be required under CEQA to analyze the topic of historic architectural resources.

Draft EIR Public Review

The planning department published a draft EIR³ for the project on December 6, 2017, and circulated the draft EIR to local, State, and federal agencies and to interested organizations and individuals for a period of 49 days, to January 23, 2018. Paper copies of the draft EIR were made available for public review at the planning information center (PIC) counter at the San Francisco Department of Building Inspection, 1660 Mission Street, 1st Floor. The draft EIR was also made available for viewing or downloading at the planning department website, <http://tinyurl.com/sfceqadocs>, by choosing the link

³ City and County of San Francisco, *Draft Environmental Impact Report, 150 Eureka Street Project*, State Clearinghouse No. 2017052068 and San Francisco Planning Department Case No. 2015.011274ENV, December 6, 2017.

for Negative Declarations and EIRs under “Current Documents for Public Review” and searching for Case File No. 2015.011274ENV.

On December 6, 2017, the planning department also distributed notices of availability of the draft EIR; published notification of its availability in a newspaper of general circulation in San Francisco; posted the notice of availability at the San Francisco County Clerk’s office; and posted notices at locations on or near the project site. The distribution list for the draft EIR, as well as all documents referenced in the draft EIR, were also available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

During the draft EIR public review period, the planning department received written comments from one city commission, two non-governmental organizations, and four individuals. Attachment A of this RTC document includes copies of the comment letters submitted during the draft EIR public review period.

During the public review period, the planning department conducted a public hearing to receive verbal comments on the draft EIR. The public hearing was held before the San Francisco Planning Commission on January 18, 2018, at San Francisco City Hall. A court reporter present at the public hearing transcribed the oral comments verbatim and prepared written transcripts (see Attachment B of this RTC document).

Responses to Comments Document and Final EIR

The comments received during the public review period are the subject of this RTC document, which addresses all substantive written and oral comments on the draft EIR. Under CEQA Guidelines section 15201, members of the public may comment on any aspect of the project. Further, the CEQA Guidelines section 15204(a), states that the focus of public review should be “on the sufficiency of the draft EIR in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated.” In addition, “when responding to comments, lead agencies need only respond to significant environmental issues and do not need to

provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.” CEQA Guidelines section 15088 specifies that the lead agency is required to respond to the comments on the major environmental issues raised in the comments received during the public review period. Therefore, this RTC document is focused on the sufficiency and adequacy of the draft EIR regarding the significance of the environmental impacts of the proposed project that was evaluated in the draft EIR.

The planning department distributed this RTC document for review to the San Francisco Planning Commission as well as to the agencies, neighborhood organizations, and persons who commented on the draft EIR. The planning commission will consider the adequacy of the final EIR—consisting of the draft EIR and the RTC document—in complying with the requirements of CEQA. If the planning commission finds that the final EIR complies with CEQA requirements, it will certify the final EIR and will then consider the associated MMRP and the requested approvals.

Consistent with CEQA Guidelines section 15097, the MMRP is designed to ensure implementation of the mitigation measures identified in the final EIR and adopted by decision-makers to mitigate or avoid the project’s significant environmental effects. CEQA also requires the adoption of findings prior to approval of a project for which a certified EIR identifies significant environmental effects (CEQA Guidelines sections 15091 and 15092). If the EIR identifies significant adverse impacts that cannot be mitigated to less-than-significant levels, the findings must include a statement of overriding considerations for those impacts (CEQA Guidelines section 15093[b]) if the project is approved. The project sponsor would be required to implement the MMRP as a condition of project approval.

DOCUMENT ORGANIZATION

This responses to comments document consists of the following sections, plus supplemental attachments, as described below:

- **Section 1: Introduction** – This section includes a discussion of the purpose of the RTC document, the environmental review process for the project, and the organization of the RTC document.
- **Section 2: List of Persons Commenting** – This section provides a list of the agencies, organizations, and individuals who submitted written comments during the public review period or spoke at the public hearing on the draft EIR. The list is organized into the following groups: federal, State, regional, and local agencies and boards and commissions; organizations; and individuals. The list identifies whether the persons submitted comments in writing (letter, e-mail, or fax), verbally at the draft EIR public hearing, or both.
- **Section 3: Comments and Responses** – This section contains substantive comments on the draft EIR made verbally during the public hearing and received in writing during the public comment period. The comments are organized by topic, and by subtopic where appropriate. Comments are coded as follows:
 - Comments from agencies are designated by “A-” and an acronym of the agency’s name.
 - Comments from non-governmental organizations are designated by “O-” and an acronym of the organization’s name.
 - Comments from individuals are designated by “I-” and the commenter’s last name.

In cases where a commenter has spoken at the public hearing and submitted written comments, or has submitted more than one comment letter or email, the commenter’s last name, or the acronym or abbreviation of the organization name represented by the commenter, is followed by a sequential number by date of submission.

Following each comment or group of comments on a topic are the planning department’s responses. The responses generally provide clarification of the draft EIR text. They may also include revisions or additions to the draft EIR. Such changes are shown as indented text, with new text double underlined and deleted material shown as ~~strikethrough~~ text.

- **Section 4: Draft EIR Revisions** – This section includes all of the changes to the draft EIR text and graphics noted in the responses to the comments received. Staff-initiated changes to clarify information presented in the draft EIR are also included, as applicable, and are highlighted by an asterisk (*) in the margin to distinguish them from text changes in response to comments. These changes and minor errata do not result in significant new information with respect to the proposed project, including the level of significance of project impacts or any new significant impacts.

RTC document appendices (called “Attachments” to distinguish them from the draft EIR Appendices) include the Draft EIR Comment Letters (Attachment A) and the January 18, 2018, Draft EIR Hearing Transcript (Attachment B). The comment letters are organized in the order presented in the List of Persons Commenting (see Section 2).

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2. LIST OF PERSONS COMMENTING

This chapter presents the agencies, organizations, and individuals who submitted written comments during the public review period or spoke at the public hearing on the draft EIR. **Table RTC 2-1** lists the commenters' names, along with the corresponding commenter codes used in Section 3, Responses to Comments, to denote each set of comments, the comment format, and the comment date. This RTC document codes the comments in the following way:

- Comments from agencies are designated by "A-" and the acronym of the agency's name.
- Comments from organizations are designated by "O-" and an acronym of the organization's name.
- Comments from individuals are designated by "I-" and the commenter's last name.

Within each category, commenters are listed in alphabetical order. In cases where commenters provided oral testimony at the public hearing and submitted written comments, or submitted more than one letter or email, comment codes end with a sequential number (e.g., comment codes O-FYBR1 and O-FYBR2, are used to denote multiple written and verbal comments submitted by the same organization). Comment letters and emails received are included as Attachment A. The planning commission hearing transcript is included as Attachment B.

The example below has been constructed to show a breakdown of the comment code components for code O-FYBR2. In this example, the commenter submitted multiple comments.

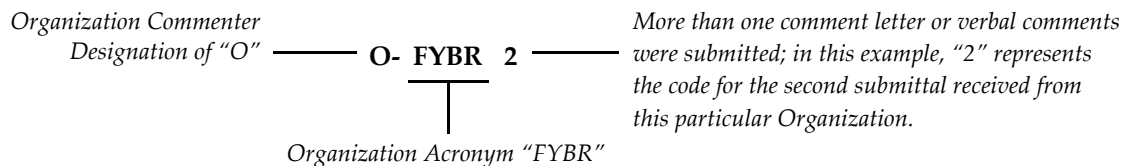


Table RTC-2-1: Commenters on the Draft EIR

Commenter Code	Name of Person and Title	Agency/Organization	Comment Format	Date
Federal, State, Regional and Local Agencies, Boards, and Commissions				
A-CPC-Hillis	Rich Hillis, President	San Francisco Planning Commission	Transcript	January 18, 2018
A-CPC-Johnson	Christine Johnson, Commissioner	San Francisco Planning Commission	Transcript	January 18, 2018
A-CPC-Melgar	Myrna Melgar, Commissioner	San Francisco Planning Commission	Transcript	January 18, 2018
A-CPC-Moore	Kathrin Moore, Commissioner	San Francisco Planning Commission	Transcript	January 18, 2018
A-CPC-Richards	Dennis Richards, Commissioner	San Francisco Planning Commission	Transcript	January 18, 2018
A-HPC	Andrew Wolfram, President	San Francisco Historic Preservation Commission	Letter	January 18, 2018
Organizations				
O-FYBR1	Kristine Poggioli	Friends of the Yellow Brick Road	Letter	January 15, 2018
O-FYBR2	Kristine Poggioli	Friends of the Yellow Brick Road	Transcript	January 18, 2018
O-RJR1	David Silverman	Reuben, Junius & Rose, LLP	Letter	January 2, 2018
O-RJR2	David Silverman	Reuben, Junius & Rose, LLP	Email	January 3, 2018
Individuals				
I-Buckley	Barbara Buckley		Transcript	January 18, 2018
I-Campbell	Scott Campbell		Letter	January 19, 2018
I-Carson1	Steve Carson		Email	December 5, 2017
I-Carson2	Steve Carson		Email	December 21, 2017
I-Edelman	Dennis Edelman		Transcript	January 18, 2018
I-Elswit	Kate Elswit		Email	December 5, 2017
I-Jordan	Lynn Jordan		Transcript	January 18, 2018
I-Minardi	Mark Minardi		Transcript	January 18, 2018

Source: LSA, 2018.

3. COMMENTS AND RESPONSES

This chapter of the responses to comments (RTC) document summarizes the substantive environmental comments received on the draft EIR and presents the responses to those comments. This chapter begins with a description of the overall organization of the responses to comments, followed by the comments and responses.

ORGANIZATION OF RESPONSES TO COMMENTS

The comments in this chapter are organized by environmental topic area. General comments not related to substantive environmental issues, including comments pertaining to the project’s merits, are addressed in the concluding section of this chapter. Prefixes relating to the abbreviated environmental topic areas are used to group responses as shown below.

PO	Plans and Policies
CR	Historic Architectural Resources
NO	Noise
AQ	Air Quality
HZ	Hazards and Hazardous Materials
AL	Alternatives
GC	General Comments

Within each section of this chapter and under each topic area, similar comments are grouped together and numbered sequentially using the topic code prefix and sequential numbering for each subtopic. For example, comments related to Historic Architectural Resources [CR] are listed as [CR-1], [CR-2], [CR-3], and so on. Within each topic code and corresponding heading that introduces the subject are excerpted comments followed by the commenter’s name, and the comment code that identifies the specific comment document (i.e., letter or transcript) and comment being addressed. A detailed

explanation of the nomenclature used for comment coding can be found on page RTC-9 of this document. The comments are presented verbatim except for minor typographical corrections. Photos, figures, and other attachments submitted by commenters and references in individual comments are included in the applicable responses to comments attachment (Attachment A, Draft EIR Comment Letters or Emails or Attachment B, Draft EIR Public Hearing Transcript); they are not reproduced as part of the comments in this section.

Attachments A and B include comment matrices (Tables A-1 and B-1, respectively), that list all comments received and indicate multiple comment topics. Individual comments on separate topics from each commenter are bracketed and coded by topic; bracketed comments and corresponding comment codes are shown in the margins of the comments in Attachments A and B.

Following each comment or group of comments, a comprehensive response is provided to address issues raised in the comments and to clarify or augment information in the draft EIR, as appropriate. Response numbers correspond to the topic code; for example, the response to the first group of comments related to Plans and Policies (PO) is provided under Response PO-1. The responses may provide clarification of the draft EIR text and include revisions or additions to the draft EIR. Revisions to the draft EIR are shown as indented text. New text is double-underlined; deleted material is shown with ~~striketrough text~~.

Corrections and/or clarifications to the draft EIR are captured in the individual responses as well as in Section 4, Draft EIR Revisions.

PLANS AND POLICIES

The comments and corresponding responses in this section cover topics in Chapter II, Project Description, of the draft EIR. These include topics related to:

- PO-1: Setback Requirements
- PO-2: Height Requirements

COMMENT PO-1: Setback Requirements

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Campbell

Require that the Violations of the Minimum Set Backs Requirements be Cured

“Neither the originally proposed project nor the alternative preservation concepts in the Draft EIR meet the minimum rear set back requirements of section 134 of the Planning Code. We object and we respectfully demand that the violations of the minimum setback requirements be cured before allowing the project to go forward.

With respect to the proposed double-lot flat top project, the proposed 42 feet rear set back appears to be more than 12 feet shorter than the minimum set back required under the Code calculated as 45 percent of the lot depth or the “average” of the depth of the two adjacent rear yards, whichever is less. The Draft EIR states that the depth of the adjacent yards as being “between approximately 60 feet, 1 inch and 49 feet 4 inches.” (See pages 36-37 of the Draft EIR). Based on these numbers for the adjacent yards, it would appear that the average of the rear set backs of the adjacent properties is 54 feet, 9 inches, and not 42 feet. Unless this violation is cured, the project should not be allowed to proceed.

If the developer would like to build on the double-lot site, they should be required to observe and follow the rules on minimum rear set back requirements. Moreover, in no event should any lot split

be granted for the proposed site without requiring the developer to meet the minimum rear set back requirements.

...

Unless the violations are cured, the proposed project should not be allowed to move forward and no lot split should be granted." (*Scott Campbell; Letter; January 19, 2018 [I-Campbell]*)

RESPONSE PO-1

These comments raise concerns that the rear yard setback for the project does not meet planning code section 134. The rear year setback for the project of 42 feet is stated on page 19 of the draft EIR. As stated on pages 36 and 37 of the draft EIR, "Per planning code section 134, the minimum rear yard depth within the RH-2 district is required to be 45 percent of the lot depth or the average of the depth of the two adjacent rear yards, whichever is less. At the project site, each building would be set back approximately 42 feet from the rear property line, which is based on the average rear set back of adjacent properties, which is between approximately 60 feet, 1 inch and 49 feet, 4 inches." The length of the lot is 125 feet, and a rear yard setback of 45 percent of the lot depth would result in a required setback of 56 feet and 4 inches. The average of the depth of the two adjacent rear years would yield a total of 54 feet, 9 inches as identified in the comment.

However planning code section 136 allows building extensions up to 10 feet above grade to extend up to 12 feet within the required rear yard, provided the extension does not occupy any space within 25 percent of lot depth (31 feet and 4 inches), or within the rear 15 feet of lot depth, whichever is greater. Figures II-4, Conceptual Site Plan (page 21 of the draft EIR), II-11 (page 28 of the draft EIR), and II-12 (page 29 of the draft EIR) show single-story building extensions for both lots of 12 feet in length and up to 10 feet in height. This would result in a rear yard setback of 42 feet, 9 inches which would meet the minimum required rear yard setback under planning code sections 134 and 136. Additionally, the second and third floor rear walls of both buildings comply with the planning code and are set back approximately 54 feet, 9 inches from the rear property line.

COMMENT PO-2: Height Requirements

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Campbell

Reduce the Building Height and Scale of the Proposed 4-Story Double-Lot Flat-Top Project

“We request that the height and scale of the 4-story double-lot, flat-top project, be reduced because it is not in line with the existing heights, scale and character of all surrounding residences on the block.

The proposed project will be taller, wider, and occupy more volume than all surrounding residences. What’s proposed by the developer and its architect is to erect a towering rectangular monolith mid-block. This is good for the developer, and bad for the surrounding neighbors.

All of the buildings on this block are one- or two-stories above a ground-level garage, with an attic or façade having a sloped roof. See photos in attached Exhibit A. Note that the only exception is the one apartment building located far uphill on the NE corner of Eureka and 19th Streets, which is limited to three (3) stories of living space. See photos in attached Exhibit B. This particular apartment building is built into a steeply sloped corner lot, which may explain why its nonconformance was allowed in that case.

Significantly, there are no flat-topped, 4-story buildings (without attics) located mid-block on Eureka that have four (4) stories of living space rising above ground level. The proposed project thus would be a complete departure and deviation from the harmony and charm of the roofline streetscape existing homeowners on the block have enjoyed for decades. As such, we ask that non-conforming projects like this proposed flat-top design project (which occupies a significant amount of air and space), not exceed three (3) stories above ground level.

...

The height of the buildings should not exceed three (3) stories above ground level.” (*Scott Campbell; Letter; January 19, 2018 [I-Campbell]*)

RESPONSE PO-2

The comment expresses concerns regarding the height, scale and design of the project buildings and states that the proposed buildings would be inconsistent with existing residential uses and the character of the neighborhood. This issue is discussed on pages 35 through 39 of the draft EIR, and in Section F. Compatibility with Zoning and Plans, pp. 20-21 and Section H.1, Land Use and Land Use Planning, see pp. 30-32, in the NOP/IS. These sections describe how the project complies with the planning code as the project is located in the RH-2 residential zoning district and within the 40-X height and bulk district. The proposed buildings would be a maximum of 40 feet in height, and there are no bulk controls in an “X” Bulk District (per planning code Section 270(a)). Therefore, the proposed project would comply with existing height and bulk controls. Impacts to neighborhood character and land use compatibility were determined to be less than significant because the proposed project would introduce a residential use into an existing residential area.

HISTORIC ARCHITECTURAL RESOURCES

The comments and corresponding responses in this section cover topics in Section IV.A, Historic Architectural Resources, of the draft EIR. These include topics related to:

- CR-1: Historic Significance of the 150 Eureka Street Building
- CR-2: Mitigation Measure M-CR-1a
- CR-3: Mitigation Measure M-CR-1b
- CR-4: Replacement and Recycling of Engraved Bricks

COMMENT CR-1: Historic Significance of the 150 Eureka Street Building

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

O-FYBR1
I-Carson1

“We Agree

Pg 71, HRE and HRER evaluation of Historical Significance of 150 Eureka Street

As to the historical significance of the 150 Eureka Street site, overall, we agree with the general tenor of the EIR Case establishing 150 Eureka’s Citywide LGBTQ Historic significance. Since MCCSF purchased the building in 1979 we have served as a House of Prayer for All People and a Home for Queer Spirituality, the building served not only the San Francisco LGBTQI community but also the larger San Francisco and even world community as well. This property quickly became a community center for the religious and non-religious alike and served, in an especially dedicated and committed way, as the “Church Alive” during the height of the 15 years of the AIDS pandemic.” (*Kristine Poggioli, Friends of the Yellow Brick Road; Letter; January 15, 2018 [O-FYBR1]*)

“Yes, the building was a significant location in our LGBT and AIDS history.

For many years it was a home for our community, with vibrant worship, preaching, and music. With Jim Mitulski and Penny Nixon, it modeled egalitarian gender leadership. It engaged in social

activism, including issues of hunger and youth homelessness, and even the use of medical marijuana. During the AIDS years, the church was a home to hundreds of people with HIV and AIDS, living and dying, and their families. The building itself hosted dozens of twelve step and other community meetings.” (Steve Carson; Email; December 5, 2017 [I-Carson1])

RESPONSE CR-1

These comments generally relate to the adequacy of the information and historic architectural resources analysis in the draft EIR. These comments generally state support for the draft EIR finding that the 150 Eureka Street building is individually eligible for inclusion in the California Register of Historical Resources (CRHR) for associations with San Francisco’s LGBTQ history. These comments were submitted by the Friends of the Yellow Brick Road which is a reference to the engraved bricks located on the portion of the sidewalk adjacent to the 150 Eureka Street project site and known as the Yellow Brick Road. The bricks are engraved with names and messages concerning the LGBTQI community. Please see **Response CR-3**, pp. RTC-23 – RTC-26, and **Response CR-4**, pp. RTC-30 – RTC-31, for additional information concerning the bricks. These comments are noted and will be considered by city decision-makers in their review of the draft EIR and the proposed project.

COMMENT CR-2: Mitigation Measure M-CR-1a

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

O-FYBR1

“Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

M-CR-1a: Documentation

- Measured Drawings
- HABS-Level Photography

- HABS Historical Report: A written historical narrative and report, per HABS Historical Report Guidelines.

We do not feel that further documentation of the structure itself via photographs and/or other media will help to preserve what is of historical significance there. As some of us church folks like to say, “it’s the people and NOT the building,” and especially not THAT building which had outgrown its usefulness as a viable structure a long time ago and, in addition, was stripped of any meaningful décor when the building was sold.

...

“Friends of the Yellow Brick Road at 150 Eureka Street” consider these three projects, funded by the developer with content provided by collaboration with “Friends of the Yellow Brick Road at 150 Eureka Street,” as sufficient mitigation for the historical significance of 150 Eureka Street to the LGBTQI community.

This approach will provide three sites that can be landmarked and remembered as an integral part of local LGBTQI history. Individuals can visit them or independent tour operators can incorporate them into walking tours of the City or of the Castro. “Written in stone,” this plan will surely enable this history, this memorial, to endure for another generation or more.” (*Kristine Poggioli, Friends of the Yellow Brick Road; Letter; January 15, 2018 [O-FYBR1]*)

RESPONSE CR-2

These comments generally relate to the adequacy of the information and historic architectural resources analysis in the draft EIR. These comments generally state support for the need for mitigation measures to address impacts to the CRHR eligible building; however, they identify concerns and revisions to the content of the mitigation measures included in the draft EIR. As written in the draft EIR, Mitigation Measure M-CR-1a requires documentation of the Metropolitan Community Church Building prior to demolition and Mitigation Measure M-CR-1b that requires development and implementation of an interpretive program that would lessen the impact of the proposed demolition of the 150 Eureka Street building but not to a less-than-significant level. Impact

CR-1 concerning the demolition of an eligible historical architectural resource would remain significant and unavoidable. The proposed revisions to the mitigation measures identified in these comments also would not reduce impact CR-1 to a less-than-significant level as the building would still be demolished. These comments are noted and will be considered by city decision-makers in their review of the draft EIR and the proposed project. See also **Response CR-3**, pp. RTC-23 – RTC-26, concerning city-initiated revisions to Mitigation Measure M-CR-1b and **Response CR-4**, pp. RTC-30 – RTC-31, in regards to a city-initiated Improvement Measure concerning the bricks fronting the 150 Eureka building.

COMMENT CR-3: Mitigation Measure M-CR-1b

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-HPC
 O-FYBR1
 O-FYBR2
 O-RJR1
 I-Buckley
 I-Carson1
 I-Carson2
 I-Minardi

“The HPC has concerns about the practical implementation of the mitigation measure M-CR-1b (Interpretive program). The Commission felt the development of a full walking tour as outlined in the mitigation measure was generally not a reasonable or practical measure for the size of the project, and requested that a plaque or other interpretive display be used to note the existing property’s history. In addition, the Commission discussed working with existing tour(s) in the neighborhood to add this site.” (*Andrew Wolfram, President, San Francisco Historic Preservation Commission; Letter; January 18, 2018 [A-HPC]*)

“Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

M-CR-1b: Interpretive Program.

To saddle the current developer with creating a specific interpretative program for that site alone seems neither fair nor appropriate. Such an approach would surely lapse in a few years, if that, leaving nothing behind for the next generation by which to remember it.

Instead We Request The Following Three Mitigation Measures

1. We propose that the developer pay for and install a marker on the sidewalk in front of 150 Eureka of sufficient size to outline the importance and history of MCCSF at that site.

What we propose is a sidewalk plaque or plaques similar to the ones now displayed along Castro Street. “Friends of 150” will take responsibility for the content of the plaque. We request an opportunity to sit down in a joint meeting with the developer and planning department to work out mutually beneficial details of cost, size, placement, material and timing.

...

“Friends of the Yellow Brick Road at 150 Eureka Street” consider these three projects, funded by the developer with content provided by collaboration with “Friends of the Yellow Brick Road at 150 Eureka Street,” as sufficient mitigation for the historical significance of 150 Eureka Street to the LGBTQI community.

This approach will provide three sites that can be landmarked and remembered as an integral part of local LGBTQI history. Individuals can visit them or independent tour operators can incorporate them into walking tours of the City or of the Castro. “Written in stone,” this plan will surely enable this history, this memorial, to endure for another generation or more.” (*Kristine Poggioli, Friends of the Yellow Brick Road; Letter; January 15, 2018 [O-FYBR1]*)

“The other thing we’re asking for, again, a plaque. We’re just thrilled that the EIR recognizes the historic significance of this place, and so a plaque.” (*Kristine Poggioli, Friends of the Yellow Brick Road; Transcript; January 18, 2018 [O-FYBR2]*)

“At the Historic Preservation Commission (“HPC”) public hearing on December 20, 2017, the HPC effectively quashed as being impractical and unnecessary the “walking tour guide”, and other items referred to in mitigation measures M-CR-16, and instructed Planning Department staff to make clear to the Planning Commission that an identifying sign in front of the building would be sufficient mitigation for this project. Mitigation measure M-CR-16 should be revised to reflect the same. HPC’s testimony is available online. Specifically, it was observed by the HPC Commissioners that there are numerous walking tours already available, including, but not limited to, online apps. We request that you include in the Final EIR the HPC’s letter to the Planning Dept. relative to the Dec. 20, 2017 HPC hearing. All Planning Department documents relative to this Project going forward should reflect the HPC’s rejection of the walking tour and HPC’s other comments regarding mitigation measure M-CR-16.” (*David Silverman, Reuben, Junius & Rose, LLP; Letter; January 2, 2018 [O-RJR1]*)

“As everyone else has said already, this is so much more than a building. And the things -- the clear history that lives in the memory of people who have been through there and now lives in the memory concretely of the bricks just is so important for us to keep.” (*Barbara Buckley; Transcript; January 18, 2018 [I-Buckley]*)

“Saving the structure is for me not a concern. I’m not sure what is meant by an interpretive tour (?). For me, acknowledging and documenting the historical significance is important. Somewhere there should be a record. A historical plaque on or in front of the building I think is important. People would be able to see that this was once a significant location in our history.” (*Steve Carson; Email; December 5, 2017 [I-Carson1]*)

“To me, what matters is a plaque, at the site, either on the new building or the sidewalk in front. This would be something anyone walking the street would be able to see, like what we now have in front of the former Lexington Club.

Of course, interpretative walks and such are welcome. But there needs to be something not dependent on signing up for a tour. Something visible and permanent is needed.

I think we are on the same page. I heard Commissioner Hyland say that “a sidewalk plaque or a wall plaque is essential.”

I also heard some rumblings about whether we can “impose” this on the project sponsor. Clearly we can. The project seemed a bit unresponsive, so this is something to monitor.

We recognize the need for a new structure. That all makes sense. This permanent marking of the historical significance of the site is what matters. It touched a generation, a neighborhood, and a city. It is a significant place of LGBTQ heritage.” *(Steve Carson; Email; December 21, 2017 [I-Carson2])*

“And I don’t think a plaque in enough in terms of doing a service to this construction. And I do think that the requests we’re making to relocate the bricks in a due manner with a place we’ve already identified and dealing with the rubble are reasonable requests, and we ask for your consideration in that regard.” *(Mark Minardi; Transcript; January 18, 2018 [I-Minardi])*

RESPONSE CR-3

These comments generally relate to the adequacy of the information and historic architectural resources analysis in the draft EIR. These comments generally state support for the need for mitigation measures to address impacts to the CRHR-eligible building; however, they identify concerns and revisions to the content of the mitigation measures included in the draft EIR.

Additionally these comments refer to “three projects” that they would like funded by the project

sponsor; these projects are: 1) installation of a marker on the sidewalk, 2) replication and installation of the engraved bricks at a new location to be determined by the Friends of the Yellow Brick Road, and 3) collection and reuse of the demolished bricks by the Friends group.

Mitigation Measure M-CR-1b requires development and implementation of an interpretive program for the 150 Eureka Street building. Mitigation Measure M-CR-1a requires documentation prior to demolition. These mitigation measures would lessen the impact of the proposed demolition of the 150 Eureka Street building but not to a less-than-significant level. Thus, Impact CR-1 concerning the demolition of an eligible historical architectural resource would remain significant and unavoidable. The proposed revisions to the mitigation measures identified in these comments also would not reduce this impact to a less-than-significant level as discussed in **Response CR-2**.

However, in response to these comments, the following revisions to Mitigation Measure M-CR-1b have been identified in order to make it explicit that a plaque is required as part of the mitigation measure; to revise the language of the measure so that the project sponsor is required to work with a consultant to develop talking points/ information about the site's history that can be given to an existing walking tour(s), and to rescind the component of the mitigation measure that required the sponsor to develop a separate walking tour for 150 Eureka Street. The revised mitigation measure follows:

Mitigation Measure M-CR-1b: ~~Interpretation~~ ive Program.

- The project sponsor shall install a permanent plaque or other permanent commemorative element that identifies the site of Metropolitan Community Church at 150 Eureka Street. The plaque shall include the name Metropolitan Community Church and information identifying its significance to the Castro-based LGBTQ community. Planning Department preservation staff shall review the draft commemorative signage, material, placement at the site, and language prior to issuance of architectural addenda. The final plaque shall be installed and before the temporary certificate of occupancy is issued.

- The project sponsor shall engage with SF City Guides, or another tour guide group or association as approved by Planning Department preservation staff, to develop content for a tour stop at 150 Eureka Street, the Metropolitan Community Church site, for inclusion in an existing walking tour in the Castro neighborhood. The project sponsor shall reach out to the list of tour guide groups provided by preservation staff and provide copies of communication with those groups. Once a tour guide group has been identified, the project sponsor shall engage a qualified architectural historian meeting the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards to work with the sponsor and selected tour guide group to develop content for the tour stop. Tour stop content shall utilize information found in the Historic Resources Evaluation (HRE) and the Historic Resources Evaluation Response (HRER) prepared for the project and the LGBTQ Historic Context Statement. Other existing information, including photographs, news articles, oral histories, memorabilia and video, may be used to develop information for the walking tour as necessary. The qualified architectural historian and scope of work must be reviewed by preservation staff prior to site permit issuance. Preservation staff must review and approve final content of walking tour stop at 150 Eureka Street and must receive proof of receipt by the approved tour group or association prior to issuance of temporary certificate of occupancy. If the project sponsor demonstrates to preservation staff that there are no existing walking tour guide groups or associations interested in developing a tour stop for the 150 Eureka Street site, the project sponsor will deposit information about the Metropolitan Community Church site and its history at the GBLT Historical Society archives and the James C. Hormel LGBTQIA Center at the San Francisco Public Library. The project sponsor shall prepare an executive summary about the information being deposited, which shall include a hard copy and electronic copy of the Final Environmental Impact Report, HRE, and HRER.

~~The project sponsor shall develop an interpretive program to commemorate the LGBTQ use at the 150 Eureka Street building and its significant association with LGBTQ history of the neighborhood and city. Development of this interpretive program shall include outreach to the~~

LGBTQ and Castro communities in order to involve these communities and to create a broader, more authentic interpretive approach for the project site and neighborhood. This outreach process should include identification of the most appropriate theme(s), as identified in the HRER and *Citywide LGBTQ Historic Context Statement*, on which to focus the interpretation program for this site. The interpretive program shall result, at minimum, in the preparation of a publicly accessible walking tour guide to memorialize the building and its significance within the identified theme(s) associated with the neighborhood. The interpretive program should create a narrative, outline the significance of other buildings identified in the *Citywide LGBTQ Historic Context Statement*, namely their association with the similar theme(s), and develop a plaque or identifying system for properties as part of this walking tour guide.

Interpretation of the site's history shall be supervised by a qualified consultant meeting the Secretary of the Interior's Professional Qualification Standards for Architectural Historian or Historian. The interpretive materials for use in the guide may include, but are not limited to: photographs, news articles, oral histories, memorabilia, and video. Historic information contained in the *Citywide LGBTQ Historic Context Statement* and HRE and HRER for the project may be used for content. A proposal prepared by the qualified consultant, with input from the outreach conducted in the LGBTQ and Castro communities, describing the general parameters of the interpretive program shall be approved by planning department preservation staff prior to issuance of a Site Permit. The detailed content, media and other characteristics of such interpretive program, and/or any alternative approach to interpretation identified by the project team, shall be approved by planning department preservation staff prior to issuance of a Temporary Certificate of Occupancy.

COMMENT CR-4: Replacement and Recycling of Engraved Bricks

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

O-FYBR1
O-FYBR2
I-Edelman
I-Jordan

“2. We propose that the developer pay to replicate and reinstall the current “Yellow Brick Road” of engraved bricks in a new location (to be determined and secured by the “Friends of the yellow Brick Road” group.)

What it is: In 2011, MCCSF invited people in the community to engrave their LGBT memories, celebrations and hopes onto bricks which were then paved into a “Yellow Brick Road” on the sidewalk in front of 150 Eureka Street. These bricks incorporate archival and personal testimonies as well as celebrate weddings, honor LGBT heroes, and memorialize loved ones. The Yellow Brick Road also acts as a symbolic holy ground and sacred space for the 500+ congregants who died of AIDS. This is a fitting memorialization of what went on at 150 Eureka Street.

Unfortunately, the physical redevelopment of the site will necessarily and unavoidably destroy it, and a recent test by the contractor, Paddy Brogan, who laid that sidewalk confirmed that there is no economical way to recover the engraved bricks intact beforehand. Fortunately, a fresh set of engraved bricks can be reproduced relatively inexpensively from a well-archived file of the project from the manufacturer, Laser Impressions Inc. of Sunnyvale, CA.

We propose reconstructing the “Yellow Brick Road” at a yet to be determined new community site from the aforementioned fresh set of engraved bricks.

We propose that the developer bear the costs of both reproducing the bricks and construction costs of installing them. The “Friends” will manage the placement and oversee the brick layer. The funds can

be held in escrow by a group such as Horizons Foundation. The developer will have no responsibility other than writing a check.

We propose that the demolished brick rubble of 150 Eureka Street's "Yellow Brick Road" be upcycled by donating it to the Pink Triangle Park.

What it is: The Pink Triangle Park + Memorial was created in 1998 by local neighbors and businesses as a memorial to the [LGBTQ] experience during the Nazi era in Europe. It is located at 2454-2498 Market Street @ Upper 17th St.

Why they want the bricks: The manager of the Park, John Goldsmith, says, "I would like to humbly request, on behalf of myself and other community members, that we receive the demolished sidewalk bricks at 150 Eureka Street as way to remember our spiritual home, community and our past. The Pink Triangle Park can utilize the bricks in us upcycled, ecofriendly creation of our "gabions" (wire cages for stone/brick). These low impact walls, created by the rubble and brick, will beautify the park, support plants and habitat, and reduce traffic noise. The names and messages on the bricks are important to us, so sections of the bricks that remain intact during demolition will also be used in the paver/rain garden area.

Pink Triangle Park volunteers will clean and remove the brick off site. We would provide a vehicle (truck), volunteer labor as well as minor incidentals (tools, cleaning supplies). We only require advance notice from the developer of the demolition, which would be crucial for our planning.

"Friends of the Yellow Brick Road at 150 Eureka Street" consider these three projects, funded by the developer with content provided by collaboration with "Friends of the Yellow Brick Road at 150 Eureka Street," as sufficient mitigation for the historical significance of 150 Eureka Street to the LGBTQI community.

This approach will provide three sites that can be landmarked and remembered as an integral part of local LGBTQI history. Individuals can visit them or independent tour operators can incorporate them

into walking tours of the City or of the Castro. "Written in stone," this plan will surely enable this history, this memorial, to endure for another generation or more." (*Kristine Poggioli, Friends of the Yellow Brick Road; Letter; January 15, 2018 [O-FYBR1]*)

"This building was the community center and is full of history, and where that history resides is in this yellow brick road outside.

Now it cannot be dug up, which is tragic. However, it can be easily reproduced from the original manufacturer and replaced somewhere else. And we have two other LGBT sites willing to put that on their property. We are just asking if the developer could help us do that, basically, to recreate that in a spot.

...

Also, John Goldsmith who runs the Pink Triangle Park is not here, but he's asked that when the rubble of the bricks is dug up, that that be donated to the park. And he will come pick it up. All he needs is a schedule. And he will use that rubble to build the concrete [berms] that protect the -- it's a little triangle park on 17th Street, and any of the bricks that aren't broken up, he will make pavers.

So the three things we're asking are fairly -- you know, a plaque, basic, to move the yellow brick road, and then has a place for that to be, that history to be, and then the actual bricks themselves will still remain in the Castro. So those are the three things we're asking" (*Kristine Poggioli, Friends of the Yellow Brick Road; Transcript; January 18, 2018 [O-FYBR2]*)

"I would just like to affirm what everyone before me has stated and also to support the request that they each have made, and hope that our histories here in San Francisco, which are so important to the city and to the nation and to the world in terms of our communities development over these decades would be preserved in this most important way. So I would respectfully request that these items be approved. Thank you." (*Dennis Edelman; Transcript; January 18, 2018 [I-Edelman]*)

“We are continually being asked how to landmark what was once and now is no more. What we do have at 150 Eureka Street is the brick and mortar miracle on the Eureka Street sidewalk embedded in a firm base of our MCC stories distilled down to a few words or phrase, words that had significance in our lives, deeply rooted memories of time, place, being a justice-seeking church, being the church with AIDS, the church alive. And all this, we had the memory of our family, friends, creations of stories, memories of life-changing events and our celebrations.

The bricks in this sidewalk are living stories of our dedicated LGBTQ heritage at 150 Eureka, and that we want to continue to hold close to us. Mitigation within the EIR should include having our narrative of these journeys and stories continue to resonate and have a visible presence that should be recreated and relocated at a site that we will deem later on. Thank you.” (*Lynn Jordan; Transcript; January 18, 2018 [I-Jordan]*)

RESPONSE CR-4

These comments generally relate to the adequacy of the information and historic architectural resources analysis in the draft EIR. These comments generally state support for the need for mitigation measures to address impacts to the CRHR eligible building; however, they identify concerns and proposed revisions to the content of mitigation measures, such as M-CR-1a, included in the draft EIR. Please refer to **Response CR-2**, pp. RTC-19 – RTC-20, regarding concerns related to Mitigation Measure M-CR-1a that requires documentation of the building and **Response CR-3**, pp. RTC-23 – RTC-26, regarding revisions to Mitigation Measure M-CR-1b. These comments also refer to the engraved bricks located on the portion of the sidewalk adjacent to the 150 Eureka Street project site and known as the Yellow Brick Road. The bricks are engraved with names and messages concerning the LGBTQI community. The Department recognizes the significance of the bricks to the community as an AIDS memorial. The bricks were added to the site outside of the period of significance identified for the Metropolitan Community Church (MCC) at 150 Eureka and therefore had not been catalogued as a character-defining feature associated with the eligibility of the building for listing on the CRHR. Additionally, brick replication and reinstallation are not required as mitigation measures as they would not reduce the unavoidable significant impact associated with

demolition of the CRHR-eligible building. In collaboration with the project sponsor, the Department has incorporated an Improvement Measure to address community feedback, as follows:

Improvement Measure IM-CR-1: Brick Demolition, Replication, and Reinstallation

The engraved bricks located on the portion of the sidewalk adjacent to the 150 Eureka Street project site are known as the Yellow Brick Road. The Yellow Brick Road bricks will be demolished as part of project construction. The project sponsor will donate the demolished bricks to the Eureka Valley Foundation for installation at the Pink Triangle Park + Memorial at 2454 Market Street. The project sponsor will inform the Eureka Valley Foundation when demolition activities at the project site are scheduled to commence. Prior to any demolition activities at the project site, Pink Triangle Park volunteers will be given 30 days to remove the bricks and transport them to the Pink Triangle Park + Memorial. After removal of the bricks, or expiration of the 30 days, the sponsor will have no further obligations with respect to the engraved bricks.

The project sponsor will provide \$12,500 to the Horizons Foundation to cover the cost of replicating the Yellow Brick Road bricks from the original brick molds and installing them at a new location. The Friends of the Yellow Brick Road at 150 Eureka Street will determine the location for installation of the reproduced bricks and will oversee their placement and installation.

NOISE

The comments and corresponding responses in this section cover topics from the initial study (located in Appendix A of the draft EIR) Noise section starting on page 54. These include topics related to:

- NO-1: Noise During Construction
- NO-2: Noise Impacts and Mitigation Measures

COMMENT NO-1: Noise During Construction

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Campbell

“Restrict Hours of Construction Activity to Between 9 a.m. and 5 p.m. Weekdays Only

If the project is permitted to proceed, the developer and its contractors should be required to limit all construction activities, including any demolition, to normal working hours between 9:00 a.m. and 5:00 p.m. Due to the existing residences surrounding the proposed project, we demand that construction activities not be allowed between the early morning hours of 7:00 a.m. and 9:00 a.m. and between evening hours of 5:00 p.m. and 8:00 p.m.

...

Restrict Hours of Construction Activity. The developer and its contractors should be required to limit all construction activities, including any demolition, to normal working hours between 9:00 a.m. and 5:00 p.m.” (*Scott Campbell; Letter; January 19, 2018 [I-Campbell]*)

RESPONSE NO-1

This comment expresses concerns regarding potential noise impacts to nearby residences during construction and requests that the hours of construction be restricted to between 9:00 a.m. and 5:00 p.m. As noted on pages 61-62 of the initial study (in Appendix A of the draft EIR), the proposed project would be required to comply with the San Francisco Noise Ordinance during construction. As

discussed in the initial study, and as shown in Table S-2 on pages S-9 through S-24 of the draft EIR, a number of standard construction-period mitigation and improvement measures are required to reduce the project's construction-related impacts such as noise and dust emissions. Among other specific actions, Mitigation Measure M-NO-2 (page S-17), would require that "all general construction related activities are restricted to between 7:00 a.m. and 8:00 p.m. per San Francisco Police Code article 29." With implementation of this Mitigation Measure, temporary construction-related noise significant impacts would be reduced to a less-than-significant level, and an additional restriction on construction hours would not be required.

Additionally, Mitigation Measure M-NO-3 specifies a variety of measures to be implemented during the construction period to ensure that the project's temporary noise impacts to adjacent businesses and residents are limited, to the extent feasible.

COMMENT NO-2: Noise Impacts and Mitigation Measures

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Campbell

"Bolster "Mitigation Measure M-NO-2: Construction Noise Reduction" with Additional Requirements with respect to the Rear Property Line of the Proposed Project

Our home is located adjacent to the development site, less than sixty (60) feet adjacent from the rear property line of the proposed project. Accordingly, we have serious health and safety concerns about the noise, dust and pollutants associated with the estimated 18 months or more of demolition and construction activity, particularly during early morning and evening hours.

We request that the following additional mitigation measures be added to the “Mitigation Measure M-NO-2: Construction Noise Reduction” (See pages 65-66, and 124 of the Draft EIR) to better address noise concerns along the rear property line of the project site that is adjacent to our property:

- In Bullet #2 on Page 65 of the Draft EIR, add a requirement that plywood noise barriers will run the length of the rear property line of the proposed project.
- In Bullet# 3 on Page 65 of the Draft EIR, add a requirement that noise control blankets will be erected along the length of the rear property line of the proposed project.
- In Bullet #10 on Page 66 of the Draft EIR, specify that all general construction related activities are restricted to between 9:00 a.m. and 5:00 p.m. on weekdays (Monday to Friday) only, as noted above.

...

Bolster “Mitigation Measure M-NO-2: Construction Noise Reduction” with Additional Requirements with respect to the Rear Property Line of the Proposed. Add additional mitigation measures to the “Mitigation Measure M-NO-2: Construction Noise Reduction” (see pages 65-66 of the Draft EIR) to address noise along the rear property line of the project site.” (*Scott Campbell; Letter; January 19, 2018 [I-Campbell]*)

RESPONSE NO-2

This comment generally relates to noise issues that could occur during the project’s construction period and concerns that the identified noise mitigation measures and standard best practices for noise attenuation may not be sufficient to reduce potential impacts related to noise on neighborhood properties or occupants. As discussed in the initial study, and as shown in Table S-2 on pages S-9 through S-24 of the draft EIR, Mitigation Measure M-NO-2 (page S-16) as written would reduce significant construction-related noise impacts to a less-than-significant level. In response to this comment, the second bullet of Measure M-NO-2 states “Erect temporary plywood noise barriers around the construction site where the site adjoins noise-sensitive receivers.” As written, this measure would require the plywood noise barrier to be constructed along the entire length of the rear property line, and no change is necessary. The third bullet states, “Utilize noise control blankets on

the building structures adjacent to the proposed project - and possibly other noise-sensitive receivers - as the building is erected to reduce noise emission from the site.” This measure would require noise blankets to be used on buildings adjacent to the proposed project. While the measure as stated in combination with the other actions identified in Mitigation Measure M-NO-2 would reduce significant construction noise impacts to less-than-significant levels, this measure shall be modified as follows:

- Utilize noise control blankets on the building structures adjacent to the proposed project - and possibly other noise-sensitive receivers – and along the length of the rear property line as the building is erected to reduce noise emission from the site.

In regards to the request to revise the tenth bullet of Mitigation Measure M-NO-2, refer to **Response NO-1**, pp. RTC-32 – RTC-33, which addresses the request for a change in construction hours.

AIR QUALITY

The comment and corresponding response in this section relate to topics from the initial study (located in Appendix A of the draft EIR) Air Quality section starting on page 69, as follows:

- AQ-1: Air Quality Impacts and Mitigation Measures

COMMENT AQ-1: Air Quality Impacts and Mitigation Measures

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Campbell

“Require the Final EIR Contain Mitigation Measures for Asbestos-Containing Materials, Lead-Based Paints, Dust and Pollutants Expected During Demolition of the Existing Building and Excavation”

The Draft EIR does not adequately address diminished air quality that will occur during the demolition of the existing building (church) located on the proposed site and subsequent excavation. See Draft EIR pages 69 et al. Nor does the draft set forth the mitigation measures that must be undertaken by the developer and its contractors to address dust and pollutants (e.g., asbestos and lead-based paint).” (*Scott Campbell; Letter; January 19, 2018 [I-Campbell]*)

RESPONSE AQ-1

This comment generally relates to dust and other pollutants (e.g., asbestos and lead) that could disperse during the project construction’s demolition and construction phases and identifies concerns that the draft EIR mitigation measures and standard best practices may not be sufficient to reduce potential impacts. The potential for air emissions during project construction to create a significant impact were discussed in Section H.6, Air Quality, of the initial study (see pages 69 to 78). As stated on page 74, the BAAQMD has developed screening criteria to provide lead agencies with a conservative indication of whether the proposed project would result in potentially significant air

quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency would not need to perform a detailed air quality assessment of the proposed project's emissions. For condo/townhouse land uses, the BAAQMD screening size for construction criteria pollutants is 240 dwelling units. Since the proposed project would only include four dwelling units, based on the BAAQMD screening criteria, construction of the proposed project would result in a less-than-significant impact to air quality from criteria air pollutant and precursor emissions. Therefore, no construction period air quality mitigation measures would be required. The project is required to comply with the city's standard dust control laws (San Francisco Health Code: Article 22B and San Francisco Department of Public Works (DPW) Code: Article 15 and Article 21) that requires dust control plans be submitted for approval to the San Francisco Department of Public Health (DPH) for projects when there are sensitive receptors within 1,000 feet of the project. For approval, the dust control plan must specify elements such as watering plans, particulate matter monitoring (PM₁₀), establishment of a complaint hotline, enforcement of speed limits on the construction site, and other measures as specified in Article 22B of the Health Code.

HAZARDS AND HAZARDOUS MATERIALS

The comment and corresponding response in this section relate to topics from the initial study (located in Appendix A of the draft EIR) Hazards and Hazardous Materials section starting on page 110, as follows:

- HZ-1: Lead-Based Paint and Asbestos-Containing Materials

COMMENT HZ-1: Lead-Based Paint and Asbestos-Containing Materials

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Campbell

“As plainly stated in the Draft EIR, the Phase I Environmental Assessment conducted at the site appears to confirm that hazardous materials consisting of asbestos-containing materials (ACMs) and lead-based paint are located at the project site. See page 111 and footnote 72 of the Draft EIR. After some discussion of state and local requirements for the proper handling ACMs and lead-based paint, however, the Draft EIR simply states that “This topic will not be addressed in the EIR.” See page 114 of the Draft EIR.

We demand that the EIR address in the final EIR the concerns presented by these hazardous materials located at the project site and set forth in detail all of the mitigation measures that the developer and its contractors will undertake to protect the health and safety of neighborhood residents. In this regard, we demand that such mitigation measures set forth with specificity the containment barriers and air filters/vacuums that are to be employed at the site and the procedures that will be used to stop the spread of these harmful hazardous materials.

...

Require the Final EIR Contain Mitigation Measures for Asbestos-Containing Materials, Lead-Based Paints, Dust and Pollutants Expected During Demolition of the Existing Building and Excavation. We demand that the EIR address in the final EIR the concerns presented by these

hazardous materials located at the project site and set forth in detail all of the mitigation measures that the developer and its contractors will undertake to protect the health and safety of neighborhood residents.” (*Scott Campbell; Letter; January 19, 2018 [I-Campbell]*)

RESPONSE HZ-1

These comments express concerns that lead-based paint and asbestos containing materials (ACMs) known to be present in the building on the project site could be released into the environment and affect nearby residents during demolition activities, and that specific mitigation measures should be identified to address these materials. The presence of lead-based paint and ACMs was identified and discussed in Section H.15, Hazards and Hazardous Materials in the initial study (see draft EIR, Appendix A, pages 110 to 116). The Phase I Environmental Site Assessment¹ conducted at the project site did not identify any hazardous conditions at the site, with the exception of potential ACMs and lead-based paint. As stated in the initial study, the Department of Toxic Substances Control (DTSC) and state and local regulations require that materials containing asbestos must be removed prior to demolition or construction activities that could result in disturbance of these materials, and that removal of these materials must be in accordance with local and state regulations. Compliance with the regulations and procedures already established as part of the building permit review would ensure that any potential project-related impacts due to asbestos would be reduced to a less-than-significant level and no additional measures would be required.

As stated on page 112 of the initial study, work that could result in disturbance of lead paint must comply with Section 3426 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to 1979, Section 3426 requires specific notification and

¹ Innovative and Creative Environmental Solutions, Phase I Environmental Site Assessment, 150 Eureka Street, San Francisco, California, November 3, 2016. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2015-011274ENV.

work standards, and identifies prohibited work methods and penalties. The ordinance contains performance standards, including establishment of containment barriers, and identifies prohibited practices that may not be used in disturbances or removal of lead-based paint; the ordinance also requires that, to the maximum extent possible, all reasonable efforts shall be made to prevent migration of lead paint contaminants beyond containment barriers during the course of the work. Clean-up standards require the removal of visible work debris, including the use of a High Efficiency Particulate Air Filter (HEPA) vacuum following interior work. The ordinance also includes notification requirements and requirements for signs. Demolition would also be subject to the Cal OSHA Lead in Construction Standard (8 CCR Section 1532.1). This standard requires development and implementation of a lead compliance plan when materials containing lead would be disturbed during construction. Implementation of procedures required by Section 3426 of the Building Code and the Lead in Construction Standard would ensure that potential impacts of project-related demolition or renovation of structures with lead-based paint would be less than significant and no additional mitigation measures would be required.

ALTERNATIVES

The comments and corresponding responses in this section cover topics in Chapter VI, Alternatives, of the draft EIR. These include topics related to:

- AL-1: Adequacy of Alternatives
- AL-2: Support for or General Comments on the Alternatives
- AL-3: Corrections to Table VI-1
- AL-4: Partial Preservation Alternative
- AL-5: Alternatives that Consider Higher Density Use of the Site

COMMENT AL-1: Adequacy of Alternatives

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-HPC

“The HPC agreed that the alternatives analyzed are adequate and felt that the architect and sponsor have been honest in their assessment.” (*Andrew Wolfram, President, San Francisco Historic Preservation Commission; Letter; January 18, 2018 [A-HPC]*)

RESPONSE AL-1

This comment generally relates to the adequacy of the alternatives that were presented and analyzed in the draft EIR. This comment generally states that the number, content and analyses of the alternatives was adequate. This comment is noted and will be considered by city decision-makers in their review of the draft EIR and the proposed project.

COMMENT AL-2: Support for or General Comments on the Alternatives

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

I-Elswit

“Having evaluated the EIR carefully, we are only willing to support “No Development” or the “Full Preservation Alternative.” The existing building is of modest but important historical value, and the potential for investment return with full preservation is probably underestimated in point 5 on page 17. Full preservation at least maintains some respect and recognition for the cultural history of the site, by preserving the historical architecture. In addition, the other proposals, such as “Partial Preservation Alternative” and the “Full Project” both add eleven feet vertically, which will obstruct our view and the views of other buildings in the neighborhood.” (*Kate Elswit; Email; December 5, 2017 [I-Elswit]*)

RESPONSE AL-2

This comment generally provides support for the No Development and the Full Preservation alternatives as both would retain the existing building and would have a lower height than the proposed project or the Partial Preservation alternative. This comment is noted and will be considered by city decision-makers in their review of the draft EIR and the proposed project.

COMMENT AL-3: Corrections to Table VI-1

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

O-RJR2

“Attached is Table 1 with the change to the number of stories for the Full Preservation Scheme. This was printed as 4 stories when it is really 2 stories and this table needs to be modified.” (*David Silverman, Reuben, Junius & Rose, LLP; Email; January 3, 2018 [O-RJR2]*)

RESPONSE AL-3

The error on Table VI-1 on pages 103 to 106 of the draft EIR is noted and is corrected in Chapter 4, Draft EIR Revisions, of this RTC document.

COMMENT AL-4: Partial Preservation Alternative

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-CPC-Hillis
A-CPC-Richards

“Well I think there’s two things. I think there’s questions about the EIR and preservation alternative, and what we’re doing to recognize the history of the site. That’s kind of one bucket of issues that I heard questions and comments about that I think should be appropriately responded to in the EIR.

...

I think Commissioner Richards is looking at the preservation alternative and wondering why that’s not a viable option. So I think those are legitimate, standard EIR questions that need to be looked at.”
(Rich Hillis, President, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Hillis])

“So, I’m sorry, I don’t buy it. I think you’ve got your -- the partial preservation alternative which at least preserves some of what we have left in our community and, actually, from a programmatic point of view, it gives you more. So let’s take a look here.

Residential units on your project, 10,119 square feet, partial preservation alternative where you keep part of the building, 11,035. Doesn’t seem like you’re not going to be able to get those units in there in that square footage that you need. Open space private decks, 1,081 square feet in the proposed project; 1,237 square feet in the preservation alternative. Not too bad. You get more open space. Garage 2,332 square feet for parking. Sorry, guys, way too much. Two parking spaces per unit don’t support that.

This Commission does not -- has not supported -- and I’m not speaking for the Commission, but our track record for supporting excess parking has not been good. So 870 square feet for parking, eight spaces versus -- I don’t know, would it be four or three, in a transit-rich neighborhood. Again, to

demolish a historic resource in my community over these numbers, it doesn't add up for me, I'm sorry. So when I look at the Page S28, the partial preservation alternative, how it doesn't meet your Objective 4, which is the open space in the backyard, the No. 5, the profit, I would respectfully ask that there is a second opinion on the soundness of the building." (*Dennis Richards, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Richards]*)

RESPONSE AL-4

These comments generally relate to the adequacy of the alternatives that were presented and analyzed in the draft EIR and identifies concerns regarding the Partial Preservation Alternative that would preserve a portion of the building. As noted on page 127 of the draft EIR, the Partial Preservation Alternative would result in a significant unavoidable impact as the building would be substantially altered such that it would no longer convey its significance as a historical resource under CEQA. Comments also included concerns regarding the amount of space for parking provided in this alternative. Refer to **Response GC-3**, pp. RTC-55 – RTC-56, for further discussion regarding reports on the soundness of the building. These comments related to parking provision and soundness of the building are noted and will be considered by city decision-makers in their review of the proposed project. Subsequent to the publication of the draft EIR, the project sponsor has removed two parking spaces per building, leaving a total of four parking spaces, instead of the original six spaces. Therefore, a number of changes to the draft EIR regarding the removal of parking spaces are shown in Chapter 4, Draft EIR Revisions.

COMMENT AL-5: Alternatives that Consider Higher Density Use of the Site

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-CPC-Hillis
A-CPC-Johnson
A-CPC-Moore
A-CPC-Richards

“Oh, it is RH2. Some folks were saying RH1. Okay, then, that make a little more sense. So, you know, I think there’s other questions about can we get more density on this site, maybe ADU units can be incorporated into the buildings and just looking at that; see, that makes more sense. I mean, I was surprised that it was RH1.” (*Rich Hillis, President, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Hillis]*)

“I’m thinking the same thing, but my approach is a little different. I really agree with Commissioner Moore that this is an opportunity to really rethink an opportunity site, particularly if you’re thinking about demolishing and whether it’s partial preservation, or full demolishing, and talking about representing the history of that site in other places. We really need to rethink what the future of that site will be. And I think extending suburbia, basically doing four single-family homes with two parking spots each is the wrong direction to be moving in, and I’m highly against it.

Now, that being said, the way that our process works with EIR is backwards, because you don’t propose rezonings when you’re doing the project summary for an EIR. You have to propose what you’re going to do, and then you do the environment impact, and then you look at the project where maybe there may be decisions around rezoning or others. So our process is backwards to be able to get a project different than what was presented here.

I would propose that this project – again, certain people not in the room. I always like it when I get the eyebrows raised when I say this. This project really lends itself to a sort of quick, small development agreement where special use district -- because what you can do is make a deal for what would happen with the historic resources and materials in the building. You rezone the property to either RM1 or something else where you can get more density control and more units on the property and fewer – lower parking requirements.

And you wrap that all together with doing something about the property itself. I think that's the direction we need to go here. And what that means is that you would then also have the determination on the EIR wrapped into said development agreement or SUD decision as well.

So I actually think that we should go back to the drawing board on how we're going about this project, because this site doesn't lend itself to our typical process of giving entitlement where you sort of look at the zoning, get a CEQA or environmental determination on what you can do based on the zoning, and then you go – you bring that project with more details for an entitlement. I think that that sort of step-by-step process doesn't work here, and some sort of SUD or development agreement would sort of – let's not take years and years to do it. I mean, this is not like a mega project, but something like that to really play around with a lot of factors here, would be what I would propose.

...

Not to prolong ... so I totally agree with Commissioner Moore in terms of EIR. Typically with an EIR, you're asking questions usually within the confines of what is analyzed under the EIR and then they come out in their responses. And I just think that it's incumbent upon us to really have a broader conversation that requires starting from the beginning.

So I could go back to my comments that this process is a little bit chicken and egg. The way that it generally works is the project sponsor would say "Okay, I want to do this, and here's my project description." They don't have an incentive, and I would even say the power, to just say "I want the zoning on this lot to be x, y, and z, and that's what I'm going to do."

...

And I would make the argument that the area right around here -- getting to your point, Director -- about whether or not increasing the density on this lot would be challenging for the neighborhood or out of character for what's around it, I would say that there is some -- there are multi-family buildings around, like, directly adjacent and right around the blocks where this lot is.

So I think that's kind of what drove my initial impression. Why are we building four single-family homes here when we've got a school down the street? We've got multi-family buildings within a one-

block radius, so why would we go backwards?" (*Christine Johnson, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Johnson]*)

"My second point is what surprises me is that in an EIR like this one, we're taking the side which is being rezoned from what is public use as a place of worship and gathering into residential. And the only thing we're suggesting is RH1, is it resembles a surrounding density.

My question is that in light of the fact that our objective for densifying the city really calls for a completely different attitude, why are we not setting the metrics higher, for example, to an RM, where we could get more units with less parking and potentially the better accessory drawing units? This act was a little bit of the history of Commissioner Johnson in the past, because all we're doing is extending current trends continued, and that is, for my objective, for this EIR, not enough.

...

And why are we not approving the project? The EIR uses the most -- the highest densest building in RH1 to put on these sites together with the highest possible parking permitted under code in a transient- rich district. Those two objectives don't line up anymore, given what we're up against.

I just want to say that, and hang out as a challenge to how we look at this EIR and say that we may have to step back and add additional alternatives.

...

We should ask our EIR experts here. We are here to comment on the EIR, and in order for anything we're discussing to enter into that discussion, we need to raise it as a question.

And my question is, is it possible within the context of the existing EIR to ask for additional alternatives which are basically driven by policies that already exist among this Commission, including the general, the board of supervisors, the Mayor, et cetera, et cetera. And that is looking at - - including the state, the State of California -- looking at the reasonable identification of any available unbuilt lot in the city to look at higher density solutions as they come forward as a PUD, more likely

as a PUD rather than a SUD. But that would be the question we should be asking the EIR, and I would like to ask you to help us formulate such a challenge for the EIR.

...

One of the biggest questions that is very difficult to ask is we're going from a public community use to what is basically private development, private developer development, which doesn't have any relation in any form or shape to the user to use the church. And that's a question which I think you can ask the EIR. Why is there not housing built for the LGBT community on this site, slightly densified housing that benefits those who have used the church?

That's probably a tough question to answer because the church sold the property. But if you look at what are we getting back, we're taking a lot and in the city and for the city, we're taking a lot and not giving much back.

...

That would be possibly a question we could ask." (*Kathrin Moore, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Moore]*)

"So I think one of the things -- and I completely support my fellow Commissioners Moore and Johnson you know. What we just looked at for this Burnett Avenue, kind of sliver of a lot of rezoning would be something that I would be interested in, partly off of both Commissioner Moore and Commissioner Johnson's comments. What can we achieve here with -- what's possible?

So, you know, I see the square footage. Show me what is -- drill it down a little bit if it is a RM1. Or if we do a SUD, what can we get? Can we get a little bit of backyard? Can we get more units? What do they look like?

You know, it's hard to come up with -- on the face of it, it's hard to come up with, "I like this," or "I like that." I'm just asking. What this is doing is making me ask more questions. So, again, I think we're going about this backwards. Let's see what's possible, and let's make sure that we analyze all

those. This is actually an excellent document that the department put out, and I'd love to see something like this for this project." (*Dennis Richards, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Richards]*)

RESPONSE AL-5

These comments generally relate to the proposed project features and state a preference for more density on the project site than proposed and for the EIR to include a higher density project alternative. In an EIR, CEQA requires an alternatives analysis for projects under review to compare and contrast the proposed project to feasible development alternatives that could potentially reduce the significant and unavoidable impacts identified in the environmental analysis. The analysis contained in an alternatives analysis determines whether the potential project alternatives could eliminate or reduce the identified significant and unavoidable impact of the proposed project to less than significant levels. This analysis was conducted for the identified significant and unavoidable historic architectural impact of the 150 Eureka Street project in Chapter VI, Alternatives in the draft EIR starting on page 99. Under this analysis, a Full Preservation Alternative was identified that would reduce the significant and unavoidable historic resource impacts of the project to a less-than-significant level. No other significant unavoidable impacts were identified for the project in the EIR. As stated on page 36 of the draft EIR, the project is located in the RH-2 residential zoning district. Under CEQA section 15126.6, the discussion of alternatives in an EIR shall focus on alternatives to the project which are capable of avoiding or substantially lessening the projects significant impacts. For the alternative's analysis, an alternative that identified a change in the existing zoning of the site is not required because such an alternative would have no effect on the significant unavoidable impact identified for the project. These comments are noted and will be considered by city decision-makers in their review of the proposed project.

GENERAL COMMENTS

The comments and corresponding responses in this section cover general subjects not directly related to a specific section of the draft EIR. These include topics related to:

- GC-1: Adequacy of the Draft EIR
- GC-2: Merits of the Proposed Project
- GC-3: Current Building Condition and Relation to Project Objectives

Portions of some of the comments addressed in this section also relate to other resource topics and are therefore responded to more fully in those sections.

COMMENT GC-1: Adequacy of the Draft EIR

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-HPC
O-RJR1

“The HPC concurred with the conclusions in the Draft EIR.” (Andrew Wolfram, President, San Francisco Historic Preservation Commission; Letter; January 18, 2018 [A-HPC])

“David Papale submitted the attached letter dated September 12, 2017 to you and Marcelle Boudreaux of the Department. He did not receive a response. Please include the attached letter in the Final EIR.” (David Silverman, Reuben, Junius & Rose, LLP; Letter; January 2, 2018 [O-RJR1])

RESPONSE GC-1

These comments relate to the adequacy of the information and analysis in the draft EIR. The comment generally states that the conclusions of the draft EIR are adequate. The comment letter submitted September 12, 2017 is included and reproduced in Attachment A to this RTC document, see letter O-RJR1, attachments. Also refer to **Response CR-3**, pp. RTC-23 – RTC-26.

COMMENT GC-2: Merits of the Proposed Project

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-CPC-Richards
A-CPC-Melgar
O-RJR1
I-Elswit

“Four, provide new open space that will enhance the quality of life for the projects residents and neighbors.

I’ve lived in that neighborhood 27 years and I don’t -- I’m not aware of any one of the neighbors clamoring for new open space and demolition of the church, to be honest with you. It’s an admirable goal, but at the expense of demolishing a historical resource, I don’t buy it at all.

...

And I’d like to see the actual numbers on why it doesn’t add up, when you actually get more in return in the partial preservation alternative. I’m not saying don’t do any project, but I’m not saying come in and bulldoze a significant cultural and historic resource in my community for profit.”

(Dennis Richards, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Richards])

“So let me take a stab at verbalizing what I think we’re all feeling. You know, in response to your comments, I think that -- you know, in terms of the question that we’re posing, the EIR, you know, is looking at this as a historic resource and proposing several alternatives and mitigations to the loss of that historic resource.

And I think what we’re saying is that what we’re getting in terms of mitigations is not great, is not sufficient. We are getting four 3600 square foot houses, with two parking spaces each, which is not consistent with what this Commission has been supporting in a transit-rich area that is close to a lot

of services. And, you know, that's what we are trading for this historic resource and breaking up this beautiful sidewalk that cannot be recreated. I mean, it can be recreated, but not moved. And, you know, it just seems like a bad deal. It's a bad deal.

So I understand that that's the process, but I think we're saying it is in the form of a question in the comment to the EIR. Are we, as a city -- you know, is this adequate mitigation for the loss of this resource, and are we getting a good deal out of it? And it seems like the consensus is that we're not. So I'm just taking a stab at verbalizing it." (*Myrna Melgar, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Melgar]*)

"The DEIR does not mention or include the two attached letters of support from Jeffrey Siegel, M.D. of 368 Eureka Street or Nicholas King of Eureka Street between 18th and 19th Streets. Please include in the Final EIR." (*David Silverman, Reuben, Junius & Rose, LLP; Letter; January 2, 2018 [O-RJR1]*)

"At best, the proposed development adds four luxury units to a city undergoing a housing crunch, which is an awful use of unpriced city resources (e.g. public transportation, sidewalks, fire protection). It is particularly conspicuous when the additional 6-8k square foot of building space of the "Partial Preservation Alternative" and the "Full Project" add no further units, only make what are already planned as large, luxury developments even larger, while making the structure as a whole less consistent with the neighborhood." (*Kate Elswit; Email; December 5, 2017 [I-Elswit]*)

RESPONSE GC-2

These comments generally relate to the overall adequacy of the draft EIR and express general statements of support for revisions to the project that would: 1) implement the Partial Preservation alternative; 2) provide more units on the site; 3) retain the sidewalk.

The draft EIR identifies the potential impacts of the proposed project as proposed by the project sponsor and as described in Chapter II, Project Description of the draft EIR. As discussed in the draft

EIR, with the exception of one topic, all of the project's significant impacts would be reduced to less than significant levels with implementation of the mitigation measures identified in the draft EIR. However, significant and unavoidable historic architectural resources impacts were identified.

Comments that address specific environmental issue topics or identify specific concerns related to the alternatives, and analysis in the draft EIR are addressed in more detail in the appropriate topical sections of this chapter of the RTC document. The concerns in these comments generally relate to the number of housing units provided, and consistency with Planning Code and other City policies. As noted in Chapter III, Plans and Policies of the draft EIR, and Section F. Compliance with Zoning and Plans in the initial study, the project complies with the RH-2 District requirements that require a lot split to allow for development of the four proposed units. No new or more severe impacts that cannot be mitigated to a less-than -significant level have been identified in responding to comments submitted on the draft EIR beyond those impacts already identified in the draft EIR. With regards to comments on the merits of the proposed project, the decision-makers may take these comments into account in the approvals for proposed project.

COMMENT GC-3: Current Building Condition and Relation to Project Objectives

This response addresses comments from the commenters listed below; each comment on this topic is quoted in full below this list:

A-CPC-Richards
O-RJR1

"Five, constructing a high quality project will produce a reasonable return on investment for the project sponsor and its investors and will be able to track investment capital and construction financing. Where's the numbers?"

Fast Disappearing Community Resources, of which I'm a member of that community, you're going to come in and demolish a historic resource that has so much meaning for a reasonable return, and you're not even going to document it. The smoking gun that I have here, and I'll be really honest with

you, is the item -- footnote No. 7 on the reasonable return was based on a soundness report by none other than Santos and Urrutia, who we've been talking about, not understanding whether or not we can trust anything that they give us, because we've got experience with 214 Straits, 1228 Funston, and the list goes on and on. You've heard from public comment. We've got a serial person who's basically lying.

...

If I had to put these in questions for Commissioners' guidance number, how do we know objective No. 5 is not met on the partial preservation alternative? There's a question. How do we know that the Santos and Urrutia structural report is accurate? Given where we've been with Mr. Santos, I question that.

...

I guess another question I have is what is a reasonable rate of return? I mean, we're using terms here. Well, what is reasonable? Is it 20 percent to you? Is it 6 percent to me? I have no idea. It's too general. There needs to be a yard stick." (*Dennis Richards, Commissioner, San Francisco Planning Commission; Transcript; January 18, 2018 [A-CPC-Richards]*)

"The DEIR does not adequately address the decrepit state of the existing building located on the project site at 150 Eureka Street, and whether the existing building could be feasibly restored.

In support of Comment 2, we submit the following expert reports and request that they be included in the Final EIR:

1. Soundness Report, Santos & Urrutia Structural Engineers, Inc., December 22, 2017;
2. Letter and Reports from Patrick Buscovich & Associates Structural Engineers, Inc.
 - a. July 31, 2006;
 - b. February 6, 2007; and
 - c. November 31, 2017;

3. Structural Observations, Hohbach-Lewin, Inc., dated January 6, 2015; and

4. Wood Destroying Pests and Organisms Report, Lingruen Associates, December 29, 2014.”

(David Silverman, Reuben, Junius & Rose, LLP; Letter; January 2, 2018 [O-RJR1])

RESPONSE GC-3

These comments generally relate to the project objective of providing a high quality product that provides a reasonable return on investment, the economic feasibility of the project, and the accuracy of the soundness report on the current building condition.

In accordance with CEQA, the responses to comments must focus on clarifying the project description, addressing physical environmental effects associated with the proposed project, and discussing compliance under CEQA. Such effects include physical impacts or changes attributable to the project rather than any social or financial implications of the project. Therefore, this document focuses primarily on responding to comments that relate to physical environmental issues in compliance with CEQA.

The project objectives are adequate. Project objectives need not be quantifiable to provide meaningful information to the decision-makers to evaluate feasible alternatives. Objectives should be developed with sufficient detail to inform the decision-makers in their consideration of the merits of identified alternatives, but should not be so narrow or specific as to eliminate feasible alternatives. In compliance with CEQA Guidelines Section 15124, the project sponsors’ objectives include the underlying purpose of the project, i.e., to develop a project with a reasonable return on investment. The economic feasibility of the proposed project will be considered by the decision-makers as part of project approvals.

Santos & Urrutia Structural Engineers, prepared a Soundness Report dated December 22, 2017 for the existing building on the site, which was reviewed and cited in Chapter II, Project Description in the draft EIR (included as footnote 2 on page 18). As noted on page 18, “Structural reviews of the

building found that there are major structural deficiencies in the building and that the building is not habitable in its current condition.” The Soundness Report is also included as an attachment to Letter O-RJR1 in Attachment A to this RTC document. The letters and report from Patrick Buscovich was reviewed and cited in footnote 3 on page 18 of the draft EIR. The July 2006 and February 2007 letters are added as footnotes edits to footnote 3 on page 18 (see Chapter 4, Draft EIR Revisions). A Site Visit Observations/Recommendations report by Hohbach-Lewin was reviewed and cited as footnote 3 on page 18. The Structural Observations report dated January 6, 2015 has been added to the Administrative Record for this project. The Lingruen Associates report was reviewed and cited in footnote 5 on page 18 of the draft EIR. These comments are noted and along with the reports will be considered by city decision-makers in their review of the draft EIR and the proposed project.

4. DRAFT EIR REVISIONS

This section presents specific revisions to the text of the draft EIR that are being made in responses to comments, or to amplify and clarify material in the draft EIR. Where revisions to the main text are called for, the page and paragraph are set forth, followed by the appropriate revision. Added text is indicated with double underline text. Deletions to the text are shown with ~~striketrough text~~. Page numbers correspond to the page numbers of the draft EIR. The revisions to the draft EIR derive from two sources: 1) comments raised in one or more of the comments letters received by the City and County of San Francisco on the draft EIR; and 2) staff-initiated changes that correct minor inaccuracies, typographical errors or to clarify material found in the draft EIR subsequent to its publication and circulation. Staff-initiated change to clarify information presented in the draft EIR are highlighted by an asterisk (*) in the margin to distinguish them from text changes associated with response to comments. None of the changes or clarifications presented in this chapter significantly alters the conclusions or findings of the draft EIR.

SUMMARY

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following change would be made to page S-1 of the draft EIR.

The proposed project would demolish the existing building on the site, split the existing lot into two lots, and construct two, four-story buildings with a total of four residential units and ~~eight~~four parking spaces within a total building area of approximately 14,441 gross square feet (gsf).

The following change would be made to page S-27 of the draft EIR.

Table S-3: Comparison of Characteristics and Significant Impacts of the Proposed Project with EIR Alternatives






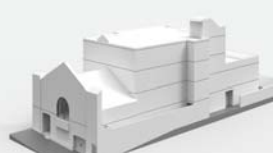
	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
		Assumes No Changes to the Site		
Description				
Building height (feet/inches)	40 ft	29 ft, 6-3/8 inches	29 ft, 6-3/8 inches	40 ft
Number of stories	4	2	4	4
Total number of residential units	4	0	4	4
2 bedroom	0	0	4	0
3 bedroom	2	0	0	4
4 bedroom	2	0	0	0
Gross square foot (gsf) by use				
Residential units	10,119	0	6,923	11,035
Open space private decks	1,081	0	673	1,237
Garage	2,332 1,170	0	0	870
Common area	909	0	742	3,548
Total Building Area	14,441	9,350	8,338	16,690
Rear yard at grade (gsf)	2,232	0	691	1,114
Open space (gsf) (125 sf private; 166 sf if common)	3,313 private 0 common	0	673 private 587 common	1,237 private 720 common

Table S-3: Comparison of Characteristics and Significant Impacts of the Proposed Project with EIR Alternatives

	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
		Assumes No Changes to the Site		
Off-street vehicle parking spaces	84	0	0	4
Bicycle parking spaces (class 1)	4	0	4	4
Lot number/size	6,250 sf lot would be split into two 3,125 sf lots, approximately	N/A	6,250 sf lot to be developed as one lot as currently exists	6,250 sf lot to be developed as one lot as currently exists
Planning entitlements	Building Permit Application In RH-2 Zoning District, with proposed lot split, each lot permitted two dwelling units	N/A	Conditional Use Authorization In RH-2 Zoning District with no lot split (one dwelling unit per 1,500sf lot area) Variance: For change of use in required rear yard	Conditional Use Authorization In RH-2 Zoning District with no lot split (one dwelling unit per 1,500 sf lot area) Variance: For minor encroachment into required rear yard

SF = square feet

NI = no impact; LTS = less than significant; S = significant; SU = significant unavoidable; SUM = significant and unavoidable impact with mitigation; N/A = not applicable

Source: 150 Eureka Street, LLC, 2017; LSA, 2017.

PROJECT DESCRIPTION

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following change would be made to page 13 of the draft EIR.

The project would result in the demolition of the existing vacant two-story, wood-frame church building located at the site and construction of two four-story buildings each with a total of two residential units. The two buildings would total approximately 14,441 gross square feet (gsf) in size, and each would include a ~~four~~two-car garage and indoor common areas.

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following change would be made to page 18 of the draft EIR.

The project sponsor proposes to demolish the existing building on the site, split the existing lot into two lots, and construct two, four-story buildings with a total of four residential units and ~~eight~~four ground floor parking spaces within a total building area of approximately 14,441 gsf.

Subsequent to the publication of the draft EIR, the following reports were submitted, and are added as footnotes starting on page 18, as follows.

³ Patrick Buscovich & Associates Structural Engineers, *Re: 150 Eureka, Job Number 06.182*, November 31, 2017. 2006 Letter with Subject: Job Number: 06.182. July 31. 2007 Letter with Subject: Closure of 150 Street Church Facility. February 6.

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following changes would be made to page 20 of the draft EIR.

Access to the site would be provided via Eureka Street. Resident access to each unit would be provided by a common entryway in each building and from within the ground-level garages. A total of ~~eight~~four parking spaces (~~four~~two full sized and ~~four~~two compact) would be provided on site. The 142-146 Eureka Street building would provide approximately ~~1,182~~591 gsf of indoor common garage area and the 148-150 Eureka Street building would provide

approximately ~~1,158~~579 gsf of common indoor garage area. Each garage would include ~~two~~ tandem spaces, for ~~four~~two vehicles each. In addition, each parking garage would provide two class 1 bicycle parking spaces. New curb cuts for each proposed garage access driveway would be 10 feet in width. Two of the three existing on-street parking spaces on the Eureka Street frontage would be removed to accommodate the new garage entrances, subject to approval by the San Francisco Municipal Transportation Agency (SFMTA).

PLANS AND POLICIES

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following changes would be made to page 38 of the draft EIR.

According to Planning Code section 151, two off-street parking spaces are permitted per dwelling unit. As the proposed project would include four dwelling units, the project would be allowed to provide eight off-street parking spaces. Thus, the proposed ~~eight~~four off-street parking spaces (~~four~~two per building) would comply with planning code section 151. Planning code section 155.2 requires new residential buildings to provide one secured (class 1) bicycle parking space per each dwelling unit. The proposed project would provide two class 1 bicycle parking spaces in each garage (for a total of four spaces, one for each dwelling unit). Given the above, the proposed project would not conflict with the parking requirements outlined in the planning code.

CULTURAL RESOURCES

In response to comments on the draft EIR, the following changes are made to Section IV.A Historic Architectural Resources of the draft EIR starting on page 86.

Mitigation Measure M-CR-1b: Interpretation ~~five~~ Program.

- The project sponsor shall install a permanent plaque or other permanent commemorative element that identifies the site of Metropolitan Community Church at 150 Eureka Street. The plaque shall include the name Metropolitan Community Church and information identifying its significance to the Castro-based LGBTQ community. Planning Department preservation staff shall review the draft commemorative signage, material, placement at the site, and language prior to issuance of architectural addenda. The final plaque shall be installed and before the temporary certificate of occupancy is issued.
- The project sponsor shall engage with SF City Guides, or another tour guide group or association as approved by Planning Department preservation staff, to develop content for a tour stop at 150 Eureka Street, the Metropolitan Community Church site, for inclusion in an existing walking tour in the Castro neighborhood. The project sponsor shall reach out to the list of tour guide groups provided by preservation staff and provide copies of communication with those groups. Once a tour guide group has been identified, the project sponsor shall engage a qualified architectural historian meeting the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards to work with the sponsor and selected tour guide group to develop content for the tour stop. Tour stop content shall utilize information found in the Historic Resources Evaluation (HRE) and the Historic Resources Evaluation Response (HRER) prepared for the project and the LGBTQ Historic Context Statement. Other existing information, including photographs, news articles, oral histories, memorabilia and video, may be used to develop information for the walking tour as necessary. The qualified architectural historian and scope of work must be reviewed by preservation staff prior to site permit issuance. Preservation staff must review and approve final content of walking tour stop at 150 Eureka Street and must receive proof of receipt by the approved tour group or association prior to issuance of temporary certificate of occupancy. If the project sponsor demonstrates to preservation staff that there are no existing walking tour guide groups or associations interested in developing a tour stop for the 150 Eureka Street site, the project sponsor will deposit information about the Metropolitan Community Church site and its history at the GBLT Historical Society

archives and the James C. Hormel LGBTQIA Center at the San Francisco Public Library. The project sponsor shall prepare an executive summary about the information being deposited, which shall include a hard copy and electronic copy of the Final Environmental Impact Report, HRE, and HRER.

The project sponsor shall develop an interpretive program to commemorate the LGBTQ use at the 150 Eureka Street building and its significant association with LGBTQ history of the neighborhood and city. Development of this interpretive program shall include outreach to the LGBTQ and Castro communities in order to involve these communities and to create a broader, more authentic interpretive approach for the project site and neighborhood. This outreach process should include identification of the most appropriate theme(s), as identified in the HRER and *Citywide LGBTQ Historic Context Statement*, on which to focus the interpretation program for this site. The interpretive program shall result, at minimum, in the preparation of a publicly accessible walking tour guide to memorialize the building and its significance within the identified theme(s) associated with the neighborhood. The interpretive program should create a narrative, outline the significance of other buildings identified in the *Citywide LGBTQ Historic Context Statement*, namely their association with the similar theme(s), and develop a plaque or identifying system for properties as part of this walking tour guide.

Interpretation of the site's history shall be supervised by a qualified consultant meeting the Secretary of the Interior's Professional Qualification Standards for Architectural Historian or Historian. The interpretive materials for use in the guide may include, but are not limited to: photographs, news articles, oral histories, memorabilia, and video. Historic information contained in the *Citywide LGBTQ Historic Context Statement* and HRE and HRER for the project may be used for content. A proposal prepared by the qualified consultant, with input from the outreach conducted in the LGBTQ and Castro communities, describing the general parameters of the interpretive program shall be approved by planning department preservation staff prior to issuance of a Site Permit. The detailed content, media and other characteristics of such interpretive program, and/or any alternative approach to interpretation identified by the project

~~team, shall be approved by planning department preservation staff prior to issuance of a Temporary Certificate of Occupancy.~~

The following city-initiated change is made to the draft EIR starting on page 88 to address the bricks along the front of the buildings that are engraved with names and messages concerning the LGBTQI community.

The bricks along the front of the 150 Eureka buildings engraved with names and messages concerning the LGBTQI community (and known as a part of the Yellow Brick Road) and are not a potentially-eligible historic resource themselves. The bricks were added after the period of significance identified for MCC at 150 Eureka and therefore have not been catalogued as a character-defining feature associated with the eligibility of the building for listing on the CRHR.

Although not identified as a potentially-eligible historic resource or a contributor to the eligibility of the 150 Eureka building, the bricks have importance to the community. While brick replication and reinstallation are not required as mitigation measures as they would not reduce the unavoidable significant impact associated with demolition of the CRHR-eligible building, nevertheless, in collaboration with the project sponsor, the following Improvement Measure has been identified.

Improvement Measure IM-CR-1: Brick Demolition, Replication, and Reinstallation

The engraved bricks located on the portion of the sidewalk adjacent to the 150 Eureka Street project site are known as the Yellow Brick Road. The Yellow Brick Road bricks will be demolished as part of project construction. The project sponsor will donate the demolished bricks to the Eureka Valley Foundation for installation at the Pink Triangle Park + Memorial at 2454 Market Street. The project sponsor will inform the Eureka Valley Foundation when demolition activities at the project site are scheduled to commence. Prior to any demolition activities at the project site, Pink Triangle Park volunteers will be given 30 days to remove the bricks and transport them to the Pink Triangle Park + Memorial. After removal of the bricks, or

expiration of the 30 days, the sponsor will have no further obligations with respect to the engraved bricks.

The project sponsor will provide \$12,500 to the Horizons Foundation to cover the cost of replication the Yellow Brick Road bricks from the original brick molds and installing them at a new location. The Friends of the Yellow Brick Road at 150 Eureka Street will determine the location for installation of the reproduced bricks and will oversee their placement and installation.

ALTERNATIVES

Table VI-1 on page 103 of the draft EIR that depicts a comparison of the proposed project with the EIR alternatives is corrected for the Full Preservation Alternative, as shown on the following page. Additionally, subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. These changes do not alter the analysis or conclusions of the draft EIR.

Table VI-1: Comparison of Characteristics and Significant Impacts of the Proposed Project with EIR Alternatives


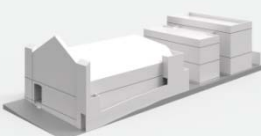
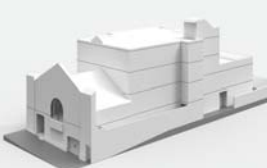

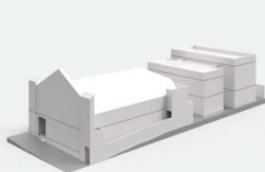

	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
		Assumes No Changes to the Site		
Description				
Building height (feet/inches)	40 ft	29 ft, 6-3/8 inches	29 ft, 6-3/8 inches	40 ft
Number of stories	4	2	4	4
Total number of residential units	4	0	4	4
2 bedroom	0	0	4	0
3 bedroom	2	0	0	4
4 bedroom	2	0	0	0
Gross square foot (gsf) by use				
Residential units	10,119	0	6,923	11,035
Open space private decks	1,081	0	673	1,237
Garage	2,332 1,170	0	0	870
Common area	909	0	742	3,548
Total Building Area	14,441	9,350	8,338	16,690
Rear yard at grade (gsf)	2,232	0	691	1,114
Open space (gsf) (125 sf private; 166 sf if common)	3,313 private 0 common	0	673 private 587 common	1,237 private 720 common

Table VI-1: Comparison of Characteristics and Significant Impacts of the Proposed Project with EIR Alternatives

	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
		Assumes No Changes to the Site		
Off-street vehicle parking spaces	84	0	0	4
Bicycle parking spaces (class 1)	4	0	4	4
Lot number/size	6,250 sf lot would be split into two 3,125 sf lots, approximately	N/A	6,250 sf lot to be developed as one lot as currently exists	6,250 sf lot to be developed as one lot as currently exists
Planning entitlements	Building Permit Application In RH-2 Zoning District, with proposed lot split, each lot permitted two dwelling units	N/A	Conditional Use Authorization In RH-2 Zoning District with no lot split (one dwelling unit per 1,500sf lot area) Variance: For change of use in required rear yard	Conditional Use Authorization In RH-2 Zoning District with no lot split (one dwelling unit per 1,500 sf lot area) Variance: For minor encroachment into required rear yard

SF = square feet

NI = no impact; LTS = less than significant; S = significant; SU = significant unavoidable; SUM = significant and unavoidable impact with mitigation; N/A = not applicable

Source: 150 Eureka Street, LLC, 2017; LSA, 2017.

APPENDIX A: NOTICE OF PREPARATION/INITIAL STUDY

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following changes would be made to page 5 of Appendix A of draft EIR.

The project sponsor proposes to demolish the existing building on the site, split the existing lot into two lots, and construct two, four-story buildings with a total of four residential units and ~~eight~~four ground floor parking spaces within a total building area of approximately 13,174 gsf. Each building would be a maximum of 40 feet tall. Landscaping is proposed along the building frontage on Eureka Street. In addition, an approximately 1,116-gsf rear yard and an approximately 263-gsf penthouse deck would provide on-site open space for use by project residents.

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following changes would be made to page 16 of Appendix A of draft EIR.

Access to the site would be provided via Eureka Street. Resident access to each unit would be provided by a common entryway and from within the ground level garage. A total of ~~eight~~four parking spaces (~~four~~two full sized and ~~four~~two compact) would be provided on site. The 142-146 Eureka Street building would provide approximately ~~1,182~~591 gsf of indoor common garage area and the 148-150 Eureka Street building would provide approximately ~~1,158~~579 gsf of common indoor garage area. Each garage would include ~~two~~ tandem spaces, for ~~four~~two vehicles each. In addition, each parking garage would provide two Class 1 bicycle parking spaces. New curb cuts for each proposed garage access driveway would be 10 feet in width. Two of the three existing on-street parking spaces on the Eureka Street frontage would be removed to accommodate the new garage entrances, subject to approval by the San Francisco Municipal Transportation Agency (SFMTA).

Subsequent to the publication of the draft EIR, the project sponsor removed two parking spaces per building. The following changes would be made to page 21 of Appendix A of draft EIR.

According to Planning Code Section 151, two off-street parking spaces are permitted per dwelling unit. As the proposed project would include four dwelling units, the project would be allowed to provide eight off-street parking spaces. Thus, the proposed ~~eight~~four off-street parking spaces (~~four~~two per building) would comply with Planning Code Section 151. Planning Code Section 155.2 requires new residential buildings to provide one secured (Class 1) bicycle parking space per each dwelling unit. As the proposed project would provide two Class 1 bicycle parking spaces in each garage (for a total of four spaces), the project would comply with the Planning Code's bicycle parking requirements.

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ATTACHMENTS

- A. DRAFT EIR COMMENT LETTERS AND EMAILS**
- B. DRAFT EIR PUBLIC HEARING TRANSCRIPT**

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ATTACHMENTS

DRAFT EIR COMMENTS INTRODUCTION

This attachment contains copies of all written comments received on the draft EIR, including comments submitted either by letter, fax, or email. Written comments are grouped under one of three categories: governmental organizations, non-governmental organizations, or individuals; written comments are further grouped by letter or email. Transcripts of oral comments presented at the public hearing on the draft EIR are included in a separate group. **Table RTC 2-1** in Section 2, List of Persons Commenting, of the responses to comments (RTC) document summarizes all of the commenters in each of these four categories. Within each group of comments, commenters are organized in alphabetical order by code. To facilitate the commenter in locating the responses to his or her comments, the EIR assigns a unique commenter code plus one or more topic codes to each comment, as explained below. The commenter code is shown at the top of each page with individual comment numbers shown in the margin of each written comment. **Table A-1**, Comment Letters and Emails and **Table B-1**, Public Hearing Transcript (located following the section on Comment Codes, below) indicates each commenter code, comment number, and the topic code assigned to each comment. This information serves as a cross-reference guide for the commenter and topic codes.

COMMENTER CODES

This document assigns a code to each comment letter, email, and public hearing transcript based on the name of the organization or individual submitting the comment. Comments submitted by mail, email, or orally at the public hearing (as transcribed in the official public hearing transcript) are all coded and numbered the same way. Each commenter code has three parts. It begins with a prefix indicating whether the commenter is from a governmental agency (A), non-governmental organization (O), or is an individual (I). This is followed by a hyphen and the acronym of the agency or organization, or the individual's last name. If comments were received from multiple individuals

with the same last name, the last name is followed by a space and that individual's first initial. Finally, if a specific individual or organization submitted multiple comment letters, the last name is followed by a number indicating the order that the comment was received. The parts of the commenter code that indicate the commenter's affiliation (A, O, I, etc.), name, and number of the comment letter received is shown in bold at the top of each page of every written comment. Comment topic codes are indicated along the left side of each page using brackets to indicate where in the comment letter the comment is located and a topic code that corresponds to the responses in the RTC document.

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS COMMENTING ON THE DEIR

The prefixes for the topic codes used in the organization of Section 3, Comments and Responses, are shown below.

PO:	Plans and Policies
CR:	Historic Architectural Resources
AL	Alternatives
NO	Noise
AQ	Air Quality
HZ	Hazards and Hazardous Materials
GC	General Comments

Within each section of this chapter under each topic area, similar comments are grouped together and numbered sequentially using the topic code prefix and sequential numbering for each subtopic. For example, comments related to Historic Architectural Resources [CR] are listed as [CR-1], [CR-2], [CR-3], and so on. Within each topic code and corresponding heading that introduces the comment subject; there are quotes of comments, including the commenter name and a unique comment code that identifies the commenter.

ATTACHMENT A

DRAFT EIR COMMENT LETTERS AND EMAILS

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Table A-1: Draft EIR Comment Letters and Emails

Comment Code	Full Name	Comment Type	Topic Code
Federal, State, Regional and Local Agencies, Boards, and Commissions			
A-HPC	Andrew Wolfram, President	Letter	CR-3: Mitigation Measure M-CR-1b
			AL-1: Adequacy of Alternatives
			GC-1: Adequacy of the Draft EIR
Organizations			
O-FYBR1	Kristine Poggioli	Letter	CR-1: Historic Significance of the 150 Eureka Street Building
			CR-2: Mitigation Measure M-CR-1a
			CR-3: Mitigation Measure M-CR-1b
			CR-4: Replacement and Recycling of Engraved Bricks
O-RJR1	David Silverman	Letter	CR-3: Mitigation Measure M-CR-1b
			GC-1: Adequacy of the Draft EIR
			GC-2: Merits of the Proposed Project
			GC-3: Current Building Condition and Relation to Project Objectives
O-RJR2	David Silverman	Email	AL-3: Corrections to Table VI-1
Individuals			
I-Campbell	Scott Campbell	Letter	PO-1: Setback Requirements
			PO-2: Height Requirements
			NO-1: Noise During Construction
			NO-2: Noise Impacts and Mitigation Measures
			AQ-1: Air Quality Impacts and Mitigation Measures
			HZ-1: Lead-Based Paint and Asbestos-Containing Materials
I-Carson1	Steve Carson	Email	CR-1: Historic Significance of the 150 Eureka Street Building
			CR-3: Mitigation Measure M-CR-1b
I-Carson2	Steve Carson	Email	CR-3: Mitigation Measure M-CR-1b
I-Elswit	Kate Elswit	Email	AL-2: Support for or General Comments on the Alternatives
			GC-2: Merits of the Proposed Project

Source: LSA, 2018.

Letter
A-HPC

Received at CPC Hearing 1/18/18
J. Delums



SAN FRANCISCO PLANNING DEPARTMENT

January 18, 2018

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Gibson,

On December 20, 2017, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed 150 Eureka Street Project (2015-011274ENV). After discussion, the HPC arrived at the comments below:

- The HPC concurred with the conclusions in the Draft EIR.
- The HPC agreed that the alternatives analyzed are adequate and felt that the architect and sponsor have been honest in their assessment.
- The HPC has concerns about the practical implementation of the mitigation measure M-CR-1b (Interpretive program). The Commission felt the development of a full walking tour as outlined in the mitigation measure was generally not a reasonable or practical measure for the size of the project, and requested that a plaque or other interpretive display be used to note the existing property's history. In addition, the Commission discussed working with existing tour(s) in the neighborhood to add this site.

GC-1

AL-1

CR-3

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

Andrew Wolfram, President
Historic Preservation Commission

From: [Kristine Poggioli](#)
To: [Delumo, Jenny \(CPC\)](#)
Cc: [Kristine Poggioli](#)
Subject: Re: EIR response Case No. 2015-011274ENV - 150 Eureka Street.
Date: Tuesday, January 16, 2018 7:22:39 AM
Attachments: [150-Eureka-mitigation-EIR_v2.pdf](#)

Jenny,
I'm told, belatedly, we shouldn't include personal emails in the EIR response.
Attached is a v2 with emails removed. Please use this one 150-Eureka-mitigaion-EIR.v2.

Thank you!

Kristine Poggioli

From: Kristine Poggioli <kpoggioli@sbcglobal.net>
To: "Jenny.Delumo@sfgov.org" <Jenny.Delumo@sfgov.org>
Cc: Kristine Poggioli <kpoggioli@gmail.com>
Sent: Monday, January 15, 2018 9:18 PM
Subject: EIR response Case No. 2015-011274ENV - 150 Eureka Street.

Attn: Jenny Delumo, Environmental Planner, San Francisco Planning Dept.

The "Friends of the Yellow Brick Road at 150 Eureka Street" wish to comment on the adequacy of the EIR Draft for 150 Eureka Street. Response attached.

Also, on Thurs, Jan 18, do you know approximately what time of day public comments may be given on the 150 Eureka Mitigation?

Thank you!

Kristine Poggioli

Friends of the Yellow Brick Road at 150 Eureka Street

150 Eureka Street **EIR Draft– Case No. 2015.011274ENV**

January 15, 2018

TO: San Francisco Planning Dept.

Attn: Jenny Delumo, Environmental Planner, San Francisco Planning Dept.

1650 Mission St., Suite 400

San Francisco, CA 94103

FROM: Friends of the Yellow Brick Road at 150 Eureka Street

RE: Mitigation concerns on the adequacy of the **150 Eureka Street EIR Draft– Case No. 2015.011274ENV**

To whom it may concern:

We are “Friends of the Yellow Brick Road at 150 Eureka Street,” a group of current and former members of the Metropolitan Community Church of San Francisco (MCCSF) who wish to ensure that the 35-year legacy of LGBT service and historical significance of 150 Eureka Street is preserved.

We wish to comment on the adequacy of the EIR Draft for 150 Eureka Street.

We Agree

Pg 71, HRE and HRER evaluation of Historical Significance of 150 Eureka Street

As to the historical significance of the 150 Eureka Street site, **overall, we agree** with the general tenor of the EIR Case establishing 150 Eureka’s Citywide LGBTQ Historic significance. Since MCCSF purchased the building in 1979 we have served as a House of Prayer for All People and a Home for Queer Spirituality, the building served not only the San Francisco LGBTQI community but also the larger San Francisco and even world community as well. This property quickly became a community center for the religious and non-religious alike and served, in an especially dedicated and committed way, as the “Church Alive” during the height of the 15 years of the AIDS pandemic.

CR-1

We Disagree With The Drafts Recommendations Of Mitigation Listed Below, And Wish To Propose Alternate Mitigation.

What we specifically take exception to are the draft mitigation measures as outlined at the end of Table S-1 (pp. S-5 thru S-7)

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

M-CR-1a: Documentation.

- *Measured Drawings*
- *HABS-Level Photography*
- *HABS Historical Report: A written historical narrative and report, per HABS Historical Report Guidelines.*

We do not feel that further documentation of the structure itself via photographs and/or other media will help to preserve what is of historical significance there. As some of us church folks like to say, “it’s the people and NOT the building,” and especially not THAT building which had outgrown its usefulness as a viable structure a long time ago and, in addition, was stripped of any meaningful décor when the building was sold.

CR-2

Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR

M-CR-1b: Interpretive Program.

To saddle the current developer with creating a specific interpretative program for that site alone seems neither fair nor appropriate. Such an approach would surely lapse in a few years, if that, leaving nothing behind for the next generation by which to remember it.

CR-3

Instead We Request The Following Three Mitigation Measures

1. We propose that the developer pay for and install a marker on the sidewalk in front of 150 Eureka of sufficient size to outline the importance and history of MCCSF at that site.

What we propose is a sidewalk plaque or plaques similar to the ones now displayed along Castro Street. “Friends of 150” will take responsibility for the content of the plaque. We request an opportunity to sit down in a joint meeting with the developer and planning department to work out mutually beneficial details of cost, size, placement, material and timing.

CR-3

2. We propose that the developer pay to replicate and reinstall the current “Yellow Brick Road” of engraved bricks in a new location (to be determined and secured by the “Friends of the yellow Brick Road” group.)

What it is: In 2011, MCCSF invited people in the community to engrave their LGBT memories, celebrations and hopes onto bricks which were then paved into a “Yellow Brick Road” on the sidewalk in front of 150 Eureka Street. These bricks incorporate archival and personal testimonies as well as celebrate weddings, honor LGBT heroes, and memorialize loved ones. The Yellow Brick Road also acts as a symbolic holy ground and sacred space for the 500+ congregants who died of AIDS. This is a fitting memorialization of what went on at 150 Eureka Street.

Unfortunately, the physical redevelopment of the site will necessarily and unavoidably destroy it, and a recent test by the contractor, Paddy Brogan, who laid that sidewalk confirmed that there is no economical way to recover the engraved bricks intact beforehand.

CR-4

Fortunately, a fresh set of engraved bricks can be reproduced relatively inexpensively from a well-archived file of the project from the manufacturer, Laser Impressions Inc of Sunnyvale, CA.

We propose reconstructing the “Yellow Brick Road” at a yet to be determined new community site from the aforementioned fresh set of engraved bricks.

We propose that the developer bear the costs of both reproducing the bricks and construction costs of installing them. The “Friends” will manage the placement and oversee the brick layer.

The funds can be held in escrow by a group such as Horizons Foundation. The developer will have no responsibility other than writing a check.

3. We propose that the demolished brick rubble of 150 Eureka Street’s “Yellow Brick Road” be upcycled by donating it to the Pink Triangle Park.

What it is: The Pink Triangle Park + Memorial was created in 1998 by local neighbors and businesses as a memorial to the lgbtq experience during the Nazi era in Europe. It is located at 2454-2498 Market Street @ Upper 17th St.

Why they want the bricks: The manager of the Park, John Goldsmith, says, “I would like to humbly request, on behalf of myself and other community members, that we receive the demolished sidewalk bricks at 150 Eureka Street as way to remember our spiritual home, community and our past. The Pink Triangle Park can utilize the bricks in us upcycled, eco-friendly creation of our "gabions" (wire cages for stone/brick). These low impact walls, created by the rubble and brick, will beautify the park, support plants and habitat, and reduce traffic noise. The names and messages on the bricks are important to us, so sections of the bricks that remain intact during demolition will also be used in the paver/rain garden area.

Pink Triangle Park volunteers will clean and remove the brick off site. We would provide a vehicle (truck), volunteer labor as well as minor incidentals (tools, cleaning supplies). We only require advance notice from the developer of the demolition, which would be crucial for our planning.

In Summary:

“Friends of the Yellow Brick Road at 150 Eureka Street” consider these three projects, funded by the developer with content provided by collaboration with “Friends of the Yellow Brick Road at 150 Eureka Street,” as sufficient mitigation for the historical significance of 150 Eureka Street to the LGBTQI community.

This approach will provide three sites that can be landmarked and remembered as an integral part of local LGBTQI history. Individuals can visit them or independent tour operators can

CR-4

CR-2
CR-3
CR-4

**Letter
O-FYBR
Cont.**

incorporate them into walking tours of the City or of the Castro. "Written in stone," this plan will surely enable this history, this memorial, to endure for another generation or more.

Thank you for your consideration.

Sincerely,

"Friends of the Yellow Brick Road at 150 Eureka Street"

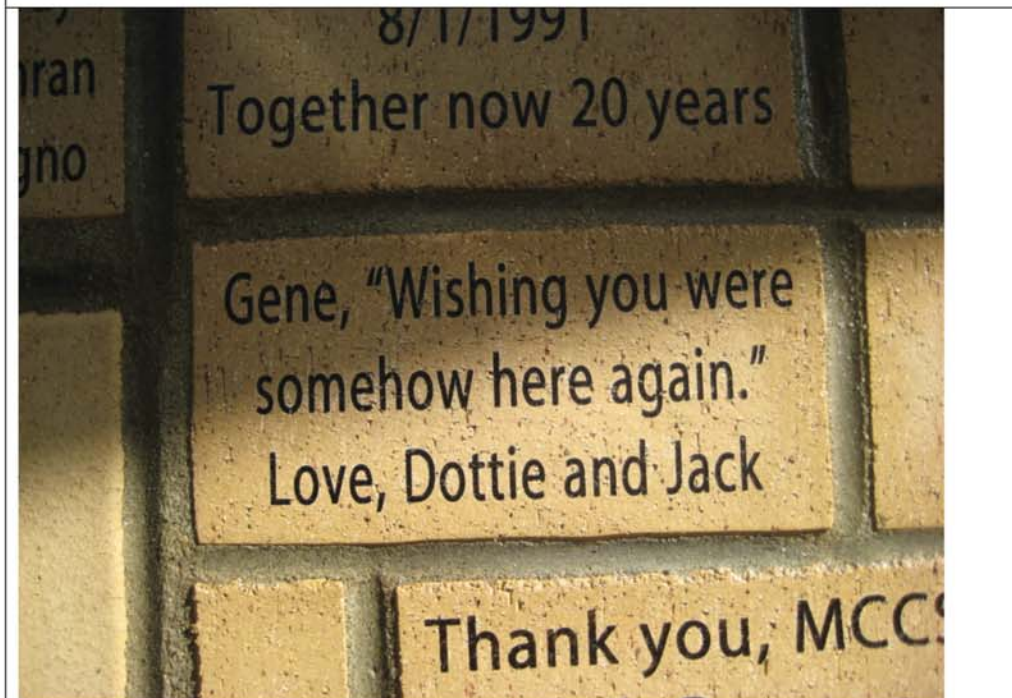
- | | | |
|--------------------|-------------------|---|
| Kristine Poggioli | James Boyd | Crispin Hollins |
| Lynn Jordan | Bill Beiersdorfer | Richard Rosser |
| Richard Politowski | Marc Minardi | Mark Poirier |
| Ron Schaer | Dennis Edelman | Yew-Ho Tan |
| Barbara Buckley | Scott Williams | Larry Novida |
| Barb Hargrave | Scott Walton | John J. Goldsmith, <i>President,</i> |
| Izzy Bokser | David Schintzius | <i>Eureka Valley Foundation</i> |
| David Longfellow | Carolyn Eidson | Annie Steinberg-Behrman,
<i>Senior Pastor MCC SF</i> |

**CR-2
CR-3
CR-4
cont.**

Exhibits follow.

“Yellow Brick Road” of LGBT Memories, Celebrations and Dreams









MCCSF Performing same-sex weddings since 1971



REUBEN, JUNIUS & ROSE, LLP

January 2, 2018

Delivered Via U.S. Mail

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

**Re: Public Comments on Draft Environmental Impact Report (“DEIR”) for
150 Eureka Street Project
Case No. 2015-011274 ENV
Our File No.: 6214.04**

Dear Ms. Delumo:

On behalf of David Papale, we submit the following comments on the DEIR for the proposed project at 150 Eureka Street, Case No. 2015-011274 ENV, for the Planning Department’s (“Department”) response in the Final EIR.

Comment 1

The DEIR does not adequately address the decrepit state of the existing building located on the project site at 150 Eureka Street, and whether the existing building could be feasibly restored.

In support of Comment 2, we submit the following expert reports and request that they be included in the Final EIR:

1. Soundness Report, Santos & Urrutia Structural Engineers, Inc., December 22, 2017;
2. Letter and Reports from Patrick Buscovich & Associates Structural Engineers, Inc.
 - a. July 31, 2006;
 - b. February 6, 2007; and
 - c. November 31, 2017;
3. Structural Observations, Hohbach-Lewin, Inc., dated January 6, 2015; and

GC-3

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben¹
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

Jenny Delumo
San Francisco Planning Department
January 3, 2018
Page 2

4. Wood Destroying Pests and Organisms Report, Lingruen Associates, December 29, 2014.

GC-3
cont.

Comment 2

David Papale submitted the attached letter dated September 12, 2017 to you and Marcelle Boudreaux of the Department. He did not receive a response. Please include the attached letter in the Final EIR.

GC-1

Comment 3

The DEIR does not mention or include the two attached letters of support from Jeffrey Siegel, M.D. of 368 Eureka Street or Nicholas King of Eureka Street between 18th and 19th Streets. Please include in the Final EIR.

GC-2

Comment 4

At the Historic Preservation Commission ("HPC") public hearing on December 20, 2017, the HPC effectively quashed as being impractical and unnecessary the "walking tour guide", and other items referred to in mitigation measures M-CR-16, and instructed Planning Department staff to make clear to the Planning Commission that an identifying sign in front of the building would be sufficient mitigation for this project. Mitigation measure M-CR-16 should be revised to reflect the same. HPC's testimony is available online. Specifically, it was observed by the HPC Commissioners that there are numerous walking tours already available, including, but not limited to, online apps. We request that you include in the Final EIR the HPC's letter to the Planning Dept. relative to the Dec. 20, 2017 HPC hearing. All Planning Department documents relative to this Project going forward should reflect the HPC's rejection of the walking tour and HPC's other comments regarding mitigation measure M-CR-16.

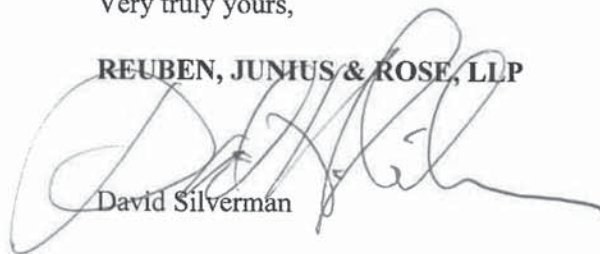
CR-3

Thank you for your attention to these comments.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

David Silverman



San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

David Papale
3501 California Street #200
San Francisco, CA. 94118

September 12, 2017

Marcelle Boudreaux
Jenny Delumo
San Francisco Planning Department
1650 Mission St ste. 400
San Francisco, CA. 94103

Re: 150 Eureka Street Environmental Review

Dear Marcelle and Jenny,

As you know I am the project sponsor for 150 Eureka Street, San Francisco, CA and Gary Gee is the Project Architect.

We would like to comment on your meeting notes dated September 7, 2017 regarding the Architectural Review Committee (ARC) Review and Comment hearing on August 16, 2017 for 150 Eureka Street Preservation Alternatives for Draft EIR Case No. 2015-011274ENV.

We would like to go on record that we strongly disagree with your Sept 7, 2017 summary of the hearing, which we believe is inaccurate, as well as misleading.

You and Jenny DeLumo were present. You made a presentation regarding the "Historical Resource".

I was present with Gary Gee, the project architect, who made a presentation regarding the full preservation alternative and the partial preservation alternative.

As you mentioned, the ARC did agree that no changes were necessary to the alternative plans.

Commissioner Pearlman did think the alternative plans were well thought out. He was apologetic and somewhat frustrated that this process was lengthy and expensive and mentioned that none of the 3 proposals would convey the historical events that occurred on site. He also noted that the 2 alternatives plans were sub-standard for residential use, and not realistic living spaces, but the commissioner did thank the sponsors for attempting to create viable alternatives to the proposed project, as requested by the Planning Department.

Letter
O-RJR1
Attach.

Commissioner Hyland did note that the events that had happened at 150 Eureka Street were important (We disagree that he mentioned Harvey Milk) and he remarked about all of the good deeds that had occurred and that he was sad to see the congregation go, but reflected that it was time to move on in light of the building's poor condition, which we have emphasized to you from the very beginning of this process and which you have consistently failed to acknowledge.

We strongly disagree with your last statement that both commissioners had no comment on the proposed project.

Commissioner Pearlman did. Please see our comments in that regard above.

We request that you correct the record by noting the facts set forth in this letter, in particular that ARC thought the alternatives were not realistic for residential use, and that the building is in poor condition not conducive to preservation. The conclusion of the ARC hearing was that the project should proceed as proposed.


Sincerely yours,



David Papale
Project Sponsor

Cc: Joy Navarette
Lisa Gibson

Letter
O-RJR1
Attach.

From: Delumo, Jenny (CPC) jenny.delumo@sfgov.org 
Subject: FW: Case No. 2015-011274ENV at 150 Eureka St
Date: June 26, 2017 at 1:52 PM
To: david@laurelvillage.net, David Silverman dsilverman@reubenlaw.com
Cc: Theresa Wallace Theresa.Wallace@lsa.net



Jenny Delumo
Environmental Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9146 **Fax:** 415-558-6409
Email: Jenny.Delumo@sfgov.org
Web: www.sfplanning.org



From: Jeffrey Siegel [<mailto:siegel.jeffrey@gene.com>]
Sent: Saturday, June 24, 2017 1:57 AM
To: Delumo, Jenny (CPC)
Cc: Gordon-Jonckheer, Elizabeth (CPC); Boudreaux, Marcelle (CPC)
Subject: Case No. 2015-011274ENV at 150 Eureka St

Dear Ms Delumo,

As a neighbor, I am writing in support of the request to demolish the existing structure at 150 Eureka St and to build housing units on the site. The building has remained vacant for quite a while, which is not desirable. I think the city is greatly in need of additional housing and this repurposing to housing seems appropriate.

Best regards,
Jeff
Jeffrey Siegel, M.D.
368 Eureka St
SF

Letter
O-RJR1
Attach.

From: Delumo, Jenny (CPC) [<mailto:jenny.delumo@sfgov.org>]
Sent: Tuesday, June 06, 2017 1:25 PM
To: David Silverman <dsilverman@reubenlaw.com>; david@laurelvillage.net
Cc: Theresa Wallace <Theresa.Wallace@lsa.net>
Subject: FW: 150 Eureka Street

Please see the comment letter below.

Jenny Delumo
Environmental Planner

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9146 **Fax:** 415-558-6409
Email: Jenny.Delumo@sfgov.org
Web: www.sfplanning.org



From: Nicolas King [<mailto:nicolasmalik@gmail.com>]
Sent: Monday, June 05, 2017 11:18 AM
To: Delumo, Jenny (CPC)
Cc: david@laurelvillage.net
Subject: 150 Eureka Street

Hello,

I live on Eureka street between 18th and 19th street. While 150 Eureka operated as a church, it was a wonderful part of the block and community. If there were new or kind or diverse groups of people walking by, chances are they were going to the church.

But the church is gone now and has been for years. While it'd be great to have a dense apartment building, or below-market rate housing on the site, it doesn't look like that's going to happen. So, bring on the new apartments and bring them on fast. We need neighbors and foot traffic and people, not a vacant building. Building takes forever in this town and it seems to hurt more than it helps.

thank you,

Letter
O-RJR1
Attach.

SOUNDNESS REPORT FOR:

**EXISTING BUILDING AT
150 EUREKA STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110**

REPORT PREPARED FOR:

S & U JOB#: 10848

DECEMBER 22ND, 2016

TOTAL PAGES: 46

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150 Eureka Street
San Francisco, CA

Letter
O-RJR1
Attach.

December 22nd, 2016

Planning Department, 4th Floor
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 150 Eureka Street, San Francisco, CA 94114
S & U Project Number: 10848
Subject: Structural Evaluation and Soundness Report on Eureka Street

Dear Planner:

This report summarizes the results of our structural evaluation of the existing building located at 150 Eureka Street. This evaluation is based on site visits during 2006, 2014, and 2016. Our office was commissioned to review the structural soundness and integrity of the aforementioned building, and the results of our findings conclude that the existing building is substandard and unsound.

Please note that this Soundness Report is based on Section 317 of the San Francisco Planning Code, and the Zoning Controls on the Removal of Dwelling Units, dated October 2010.

General Description

The lot is 50-feet by 125-feet. It is located on Eureka Street between 18th Street and 19th Street in the Castro neighborhood. The subject property appears to be flat, but the street adjacent to it is slightly sloping upwards from north to south. The property contains a 13'-9" single story gathering space at the front which consists entirely of light, wood framed construction with concrete foundations. At the rear are two two-story additions that was created at later date which also consisted of light, wood framed construction with

concrete foundations. The main building is located at the front while the two addition take up the rest of the lot. With the main structure and the additions, the building currently takes up the entire lot. From the front of the lot to the rear, the elevation slopes upward and also slightly slopes downward from the south side of the building to the north. It has a typical rectangular footprint of approximately 125-feet deep and 50-feet wide. The roofline at the front structure to the pitch is approximately 29-feet 4-inches above street level grade and is supported by a truss system. The rear additions consist of a flat roofline and is approximately 17-feet 6-inches for the first (middle addition) and 22-feet for the second (rear addition). The main building houses a one-story gathering area. The two-story middle addition has three storage spaces and 12 separate rooms which have not been designated any certain type. The rear addition has both a kitchen and dining area on the first floor and more non-designated rooms and bathrooms on the second. The entire building is set to be conditioned space while the main structure is the only part of the building that has been permitted. The property faces east towards Eureka Street. South of the subject property lies a two-story single family residence, while on the north consist of a three-story four unit dwelling. **See Photos.**

The building consists of a mono-pitched roof at the front which is consistent with the original construction of the church. At the two rear structures, a flat roof was constructed which also designates the part of the which was added later to the church. The entire building consists of either a single story or two-stories of living and habitable space. The clear floor to the clear height of each level space varies between 8-feet to 14-feet.

The building is supported by traditional stud walls at the interior and exterior which is situated on concrete foundations. Both the main structure and the additions that was later added consist of a raised floor with unreinforced concrete foundations. The unreinforced concrete foundations, though it may be stronger, according to the structural code and design, it also cannot support seismic forces.

No major renovations were done on the original church, but extensive additions at the rear were added. Within the structure, a discrepancy in ceiling heights are noticeable

and can be distinguished between the new and old construction. Between both the original church and the additions, the construction was done poorly creating gaps between the buildings. These gaps create more problems which include insulation, waterproofing, and habitability. **See Photos.**

Our investigations indicate that there are significant structural and habitability deficiencies that need to be corrected in this building to bring it up to minimal levels of safety and livability. The cost to perform repairs on this building is substantial.

Discussion of Structural Analysis Methods

The following sections address the methods of analysis that we employed in identifying structural hazards. In general, these principles have been applied to any structural member that we categorize as a structural hazard.

Building Codes

The regulation of building standards dates back hundreds of years. However, early regulatory efforts were primarily aimed at limiting the spread of fire in cities, not establishing structural design standards. Today, building standards are established at the state level, typically through the adoption of a model code, such as the International Building Code (IBC). While the state has the authority to adopt minimum standards, municipalities are permitted to include additional requirements based on local conditions.

California enacted the first state law addressing building standards in 1909. However, this law, The Tenement Housing Act, was limited in scope to apartment houses and hotels within cities. From 1909 until the 1970s the history of California law regulating building standards continued a somewhat convoluted history, with various agencies having authority over different aspects of construction and building types. During this period, the establishment of building standards was predominantly left to individual municipalities, and standards varied considerably from city to city. Early efforts to develop a standardized code include the first publication of the National Bureau of Fire Underwriters code in 1905, and the first publication of the Uniform Building Code (UBC) in 1927. These model

codes reflected the consensus of design professionals and were often used as the basis of local codes. However, throughout this time the City of San Francisco governed building standards that were not specifically addressed in state law through the adoption of municipal codes. It was not until 1984 that the San Francisco Building Code (SFBC) specifically adopted the UBC by reference. California has since adopted the IBC and the current SFBC is based on this model code. It is important to recognize that the structural design values set fourth in building codes represent the *minimum* requirements for life safety, and that they are governed by state law.

Based on our research, the first appearance of a local “code” establishing building standards in San Francisco was in 1901.¹ We discovered what may have been the earliest building standards in San Francisco published in a trade manual, “The Builder’s Exchange,” from 1895.² In addition, we also found copies of the 1910 edition of Building and Plumbing Law of the City and County of San Francisco³, a copy of the 1927 UBC, and a 1925 publication, “Minimum Live Loads Allowable for Use in Design of Buildings.”⁴

Our research into the early regulation of building standards in San Francisco supports the analysis methods discussed below for determining structural hazards for the purposes

¹ City and County of San Francisco Ordinance 328, Approved July 20, 1901 as cited in “The History and Legal Basis of Building Code Development, Adoption and Enforcement as it Applies to San Francisco,” SFDBI Brown Bag Lunch Series, April20, 2000. Note that this document cites its source as a paper originally presented at the SEAONC spring Workshop, April 18, 1996, the 90th Anniversary of the 1906 San Francisco Earthquake and Fire.

² This manual reprinted the Building and Fire Ordinance of the City and County of San Francisco. The ordinance number is left blank in the 1895 edition, suggesting that perhaps this was an early incarnation of an ordinance that was adopted in 1901.

³ Bill No. 1121, Ordinance No. 1008.

⁴ This book was published by The United States Department of Commerce as part of an effort to establish a national building code. Although this effort failed, it examined the extreme variability in loading requirements found in building standards across the country. It recommended live load requirements that are in line with those found in the 1927 edition of the UBC, suggesting a convergence among design professionals and academics on the appropriate live load requirements.

of establishing soundness. A comparison of the building standards presented in these early codes is discussed in detail below.

Analysis Methods

At its most basic level, structural design is a balance between demand and capacity. The demands, or loads, imposed on a building must be met or exceeded by the capacity of the structural system to carry those loads. For the purposes of this report, determining structural hazards is a key issue. **If demand exceeds the capacity of a given structural element, then we consider that condition to be a structural hazard.** At issue is what loads are included in the analysis, and how capacity is determined.

The Planning Department policy on residential demolition does not allow for the inclusion of lateral loads, i.e. wind and seismic loads, in the structural analysis of a candidate building. For this reason, our report only addresses vertical loads, i.e. gravity loads. These loads are divided into two main categories: dead and live loads. Dead loads include the self-weight of the building and any permanently affixed substructure or equipment. Live loads include those loads imposed by the building occupants and furnishings. Obviously, a building's ability to support its own weight is paramount, but for a building to serve its intended purpose, it must be able to safely carry live loads as well. The application of live loads is governed by building codes, and is based on the usage and occupancy class.

We use live load requirements based on the current building code for our analysis. Our research has revealed that this approach is actually favorable to the building because live load requirements in the early 1900s were typically higher than they are now. As model codes were developed and updated over the years, the trend has been to reduce the live load requirements—not to increase them. In the Building and Fire Ordinance of the City and County of San Francisco published in the 1895 edition of The Builder's Exchange trade manual, roof live loads are specified as 40 psf—twice the current live load requirements for roofs. Later, in 1910, the Building and Plumbing Law of the City and County of San Francisco specifies roof live loads as 30 psf. In the first edition of the UBC

150 Eureka Street
San Francisco, CA

7

published in 1927, live load requirements are given as 30 psf. Clearly there was some consensus at the time that roofs should be designed for live loads of 30 psf or more. In all of these codes, floor loads for living spaces followed a similar pattern: 70 psf in 1895, 60 psf in 1910, and 40 psf in 1927. Since that time, accepted live load requirements for roofs have been further reduced to 20 psf, while live load requirements for floors in dwellings has remained at 40 psf.

It should be noted that these live loads are considered to provide the *minimum* acceptable standard for safety. Further, the current live load requirements for residential buildings are the same in all model codes used throughout the country, including the SFBC, which is based on the IBC and the CBC. The current live load requirements have been in use for decades.

The capacity of a structural member to support imposed loads is a function of its physical dimensions and the properties associated with the material it is made from. The small residential structures that are considered for demolition are almost exclusively wood frame buildings. As a structural material, wood is light, versatile, and relatively inexpensive. However, its properties vary depending on factors such as species, growth rate, and imperfections. This variability of wood is addressed through a grading system that describes the relative quality of lumber. In an effort to provide a fair analysis that accurately represents the capacity of wood structural members, we have recognized that buildings of this era almost exclusively used old-growth redwood from local forests. In calculating the structural integrity of existing joists, rafters, and beams, we have assumed the grade of framing members to be "Select Structural," which is higher than the "No.1" grade that we specify for new construction. This method appropriately addresses the higher quality of wood that was used at the time of construction, while still accounting for more accurate assessment of material properties than those employed in the early twentieth century.

The process of analyzing a structural member requires translating applied loads into internal forces in the member. Once this step is accomplished, the properties of the

member can be related to its ability to resist those loads. Horizontal members such as beams, joists, and rafters are analyzed for their ability to resist internal shear, internal bending moment, and overall deflection. Of the three parameters, we focus primarily on the fundamental structural capacity of shear and bending moment to measure resistance. **We consider failure in either shear or bending to be a structural hazard because it represents the inability of a member to support the loads imposed on it, i.e. demand exceeds capacity.** This relates directly to the Soundness Report Requirements, which allow for the elimination of structural hazards associated with members of “insufficient size to safely carry the imposed loads.”

The material properties used in our analysis are based on species and grading. They are obtained from the National Design Specification, which is published by the American Forest & Paper Association, and represents the standard adopted in the IBC. Again, we use material properties adopted by the current building code for our analysis. In addition, we directly calculate values for dimensional properties such as area, section modulus, and moment of inertia from the actual dimensions, rather than use tabulated values, which are based on standard dressed lumber. This method provides a fair analysis because it addresses the use of “rough” lumber that was typical at the time of construction.

A final word on deflection: Deflection frequently relates more to qualitative performance measures like appearance or “bounciness,” rather than actual structural performance. However, for many loading configurations, deflection would be the governing parameter when designing a member based on code limitations imposed on deflection. In other words, many members would fail in deflection before failing in shear or bending. In an effort to avoid over-penalizing the building in question, we typically do not include deflection in our evaluation unless it directly affects structural performance. Instead, we concentrate exclusively on the structural parameters of shear and bending capacity.

Structural Analysis

The main building is comprised entirely of timber-framed construction. The load path relies on the roof joists, which transfers to the wood truss systems and rest on support posts to the foundation. The additions at the rear consists of load paths where the roof and floor joists bear onto the exterior stud walls, and a centerline stud wall system supports those members at the middle of the span. The building structure typically consisted of 2x12 framing throughout which included the roof rafters and joists. The stud walls consisted of 2x6 framing through the all parts of the building. The main structure that was originally built was framed correctly and had been adequate sized to support the loads. Along with that, it seems that one of the truss systems had been taken down, but not replaced and will have to be constructed. The structural summary report done by Patrick Buscovich & Associates also supports this claim.

The rest of the building was built at a different time, but was never designed by either an architect or a structural engineer. The framing for this addition has a flat roof which also consisted of 2x12 framing. The exterior walls look to be adequate and consistent with the framing found at the main structure. With inspection, it is evident that the raised floors in the rear additions along with the ones found in the main structure have inadequate clearance which caused both either termite damage or dry-rotting to the framing members. These claim can be found in the **Wood Destroying Pests and Organisms Inspection Report** by Lingruen Associates.

At the second floor level on the rear additions a clear floor to ceiling height ranged between 9-feet to 13-feet 7-inches. A flat ceiling exists at these structures and the joists are spanning at a minimum of 17 feet 8-inches. We can safely assume that the joists run from north to south at the middle structure while east to west at the rear structure. With the calculations, we can assume that the framing, like the rest of the building is deemed to be inadequate in size, and crudely constructed. New member are needed to be added at these structures to correctly support the load.

From the first floor, the clear floor to ceiling height at the additions is 9-feet 6-inches while at the main structure the clear floor to ceiling height is at 13-feet 9-inches. The floor framing is also 2x12's at 16" c.c., and is also supported by stud walls at the perimeter and middle supports while the 2x4 framing in the main structure spans from east to west between the truss systems. At the south exterior walls adjacent to the neighbors, retaining wall can be found. From our visual inspections the retaining walls found at this side are failing and have been shored to prevent increased movement. Since the shoring is reliant on the main structural members at the raised floor, which are damaged, a full replacement of this wall is required with adequate waterproofing.

The framing found within the main structure and at the rear additions are insufficient and will have to be upgraded, along with the replacement of the missing truss system. With the substandard condition of the concrete and the inadequate waterproofing, most, if not all the foundations within both structures will have to be correctly shore and replaced to prevent further water infiltration and damage to the structure. Along with the poor condition, it doesn't look to be adequately designed having undersized footings. With our site visit, these claims are also noted in the structural summary report by Patrick Buscovich & Associates and structural observations report by Hohbach-Lewin, Inc.

At the raised floor found within the building, the insufficient clearances and failing foundation creating more access point for water to infiltrate, have allowed both dry-rotting and termite damage to the framing. The framing found at the north side of the building is located below the grade creating more concerns in which the water can saturate the wood framing elements and lead to damaging conditions. From the framing condition found above in the structure, it is safe to assume that the framing found at these location are also inadequate. The raised floor is also supported by the concrete foundation stated previously. At this area same applies in which fungus/dry rot damage can be assumed if the problem had not been resolved for a long period of time.

Along with the structural deficiencies and failing foundations, if the connections are not correctly fastened and the loads are not transferred to the foundation a collapse may

occur under a sudden event. From the site visit, the structure has not been seismically upgraded to meet the demands found in today's code. A new seismic resistant frame system is needed to be installed to handle the seismic loads.

Although the framing members are inadequate, the most vital structural element is the foundation. As stated in the General Description section, the foundation elements are unreinforced concrete. The unreinforced concrete are poor foundations for seismic forces and it also suffers from improper grade throughout the basement floor of the building, i.e. insufficient separation between the ground and the framing members at the base of the building. This deficiency is directly related to the original construction, and has led to dry rot at the base of the building in many locations. **See Photos.**

Due to the deficiencies described above, there is no other corrective action aside from shoring the building and replacing the foundation. In addition to the foundation replacement, the improper grade condition must be corrected, and the sill plate and the wall framing need to be repaired. Again, due to access limitations, lifting the building would be difficult. Therefore, the most cost effective approach is to excavate the area under the building in conjunction with the foundation replacement.

In addition to the above major structural deficiencies, the building is in generally poor condition. While it technically has kitchen and bathroom fixtures, they are in poor condition. Doors are in advanced state of disrepair throughout the building. However, most of these issues are a result of deferred maintenance, and as such, are not counted in the upgrade costs.

Discussion

It is important to note that this structural analysis was based on the assumption that all the wood framing members are in excellent condition. This would imply that no dry rot or termite damage has occurred and that the wood framing members were of the highest grade at the time of construction. However, as mentioned above, many of the framing members are affected by dry rot, particularly at the base of the building where there are many

locations with inadequate separation between grade and the framing members. This condition is related to the original construction, and it leads to rot in structural members over an extended period of exposure. Our analysis, which is always, based on a “best case scenario,” determined that even without the presence of dry rot, many of the framing members are of insufficient size for the spans and loads they are supporting. **See Photo.**

Structural Issues

In order for the structural framing system to safely support the current loading conditions in a sound manner, the following corrections would be required:

- Replace the existing foundation system to address the deficiencies associated with improper grade, inadequate support, and general deterioration due to poor quality materials used in the original construction. This would require shoring the entire building. Repairing this item would require a new engineered foundation system and proper waterproofing system to prevent further water infiltrations.
- Repair stud walls affected by dry rot damage. A new pressure treated sill plate with anchors would be placed as part of this task. This work could be done in conjunction with installing the new foundation.
- Installation of a new seismic resistant frame system to support the seismic loads introduced on the building with new insulation and sheathing/sheetrock to prevent further extensive water damage to the first and second floor.
- Replace the missing truss system within the main structure of the building to adequately support the gravity loads from the roof.
- Sister insufficient roof and floor joists with new 2x12's and 2x4's.
- Upgrade the existing roof framing system to adequately carry the loads imposed on it. Also to replace the existing waterproofing membrane with roofing asphalt shingles and new 5/8" CDX sheathing.

Habitability Issues

There are numerous habitability issues that need to be addressed to make this building what would be considered livable by most standards. However, in our experience, the

standards of habitability set by Planning are so minimal that we do not include habitability upgrades in this report. The building is furnished with basic kitchen appliance, and kitchen and bathroom fixtures. Therefore, we have not included any habitability upgrades in this cost estimate.

Conclusion

All buildings have a finite life. Even with perfect maintenance, materials degrade over time, and must ultimately be repaired or replaced. In addition, building practices varied widely at the time of construction, and practices that may have once been considered acceptable can accelerate the aging process. While the existing building at 150 Eureka Street appears to have suffered greatly from deferred maintenance, this report has focused exclusively on the foundation deficiencies associated with the poor construction methods employed in the original construction of the building. First and foremost, the foundation must be replaced. Second, the rot caused by an improperly built foundation must be corrected. These represent major structural deficiencies that need to be addressed. The foundation work alone exceeds the 2/3 of the 50% replacement cost threshold.

Based on the cost estimates enclosed, the cost to bring the building to acceptable standards for anyone to live in far outweighs the replacement costs. Given the large area provided for living space, and the extent of the necessary repairs and upgrades, I recommend that the existing building should be demolished so that a new building that complies with the current building code can be built in its place.

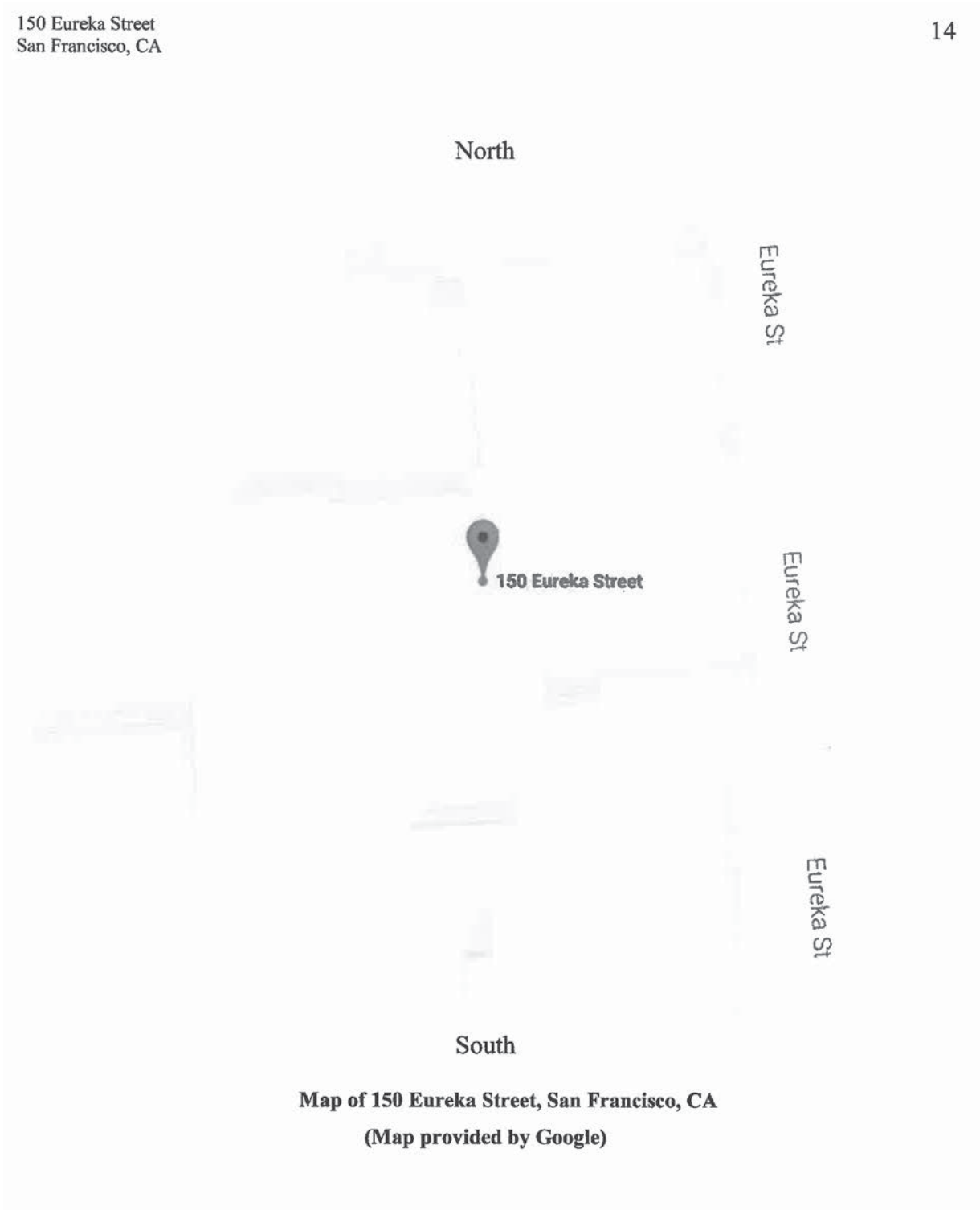
Sincerely,

Rodrigo Santos, S.E.
Structural Engineer



150 Eureka Street
San Francisco, CA

14



**Map of 150 Eureka Street, San Francisco, CA
(Map provided by Google)**

Cost Estimation of New Construction

Note that the Planning Department currently requires that replacement cost figures include a room-by-room breakdown of the living space area for each floor and dwelling unit. The table below represents this breakdown for the living space at 369 Valley Street.

Basement	Unit (sq.ft.)	First Floor	Unit (sq.ft.)	Second Floor	Unit (sq.ft.)
		Gathering Area	1872.00	Rooms	1081.38
		Rooms	1934.56	Dining Area	959.50
		Bathrooms	184.00	Kitchen Area	252.50
		Storage Room	62.50	Hallway	196.88
		Hallway	906.13	Balcony	251.88
		Control Room	148.75	Storage Room	231.25
				Electrical Room	36.75
Total	0.00	Total	5107.94	Total	3010.13

Total 8118.06

The following table presents the replacement cost breakdown for each floor, as required by the Planning Department. The figures for living space area are taken directly from the table above, and the cost breakdown is given for each floor. In addition, the replacement cost figures for the 50% threshold are shown here as a reference.

Item	Description	Unit (sq.ft.)	Cost per Unit	Cost
Basement Floor	sq.ft.	0	15	\$ -
	sq.ft.	0	110	\$ -
First Floor	sq.ft.	0	15	\$ -
	sq.ft.	5107.94	240	\$ 1,225,906
Second Floor	sq.ft.	0	15	\$ -
	sq.ft.	3010.13	240	\$ 722,431
Total		8118.07		\$ 1,948,337
50% of Replacement Cost				\$ 974,168

150 Eureka Street
San Francisco, CA

Replacement cost is defined as the current cost to construct a dwelling of the same size as the one proposed for demolition.

The Planning Department has adopted the following unit costs:

1. \$240/sq.ft. for all occupied, finished spaces
2. \$110/sq.ft. for all unfinished space with flat ceiling having > 7'-6" of headroom (eg. basements and garages).
3. \$60/sq.ft. for all unfinished space with sloping ceiling having > 5'-0" of headroom (eg. attic space below pitched roof).
4. \$15/sq.ft. for all non-occupiable space without legal headroom (e.g. 30" high crawl space below raised floor).

No allowance is given for site work (eg. walks, driveways, landscaping, non-structural retaining walls). This is based Cost Schedule of from the Zoning Controls on the Removal of Dwelling Units, Draft 4.0, dated March 19, 2007.

50% Threshold Cost Estimate for Repairs

ITEM & DESCRIPTION	Unit	Qty	U.Cost	Cost
FOUNDATION UPGRADE				
Shoring of Building	-	-	\$200,000.00	
Soil Stabilization (Chemical Grout)	SF	16.36	\$220.00	\$3,598.20
Demolition: Existing Footings (< 3' Tall)	LF	360.5	\$36.00	\$12,617.50
Demolition: Existing Retaining Walls (> 3' Tall)	SF	625	\$28.00	\$17,500.00
Demolition: Existing Concrete Slab on Grade	SF	6250	\$10.00	\$62,500.00
Excavation: Sand	DF	1041.67	\$0.70	\$729.17
Excavation: Compacted Dirt/Clay	DF	3125	\$1.40	\$4,375.00
Excavation: Rock	DF	3125	\$3.50	\$10,937.50
Hauling: Mixed Dirt and Concrete/Brick	CY	116.74	\$45.00	\$5,208.30
Hauling: Clean Concrete and Brick	CY	116.74	\$40.00	\$4,629.60
Hauling: Clean Fill	CY	116.74	\$40.00	\$4,629.60
Hauling: Sand	CY	38.58	\$40.00	\$1,543.20
Concrete: Stemwalls < 3' Tall	LF	360.25	\$175.00	\$63,043.75
Concrete: Retaining Walls > 3' Tall	SF	625	\$60.00	\$37,500.00
Concrete: Gradebeams	LF	190.25	\$150.00	\$27,937.50
Concrete: Slab on Grade	SF	6250	\$32.00	\$200,000.00
Concrete: Concrete Retaining Wall Waterproofing	SF	625	\$12.00	\$7,500.00
Carpentry: New Sill Plate	LF	485.5	\$34.50	\$16,749.75
FLOOR FRAMING REPAIR/UPGRADE				
Demolition: Lath/Plaster @ 2nd Floor Walls	SF	1675	\$1.55	\$2,441.25
Demolition: Lath/Plaster @ 2nd Floor Ceilings	SF	3125	\$2.60	\$8,125.00
Demolition: Existing Roof Sheathing	SF	6250	\$5.75	\$35,937.50
Demolition: Existing Floor Sheathing @ 2nd Floor	SF	3125	\$4.40	\$13,750.00
Hauling: Construction Debris and Trash	CY	116.74	\$45.00	\$5,208.30
Carpentry: New Post(s)	EA	10	\$125.00	\$1,250.00
Carpentry: Sister Floor Joists @ 1st Floor	LF	2343.75	\$10.00	\$23,437.50
Carpentry: Sister Floor Joists @ 2nd Floor	LF	4687.5	\$11.00	\$51,562.50
Carpentry: Sister Ceiling Joists @ 2nd Floor	LF	4687.5	\$4.00	\$18,750.00
Sheetrock: Patch Sheetrock Walls @ 1st Floor	SF	3150	\$4.40	\$13,860.00
Sheetrock: Patch Sheetrock Ceilings @ 1st Floor	SF	3125	\$5.50	\$17,187.50
Sheetrock: Patch Sheetrock Ceilings @ 2nd Floor	SF	6250	\$5.65	\$35,312.50
Roofing: Asphalt Shingles	SF	6250	\$1.50	\$9,375.00
Roofing: New Sheathing (5/8" CDX)	SF	6250	\$1.00	\$6,250.00
Fleshing: Drip Edge	LF	350	\$1.15	\$402.50
SUBTOTAL				
Pest Repair from Pest Report (Linguen Associates)	-	-	-	\$27,350.00
Contractor's Profit & Overhead (16% of Above Items)	-	-	-	\$156,130.93
Permits & Fees (Assume 2.5% of Subtotal)	-	-	-	\$23,073.74
Total Cost				\$1,139,604.29
50% Cost Threshold				\$974,168.40

Letter
O-RJR1
Attach.

APPENDIX A: PHOTOGRAPHS

**ANALYSIS OF THE
EXISTING BUILDING AT
150 EUREKA STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 10848
DECEMBER 22ND, 2016**

PAGES: 17-23

150 Eureka Street
San Francisco, CA

17



Photo 1: Subject property, 150 Eureka Street.



Photo 2: 2-story residential building to the south of the subject property.

150 Eureka Street
San Francisco, CA



Photo 3: 3-story residential building to the north of the subject property.

150 Eureka Street
San Francisco, CA

19



Photo 4: Shoring for the failed retaining wall attached to the existing floor framing.



Photo 5 & 6: Close up of the failed retaining wall and insufficient waterproofing which led to the dry rotting floor framing.

150 Eureka Street
San Francisco, CA

20

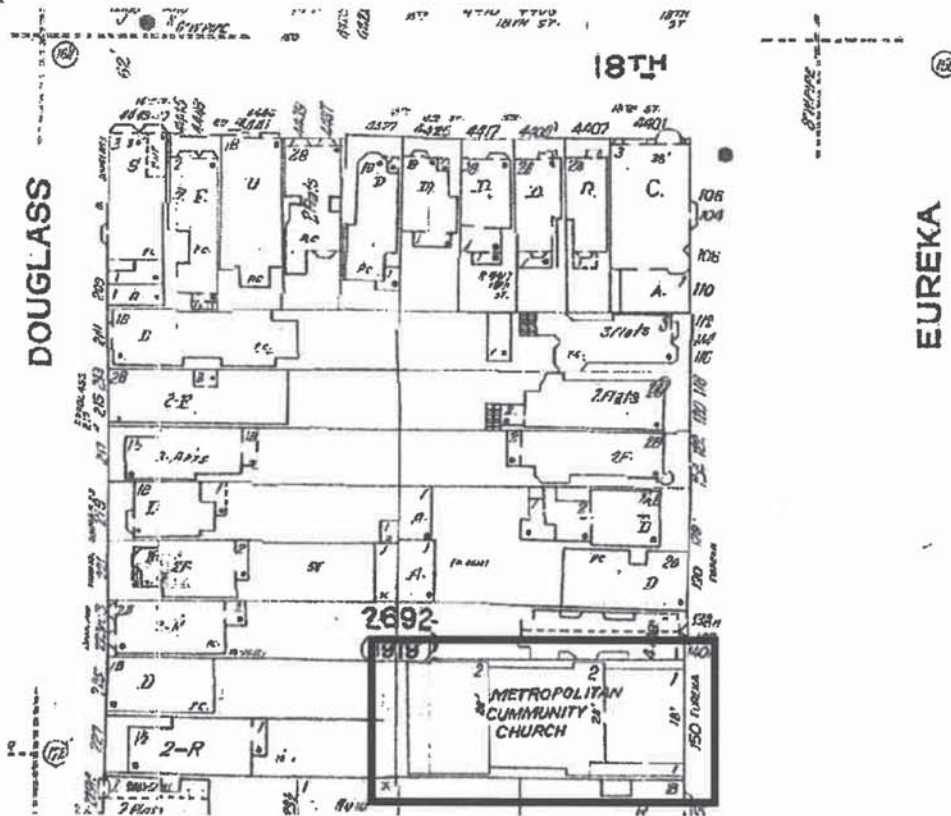


Photo 7: A crop of the Sanborn map shows the original configuration of the church. The rear additions are shown, but no record of approved plans can be found.



Photo 8/9: This photo shows the damage that wood framing has incurred due to the lack of adequate separation.

150 Eureka Street
San Francisco, CA

21

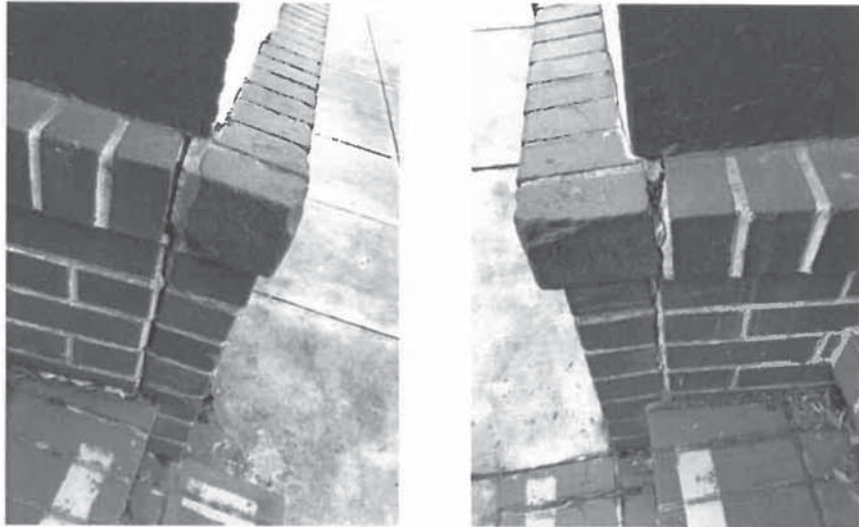


Photo 10/11: These photos shows separation in the existing failed foundation with inadequate waterproofing.

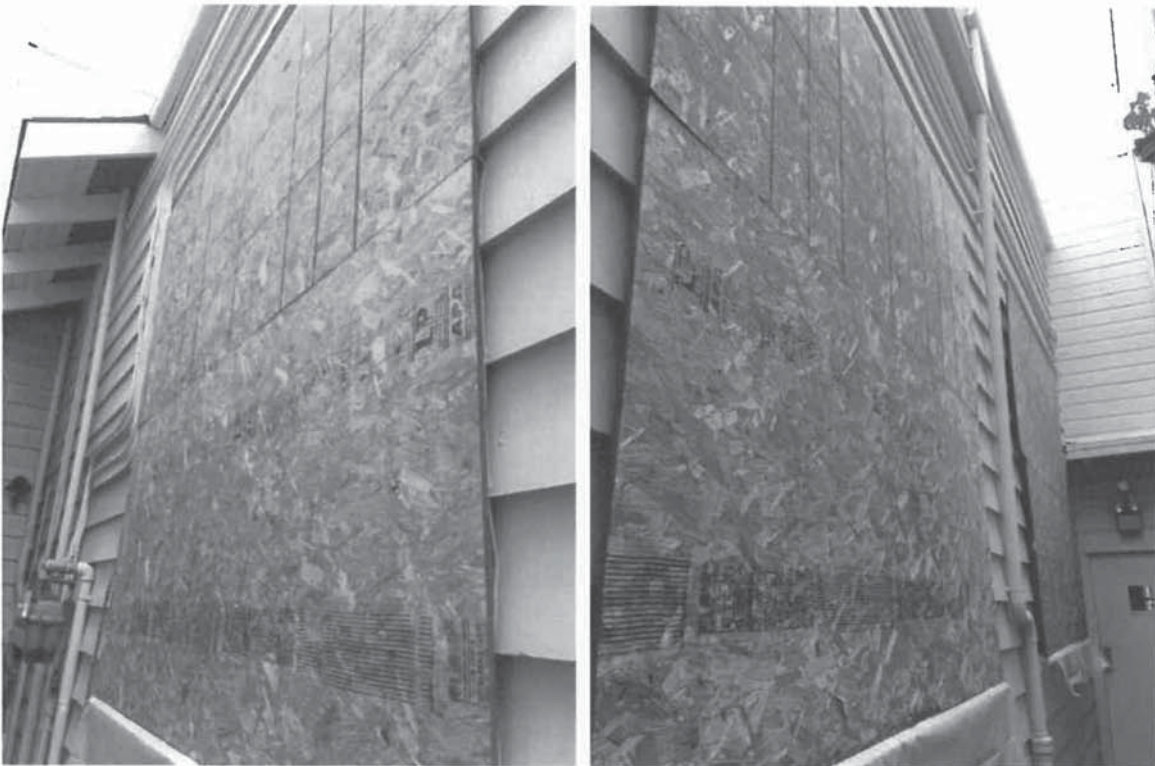


Photo 12/13: This photo shows the waterproofing issues around the windows and also at the exterior walls, which is why they have been boarded up.

150 Eureka Street
San Francisco, CA

Photo 14/15: These photos show the inadequate truss framing from the interior.



Photo 16: This photo shows the extent of the damage done to the exterior due to dry rotting. Insufficient waterproofing, inadequate separation, and materials led to this state.

150 Eureka Street
San Francisco, CA



Photo 17: This photo shows the extent of the damage at the exterior walls because of the failed foundations and retaining walls. These cracks can be seen throughout much of the exterior walls.



Photo 18: This is also more proof of the waterproofing insufficiencies found through the foundation.

APPENDIX B: STRUCTURAL CALCULATIONS

**ANALYSIS OF THE
EXISTING BUILDING AT
150 EUREKA STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
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PHONE (415) 642-7722
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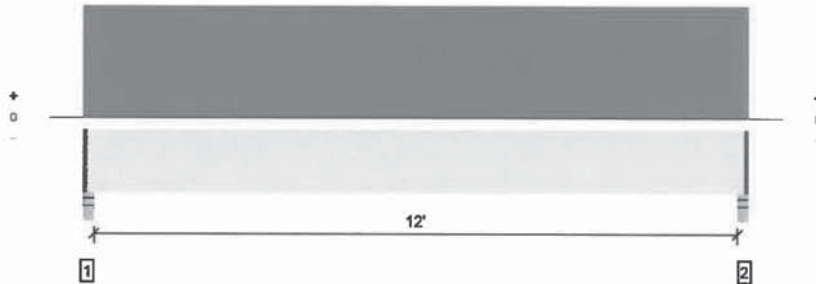
**S & U JOB #: 10633
SEPTEMBER 29, 2016**

PAGES: 24-28

FORTE MEMBER REPORT *Level, Floor: Flush Beam*
1 piece(s) 6 x 8 Douglas Fir-Larch No. 1

FAILED

Overall Length: 12' 7"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6995 @ 2"	7734 (2.25")	Passed (90%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	6076 @ 11"	4675	Failed (130%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	21205 @ 6' 3 1/2"	5157	Failed (411%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	1.310 @ 6' 3 1/2"	0.306	Failed (L/112)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	1.851 @ 6' 3 1/2"	0.613	Failed (L/79)	--	1.0 D + 1.0 L (All Spans)

System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2012
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 6" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - DF	3.50"	2.25"	2.03"	2078	5033	7111	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	2.03"	2078	5033	7111	1 1/4" Rim Board

• Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	1 1/4" to 12' 5 3/4"	N/A	10.4		
1 - Uniform (PSF)	0 to 12' 7" (Front)	16'	20.0	50.0	Residential - Living Areas

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The product application, input design loads, dimensions and support information have been provided by Forte Software Operator

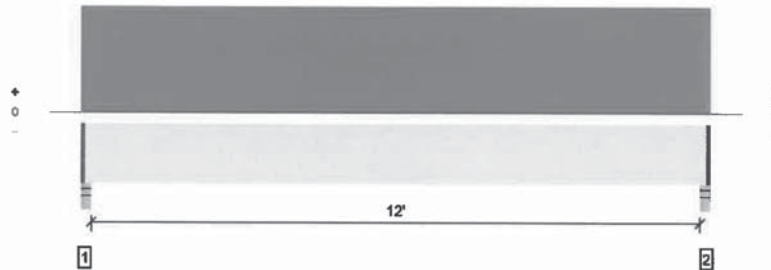


Forte Software Operator	Job Notes
Jason Yu Santos and Urrutia Structural Engineers (415) 642-7722 jyu@santosurrutia.com	

FORTE MEMBER REPORT *Level, Floor: Flush Beam*
1 piece(s) 6 x 8 Douglas Fir-Larch No. 1

FAILED

Overall Length: 12' 7"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6995 @ 2"	7734 (2.25")	Passed (90%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	6076 @ 11"	4675	Failed (130%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (FT-lbs)	21205 @ 6' 3 1/2"	5157	Failed (411%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	1.310 @ 6' 3 1/2"	0.306	Failed (L/112)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	1.851 @ 6' 3 1/2"	0.613	Failed (L/79)	--	1.0 D + 1.0 L (All Spans)

System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 6" o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - DF	3.50"	2.25"	2.03"	2078	5033	7111	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	2.03"	2078	5033	7111	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	1 1/4" to 12' 5 3/4"	N/A	10.4		
1 - Uniform (PSF)	0 to 12' 7" (Front)	16'	20.0	50.0	Residential - Living Areas

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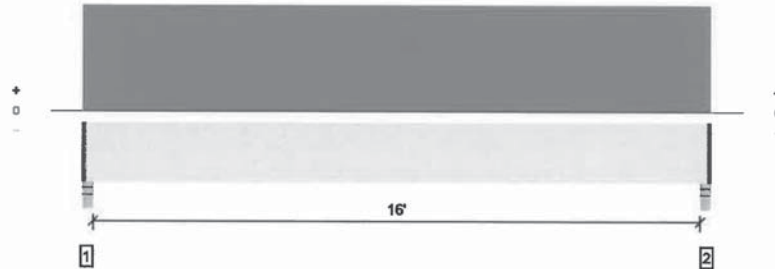
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10848 BEAM & JOIST & POST.4te



MEMBER REPORT Level, Floor: Joist
1 piece(s) 2 x 8 Douglas Fir-Larch No. 1 @ 16" OC

FAILED

Overall Length: 16' 7"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	764 @ 2 1/2"	2109 (2.25")	Passed (36%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	690 @ 10 3/4"	1305	Passed (53%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3049 @ 8' 3 1/2"	1511	Failed (202%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	1.265 @ 8' 3 1/2"	0.404	Failed (L/153)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	1.771 @ 8' 3 1/2"	0.808	Failed (L/110)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	N/A	N/A	--	--	--

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Bracing (Lu): All compression edges (top and bottom) must be braced at 6' o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - DF	3.50"	2.25"	1.50"	221	553	774	1 1/4" Rim Board
2 - Stud wall - DF	3.50"	2.25"	1.50"	221	553	774	1 1/4" Rim Board

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.

Loads	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 16' 7"	16"	20.0	50.0	Residential - Living Areas

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Jason Yu Santos and Urrutia Structural Engineers (415) 642-7722 jyu@santosurrutia.com	

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10848 BEAM & JOIST & POST.4te

**Letter
O-RJR1
Attach.**



MEMBER REPORT *Level, Free Standing Post*
1 piece(s) 3 1/2" x 3 1/2" 1.8E Parallam® PSL

FAILED

Post Height: 5'



Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	17	50	Passed (34%)	--	--
Compression (lbs)	14222	23535	Passed (60%)	1.00	1.0 D + 1.0 L
Base Bearing (lbs)	14222	396900	Passed (4%)	--	1.0 D + 1.0 L
Bending/Compression	1.22	1	Failed (122%)	1.00	1.0 D + 1.0 L

- Axial load eccentricity for this design is 1/6 of applicable member side dimension.
- Applicable calculations are based on NDS.

Supports	Type	Material
Base	Plate	Steel

Member Type : Free Standing Post
 Building Code : IBC 2012
 Design Methodology : ASD

Max Unbraced Length	Comments
Full Member Length	No bracing assumed.

Drawing is Conceptual

Vertical Load	Dead (0.90)	Floor Live (1.00)	Comments
1 - Point (lb)	2078	5033	Linked from: Floor: Flush Beam , Support 1
2 - Point (lb)	2078	5033	Linked from: Floor: Flush Beam, Support 1

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Forte Software Operator	Job Notes
Jason Yu Santos and Urrutia Structural Engineers (415) 642-7722 jyu@santosurrutia.com	

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 10848 BEAM & JOIST & POST.4te

Check footing size

$$\text{Force} = 1,037 \#$$

$$\text{Actual footing size} = 14 \times 14 \text{ in} = 196 \text{ in}^2 \Rightarrow 1.4 \text{ ft}^2$$

Minimum footing size requirement:

$$\frac{1422}{1500} = 0.95 \text{ ft}^2 > 1.4 \text{ ft}^2$$

\therefore 1.4 ft² of footing is not adequate.

Letter
O-RJR1
Attach.

APPENDIX C: AS-BUILT DRAWINGS

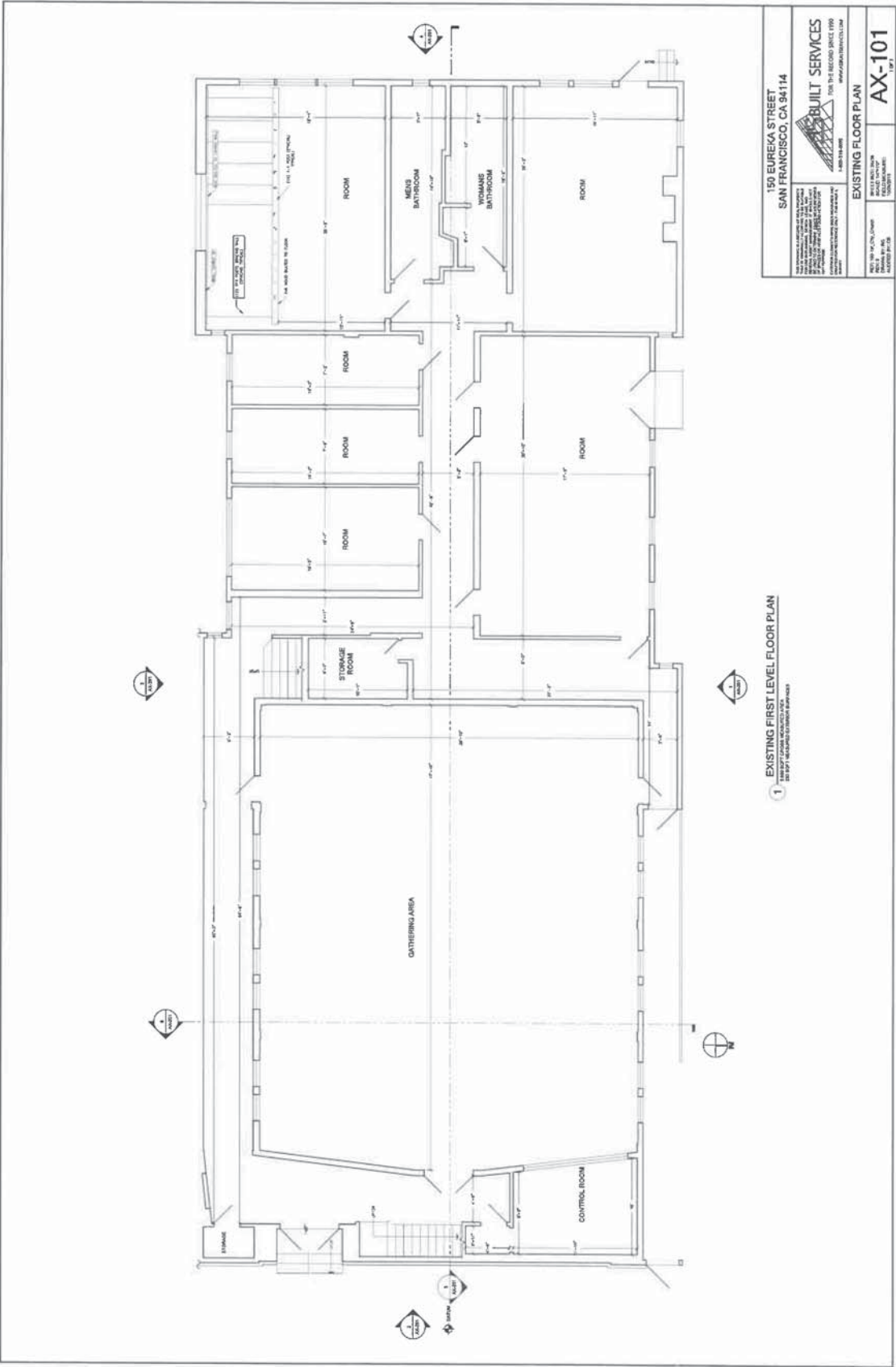
**ANALYSIS OF THE
EXISTING BUILDING AT
150 EUREKA STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB #: 10633
DECEMBER 22ND, 2016**

PAGES: 29-31

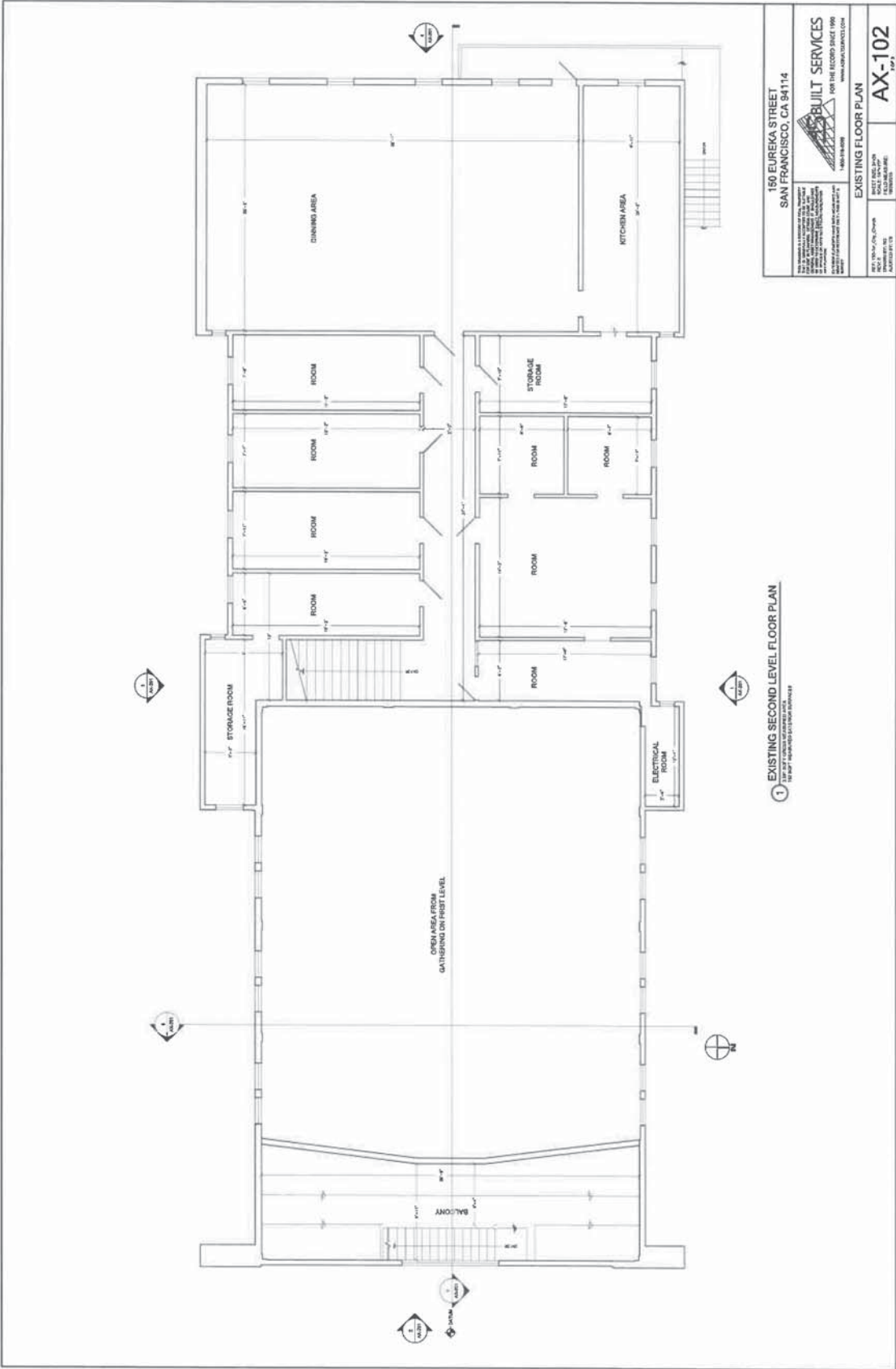
Letter
O-RJR1
Attach.



1 EXISTING FIRST LEVEL FLOOR PLAN
DATE: 11/14/2013 BY: [UNRECOGNIZED]

150 EUREKA STREET SAN FRANCISCO, CA 94114	
150 EUREKA STREET, SAN FRANCISCO, CA 94114 TEL: 415.774.8888 WWW.BUILT-SERVICES.COM	
EXISTING FLOOR PLAN	
DATE: 11/14/2013 DRAWN BY: [UNRECOGNIZED] CHECKED BY: [UNRECOGNIZED]	AX-101 <small>1 OF 1</small>

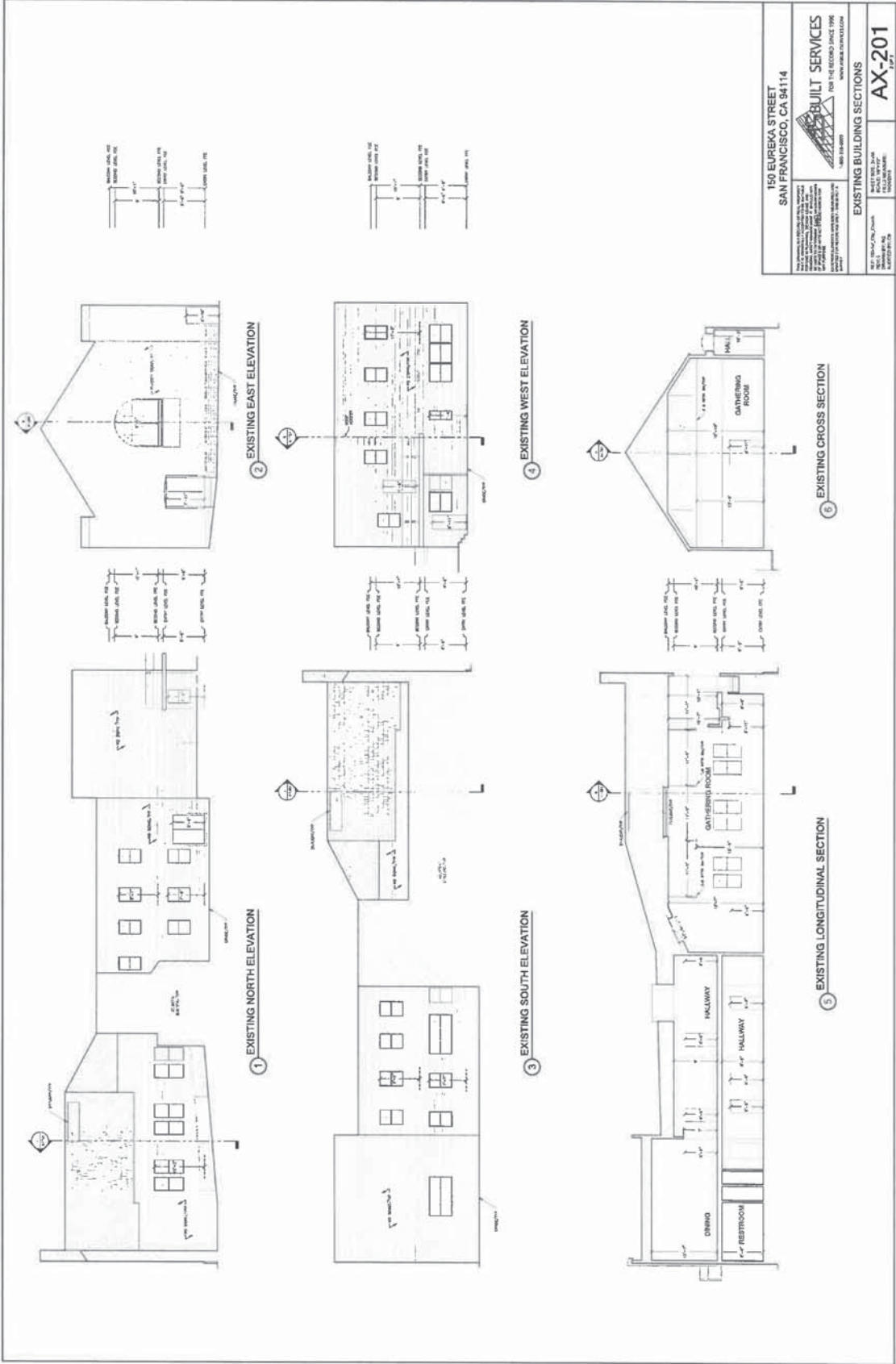
Letter
O-RJR1
Attach.



1 EXISTING SECOND LEVEL FLOOR PLAN
SEE FIRST FLOOR PLAN FOR DIMENSIONS

150 EUREKA STREET SAN FRANCISCO, CA 94114	
ABUILT SERVICES <small>ARCHITECTURE • INTERIORS • PROJECT MANAGEMENT</small> 415-774-8000 WWW.ABUILTSERVICES.COM	
EXISTING FLOOR PLAN <small>SCALE: 1/8" = 1'-0"</small>	
100% COMPLETE DATE: 08/14/18	AX-102 <small>NO. 1</small>

Letter
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Letter
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APPENDIX D: STRUCTURAL SUMMARY REPORTS

**ANALYSIS OF THE
EXISTING BUILDING AT
150 EUREKA STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 10848
DECEMBER 22ND, 2016**

PAGES: 32-35

Letter
O-RJR1
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DocuSign Envelope ID: 10C69894-FA57-41E5-8C84-A13A0C9C94B5

Patrick Buscovich & Associates Structural Engineers, Inc.

235 MONTGOMERY STREET, SUITE 823, SAN FRANCISCO, CALIFORNIA 94104-2906 • TEL: (415) 788-2708 FAX: (415) 788-8653

WWW.BUSCOVICH.COM

July 31, 2006

Penny Nixon
Fax# (415) 865-5556
pnixon@mccsf.org

DRAFT

RE: 150 Eureka

Job Number: 06.182

This is an executive summary of my findings regarding the wood frame structure at 150 Eureka. The original building appears to be circa 1900 and was built as a one-story church. The original building has undergone two additions. The first addition, a two-story structure, was made at the rear of the original church. This addition included reframing the original rear wall of the original church. The second addition, also two stories, has an assembly space in the rear second floor. The building permit history of the building is not complete since no record exists for either addition while the building permit is on file for the original one-story church. I have been involved with this facility for a number of years so I am very familiar with the building. My first engagement regarding this building was concerning one wood "truss" in the original building at the first addition. This "non-existent truss" required shoring and I have continued to monitor the shoring. It was my opinion that the truss issue was a significant issue among possibly many issues and the church leader had to address the viability of the building being a structure that could be maintained into the future. I believed that the church structure, including the rear additions, would need substantial work with substantial cost to maintain the building for its long-term use. I suggested that the viability of the building be fully explored. This long-termed viability had to do with the "bones" of the building and not the general upkeep. Over my years of interaction with this structure, the maintenance is above par for a non-profit organization. The more basic issue was how well was the original building and two additions were constructed and/or had the building outlived its useful life?

Recently, I was engaged to look at a failed rear retaining wall. This wall was in the second addition and supported the rear assembly room. The failed wall posed a significant life safety risk and, in my opinion, the building needed to be vacated and shored. The building was immediately vacated and then shored on July 4, 2006 and has continued to be vacated while I did a general review of the infrastructure of the building. This included bringing in a Fire Protection Engineer (FPE) and a Structural Pest Consultant (SPC). The SPC was brought in due to the significant amount of water found in the soil at the failed rear retaining wall and the associated dry rot/termite damage in the wood. The FPE agrees with my assessment that the life safety protection in the rear addition is totally inadequate. The assembly room in the rear addition appeared to me to be a "fire trap". The FPE took a more pragmatic approach and said the entire building needs to be upgraded completely (including sprinklers). The Fire Department, Bureau of Fire Protection would require a complete upgrade if they saw the condition of the building. The FPE suggests a tear down due to the amount of life safety work required and obvious code upgrade in this building. This was because the value of the existing building was not worth the cost to upgrade. This gets back to my initial concerns with the bones/infrastructure of the building. The SPC arrived at the same conclusion but by a different path. Due to the significant amount of ground water and the way the original/additions were built, he stated that the only way to resolve the water/dry rot/termite issue was to gut the entire first level, shore the roof and second floor in the air, and reconstruct the first level and foundation. The construction cost for this work far exceeds the value of the remaining second floor & roof of the building. The cost disproportions was so obvious that "smaller" issues regarding the facade dry rot behind the stucco and the destabilize wood ceiling in the rear assembly room were not considered.

November 20, 2006

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In any other building, these issues alone would have been significant. The structural pest problem due to the water has overshadowed any other concern.

In my opinion and in the opinion of the other two consultants, the work/cost is so disproportional to the value of the remaining building, the building should be considered for demolition. These three opinions were not cumulative. Each of the opinions were arrived at by looking at a specific issue (with relative cost) and required mandatory code upgrade, and each of us determined that the building had little economic value. It is important to note that if all three opinions were overlaid and a master plan were developed, the conclusion would only get worse as a cumulative problem. In addition, a more complete master plan would bring in more issues that would require to be addressed. An example is disabled access. The level of work being discussed would require substantial disabled access work. I also believe your mechanical, electrical and plumbing are all near the end of their life span.

In summary, the building has little "engineering" economic value in any evaluation of the building. However, I would suggest that two other areas of "economic" value be reviewed as part of this overall master plan. The first is the buildings potential historic value to the community. The second is the value of the non-conforming structure in the rear yard. The current layout of the building on the lot most likely exceeds the "as-right" layout per the current Planning Code. Thus, if you tear down the current building, the Planning Department may not let you rebuild the same footprint of a building on this lot. This maybe a good thing or a bad thing, but the issue of what Planning will let you replace this building with (on this lot), should be considered in the evaluation of the current building.

Sincerely,

Patrick Buscovich
Structural Engineer

Letter
O-RJR1
Attach.



HOHBACH-LEWIN, INC. STRUCTURAL & CIVIL ENGINEERS

"Timely Solutions Based On Timeless Principles"

March 24, 2014

Read, Understood and Approved:

Ms. Irene Laudeman
Metropolitan Community Church of San Francisco
150 Eureka Street
San Francisco, CA 94114

Pages: 2 Date: 1/6/2015 | 20:44 PT
Approved by: Dennis Craig
Approved by: Dan Corlett
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Project: Structural Observations
Hohbach-Lewin Project No. 10000B

Read, Understood and Approved:

Subject: Site Visit Observations / Recommendations

Pages: 2 Date: _____

Dear Irene:

I visited the subject property on March 19, 2014 and met with yourself and two other Church members in order to review the property. At the time of our visit, there were several areas where floor and wall finishes had been removed, in order to observe the structural framing. No structural calculations or materials testing were done in the preparation of this report.

The subject structure appears to have been built in three phases: The first (likely original) structure is the single story building that is along Eureka Street. Subsequent building additions occurred to the rear of the original structure, and are both two stories tall. All three building phases appear to have used conventional wood framed construction (wood bearing and shear walls) supported on concrete foundations.

With the exception of several issues (to be discussed below), the general condition of the gravity resisting elements of the building appear to be in good to fair condition, which is consistent with other structures of similar age and construction type.

Observations

The observed structural concerns are (in order of greatest to least concern):

1. The Retaining Wall

There is a failed retaining wall within the middle addition, at the southern side of the property. This wall appears to be on the property line, and is serving as a retaining and gravity support structure for the floor and roof framing adjacent to it. The wall was reviewed in a draft letter (dated July 31, 2006) by Patrick Buscovich & Associates, and deemed a "significant life safety risk" at that time.

The soil below the floor framing in the immediate vicinity of the wall is very wet, and the several of the observed floor joists exhibited signs of dry rot and/or termite infestation.

Temporary shoring has been placed against this wall in an attempt to stabilize it, and the areas adjacent to and above it are currently not being occupied. Per our verbal discussions, it would seem that the current Church members have not seen any recent movement in this wall.

2. Below Grade Sill Plate

PRINCIPALS
DOUGLAS HOHBACH S.E.
DAN LEWIN S.E.
JOAQUIM ROBERTS S.E.
ANTHONY LEE S.E.
VIKIG BOURCIER S.E.

ASSOCIATE PRINCIPAL
KEVIN MORTON S.E.

SENIOR ASSOCIATES
BILL DALEY S.E.
STUART LOWE S.E.
GREG RODRIGUES S.E.
VICKY RUNDORFF S.E.
SAM SHOTANI S.E.

ASSOCIATES
BRYAN CORTNIK S.E.
EDDIE HUI S.E.
JEREMIAH LEGRUE S.E.
CHRIS MORTON S.E.
MICHAEL RESCH S.E.

CAD MANAGER
GEORGE FONTELERA

Structural Observations
Metropolitan Community Church
Page 2 of 2
March 26, 2014

The sill plate on the north side of the middle addition appears to be below the current grade of the patio. This poses a concern, because water from the patio area can saturate the wood framing elements, which can result in dry rotted framing conditions.

3. Dry Rotted Floor Framing

There is a small janitor's closet at the rear of the original building where some dry rotted floor framing was observed. Per our site visit conversations, we understand that the area in this general vicinity is subjected to seasonal moisture fluctuations from the underground stream

Conclusions / Recommendations

1. The failed retaining wall is a serious concern. Although the wall may have not exhibited signs of movement recently, there is no guarantee that movement will not continue. Furthermore, the shoring used to stabilize the wall is relying on the existing floor framing members for support, many of which have reduced structural capacity due to dry-rot and termite damage.

It may be possible that additional work and/or structural analysis was done in this area that allowed an engineer to deem the building safe to occupy. Without the benefit of this documentation, however, we must concur with the July 31, 2006 letter from Patrick Buscovitch & Associates that the failed wall poses a significant life safety risk.

2. The exterior grade at the patio area appears to have been built up over time. It may be possible to re-grade the patio area, so the sill plate is not subjected to moisture. While this area currently appears to be performing adequately, it should be monitored.
3. At the time of our visit, other framing members in the general vicinity of the closet appeared to be sound. It is possible that the dry rot in this area is a localized problem, and not due to the underground stream. The affected framing members should be replaced in-kind, and the area monitored.

Sincerely,

Hohbach-Lewin, Inc.



Stuart Lowe, SE #5166
Senior Associate



Letter
O-RJR1
Attach.

APPENDIX E: WOOD INSPECTION REPORT

**ANALYSIS OF THE
EXISTING BUILDING AT
150 EUREKA STREET
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 10848
DECEMBER 22ND, 2016**

PAGES: 36-46

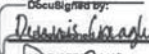
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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 150	STREET EUREKA	CITY SAN FRANCISCO	ZIP 94114	Date of Inspection 12/29/2014	NUMBER OF PAGES 9
LINGRUEN ASSOCIATES 1555 Yosemite Ave. # 30 San Francisco, CA 94124 PH# (415) 822-2324 FAX (415) 822-1464 Registration #: PR 0156					Report #: 65803
Ordered by: Katharine Holland Coldwell Banker 2355 Market San Francisco CA 94114-		Property Owner and/or Party of Interest METRO. COMMUNITY CHURCH		Report sent to: Katharine Holland Coldwell Banker 2355 Market San Francisco CA 94114-	
COMPLETE REPORT <input checked="" type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>	
REINSPECTION REPORT <input type="checkbox"/>		GENERAL DESCRIPTION: 2 story wood and stucco frame common building and occupied.			
		Inspection Tag Posted: Hall Electric Service		Other Tags Posted:	
An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/> If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items					
Key: 1 = Substructure 2 = Foundations 3 = Steps/Decks 4 = Interior 5 = Exterior 6 = Other					

Read, Understood and Approved:

Pages: 12 Date: 1/6/2015 | 20:44 PT
 DocuSigned by:

 DENGIS GOUGH
 FF76F2A77B54483...

Read, Understood and Approved:

Pages: 12 Date: _____

Please see subsequent pages for diagram.

Inspected By GARY FLOWERS License No. OPR 8848 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

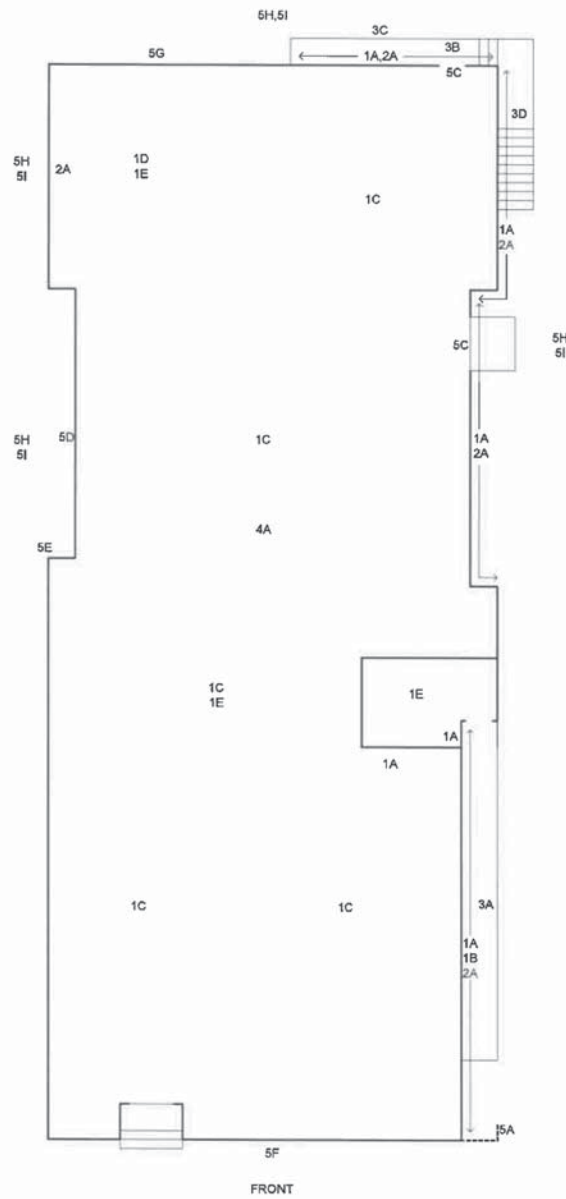
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

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SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150 BLDG. NO.	EUREKA STREET	SAN FRANCISCO CITY
12/29/2014 DATE OF INSPECTION		65803 CO. REPORT NO.



DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

THIRD PAGE OF STANDARD REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

IMPORTANT: Read this document. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of wood destroying pest and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found. The Structural Pest Control Act and Regulations govern the contents of the inspection report. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing the report. All recommendations for repairs are contingent upon approval by the local building department. Any changes, modifications, or redesign required by said building department, including handicap access and architectural/engineered plans are not included and may result in additional costs.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible for inspection, such as the interior of walls, floors, or ceilings, areas concealed by carpeting, built-in appliances, or cabinetwork. Infestations or infections may be active in these areas without visible evidence. This company renders no guarantee against any infections, infestations, or any adverse condition which may exist in such areas or may become evident in such areas after this date. If you desire information about areas that were not inspected, further inspection will be performed at additional cost.

This company does not guarantee against leakage, such as (but not limited to), plumbing, appliances, doors, windows, shower or tub enclosures, roof or deck coverings. We offer no guarantee against moisture penetration through foundations or into basements and subareas. If information regarding drainage systems, runoff, or ground water is desired, interested parties are advised to consult a soils engineer.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State Licence Board.

MOLD DISCLAIMER: There may be health-related implications associated with the findings reflected on this report. We are not qualified to render any opinion concerning any such health implications, and no such opinion is expressed. Any questions concerning any health-related implications which may be associated with the findings or recommendations (including recommendations for structural repairs) that are reflected in this report, or concerning indoor air quality, should be directed to a qualified professional.

Note: This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

ARBITRATION: Any party using this report agrees to the following: Any controversy or claim out of or relating to this report, or the breach thereof, shall be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

This is a separated report, which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection, or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where not visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

1. SUBSTRUCTURE

1A FINDING: (Section 1)

Evidence of subterranean termite infestation(s) noted at right and rear walls, basement furnace pit corner and heater duct.

RECOMMENDATION:

Drill through concrete at appropriate intervals and chemically treat soil below with approved material for termite control. Fill holes with mortar. Remove evidence of infestation.

Chemical: Termidor

1B FINDING: (Section 1)

Localized beetle infestations were noted at base of the right wall and boardwalk.

RECOMMENDATION:

Locally treat infested wood members with approved material. NOTE: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. No guarantees are submitted against future infestations.

Chemical: Tim-Bor

1C FINDING: (Section 1)

Substructure crawl space was considered inaccessible to inspection due to excessive amounts of debris, non-functional heater ducts and plumbing lines.

RECOMMENDATION:

Perform further inspection and issue a supplemental report after all debris and non-functional heater ducts and plumbing lines have been removed by others.

1D FINDING: (Further Inspection)

Exposed substructure framing at the left rear room at floor has been opened revealing excessive moisture with wood boring beetle infestations evident. Remaining portions of floor are fungus damaged. Condition of the inaccessible framing below is unknown.

RECOMMENDATION:

Remove entire floor covering, perform further inspection and issue a supplemental report. NOTE: Enclosed cost estimate does not include replacement of floor.

1E FINDING: (Section 2)

Evidence of seasonal moisture was noted in the subarea/basement.

RECOMMENDATION:

Interested parties are advised to consult with a drainage contractor and/or a soils engineer for further evaluation.

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FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

2. FOUNDATIONS

2A FINDING: (Section 1)

Foundation framing along entire right wall and across rear wall is embedded in concrete with fungus, termite and beetle damage evident. Foundation at the left rear room is showing signs of excessive moisture and rotation failure. Condition of remaining inaccessible foundation is unknown. Due to conditions outlined we submit the following recommendation.

RECOMMENDATION:

Interested parties are advised to contact a structural engineer for further evaluation. No bids have been submitted.

3. Steps/Decks

3A FINDING: (Section 1)

Fungus and beetle damage is evident throughout the front ambulatory boardwalk.

RECOMMENDATION:

Remove entire boardwalk and re-construct with all new pressure treated material.

3B FINDING: (Section 1)

Fungus damage is evident at the lower wooden ramp boardwalk at basement ground level. Small stairway has failed.

RECOMMENDATION:

Remove the entire wood ramp and stairway and re-construct with all new pressure treated material.

3C FINDING: (Section 1)

Fungus damage was noted at the top rear non-conforming guard rail.

RECOMMENDATION:

Dismantle existing rail as necessary to repair damaged wood. Re-construct rail per present day building codes.

3D FINDING: (Section 1)

Surface fungus infections and wood boring beetle infestation were noted throughout the rear upper stair and walkway area.

RECOMMENDATION:

Clean surface fungus from wood members and chemically treat wood members with approved material for fungus and beetle control.

Chemical: Tim-Bor

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SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

4. INTERIOR

4A FINDING: (Section 1)

Several window sash are fungus damaged. Others are weathered, have evidence of leakage and/or are in need of general repairs. Adjacent enclosed framing is inaccessible to inspection. No guarantees regarding inaccessible wood members can be made.

RECOMMENDATION:

Interested parties are advised to contact a window contractor for repair or replacement. No bids have been submitted.

5. EXTERIOR

5A FINDING: (Section 1)

Base of the right front entry gate is fungus damaged.

RECOMMENDATION:

Cut off base of framing, remove damaged wood and install elevated concrete.

5B FINDING: (Section 1)

Fungus, beetle and termite damage was noted at base of side entry wall.

RECOMMENDATION:

Remove all damaged wood, repair with new material and chemically treat as necessary. NOTE: If damage is found to extend into inaccessible areas, a supplemental report with costs for additional repairs will be issued.

Chemical: Tim-Bor

5C FINDING: (Section 1)

Exterior rear and side basement door is damaged by fungus.

RECOMMENDATION:

Replace with new door of similar design using existing hardware. Replacement of hardware will be provided at additional cost. Painting or weather-stripping is not included.

5D FINDING: (Section 1)

Fungus and dampwood termite damage was noted at exterior lower lightwell window wall area.

RECOMMENDATION:

Repair damaged wood members and chemically treat as necessary. If damage is found in enclosed wood members a supplemental report and cost estimate will be submitted. Painting is not included. Repair or refinishing of interiors is not included.

Chemical: Tim-Bor

5E FINDING: (Section 1)

Fungus damage was noted at attached vertical 2x4.

RECOMMENDATION:

Permanently remove attached 2x4. Painting is not included.

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SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

5F FINDING: (Further Inspection)

Framing behind stucco is inaccessible.

RECOMMENDATION:

Perform further inspection by installing test openings and issue a supplemental report.

5G FINDING: (Section 1)

The lower left rear wall was inaccessible to inspection due to lack of proper access.

RECOMMENDATION:

Remove partition wall at ground, perform further inspection to area outlined and issue a supplemental report. NOTE: Enclosed cost estimate does not include replacement of partition wall.

5H FINDING: (Section 2)

Voids were noted at exterior siding.

RECOMMENDATION:

Interested parties to consult a general contractor for further evaluation.

5I FINDING: (Section 2)

Exterior surfaces are weathered.

RECOMMENDATION:

Interested parties to consult a waterproofing contractor for further evaluation.

5J FINDING: (Section 1)

It is the opinion of this inspector that structural repairs outlined in this report will require a building permit.

RECOMMENDATION:

Lingruen Associates will obtain a building permit as required. See item 5J on the attached contract for permit fees. Architectural and/or structurally engineered drawings as may be required by the building department and/or district inspector are not included. Any additional permit or plan check fees, including but not limited to historical buildings, architecturally significant buildings or handicap upgrade requirements will be provided at additional cost.

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DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

EIGHTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

6. OTHER

NOTE:

Property line walls that abut adjacent structures and/or properties and are inaccessible for inspection. No representation can be made regarding these portions of the exteriors. Interested parties are advised to maintain exteriors including any flashing details to adjacent properties.

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NINTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

CHEMICAL INFORMATION

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "caution pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately. For additional information contact the County Health Department, County Agricultural Department and the Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA. 95815-3831.

For further information contact any of the following:

Your Pest Control Operator - Lingruen Associates (415) 822-2324

For Health Questions - County Health Department (415) 554-2500

For Application Information:

San Francisco County Agricultural Commissioner	(415) 252-3830
San Mateo County Agricultural Commissioner	(650) 363-4700
Marin County Agricultural Commissioner	(415) 499-6700
Santa Clara County Agricultural Commissioner	(405) 918-4600

For Regulatory Information:

The Structural Pest Control Board (916) 561-8708
(800) 737-8188

Poison Control Center (800) 222-1222

The Pesticide or pesticides proposed to be used and the active ingredients are:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> COPPER NAPHTHENATE 20
Active ingredient 20%
Inert ingredients 80%
E.P.A. Reg. 9630-17-9639 | <input type="checkbox"/> ZYTHOR
Active ingredient:
Sulfuryl fluoride 99.3%
Inert ingredients 0.7%
E.P.A. Reg. #81824-1 | <input type="checkbox"/> TERMIDOR SC
Active ingredient:
Fipronil 80%
E.P.A. Reg. 43-901 | <input type="checkbox"/> VIKANE
Active ingredient:
Sulfuryl fluoride 99.8%
Inert ingredients 0.2%
E.P.A. Reg. #62719-4 |
| <input checked="" type="checkbox"/> TIM-BOR
Active ingredient:
Disodium Octaborate
Tetrahydrate 98%
Inert ingredients 2%
E.P.A. Reg. #1624-39
E.P.A. est. #1624-CA-1 | <input type="checkbox"/> TRI-DIE PT 230
Active ingredient:
Pyrethrins 0.6%
Piperonyl butoxide, tech. 4.8%
Silica Gel 8%
Inert ingredients 86.6%
E.P.A. Reg. #499-385
E.P.A. est. #499-MO-1 | <input type="checkbox"/> OPTIGARD ZT
INSECTICIDE
Active ingredient:
Thiamethoxam 21.6%
E.P.A. Reg. 100-1170 | <input type="checkbox"/> PREMISE
Active ingredient:
Imidacloprid 0.05%
Other Ingredients 99.95%
E.P.A. Reg. #432-1391 |
| <input type="checkbox"/> CHLOROPICRIN
Active ingredient:
Chloropicrin
CAS #000076-0602 96% | | | |

Target Pest:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Subterranean Termites | <input type="checkbox"/> Drywood Termites | <input type="checkbox"/> Dampwood Termites | <input checked="" type="checkbox"/> Wood Boring Beetle |
|---|---|--|--|

Letter
O-RJR1
Attach.

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

Lingruen Associates

1555 Yosemite Avenue, Suite #30
San Francisco, CA 94124
(415) 822-2324
www.lingruen.com

Invoice/Statement

Invoice Number
65803

Date of Invoice
12/30/2014

To: Katharine Holland
Coldwell Banker
2355 Market
San Francisco CA 94114-

Invoice Description:

Inspection report performed at:

150 EUREKA * SAN FRANCISCO, CA 94114

Inspection Date: 12/29/2014

Fee for Report: 675.00

(CREDIT CARD) Payment: 675.00 Date: 12/29/2014

Balance Due: \$ 0.00

We appreciate your business and look forward to being of further assistance.

Letter
O-RJR1
Attach.

WORK AUTHORIZATION

Report #:
65803

LINGRUEN ASSOCIATES
1555 Yosemite Avenue #30
San Francisco, CA 94124
(415) 822-2324 * (415) 822-1464 FAX

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	DATE OF INSPECTION
150	EUREKA	SAN FRANCISCO	94114	12/29/2014

Section: 1

1A = 2,500.00
1B = 500.00
1C = 900.00
3A = 6,580.00
3B = 2,400.00
3C = 2,520.00
3D = 500.00
5A = 800.00
5B = 2,500.00
5D = 2,200.00
5E = 50.00
5G = 3,400.00
5J = 800.00

Total \$ 25650.00

Section: Not determined

1D = 1,500.00
5F = 200.00

Total \$ 1700.00

PLEASE RETURN PAGE 1 AND 2 OF THE WORK AUTHORIZATION

Payment Information:

Down payment: \$1,000.00
Start payment: \$2,735.00
Progress payment: 2 @ \$10,440.00

Cost of Recommendations \$ 27,350.00

**Note: Damage found
in inaccessible areas
may cost extra.**

Letter
O-RJR1
Attach.

Patrick Buscovich & Associates Structural Engineers, Inc.

WWW.BUSCOVICH.COM

235 MONTGOMERY STREET, SUITE 823, SAN FRANCISCO, CALIFORNIA 94104-2906 • TEL: (415) 760-0636 • E-mail: patrick@buscovich.com

November 31, 2017

David Papale
3501 California Street,
San Francisco, CA 94108

E-mail: david@laurelvillage.net

Tel: (415) 244-2592

Re: 150 Eureka

Job Number: 06.182

This is an executive summary of my 2006 findings upgraded to 2017 regarding the wood frame structure at 150 Eureka. The original building appears to be circa 1900 and was built as a one-story church. The original building has undergone two additions. The first addition, a two-story structure, was made at the rear of the original church. This addition included reframing the original rear wall of the original church. The second addition, also two stories, has an assembly space in the rear second floor. The building permit history of the building is not complete since no record exists for either addition while the building permit is on file for the original one-story church. I have been involved with this facility for a number of years so I am very familiar with the building. My first engagement regarding this building was concerning one wood "truss" in the original building at the first addition. This "non-existent truss" required shoring and I have continued to monitor the shoring. It was my opinion that the truss issue was a significant issue among possibly many issues and the church leader had to address the viability of the building being a structure that could be maintained into the future. I believed that the church structure, including the rear additions, would need substantial work with substantial cost to maintain the building for its long-term use. I suggested that the viability of the building be fully explored. This long-termed viability had to do with the "bones" of the building and not the general upkeep. Over my years of interaction with this structure, the maintenance is above par for a non-profit organization. The more basic issue was how well were the original building and two additions constructed and/or had the building outlived its useful life?

In 2006, I was engaged to look at a failed rear retaining wall. This wall was in the second addition and supported the rear assembly room. The failed wall posed a significant life safety risk and, in my opinion, the building needed to be vacated and shored. The building was immediately vacated and then shored on July 4, 2006 and has continued to be vacated while I did a general review of the infrastructure of the building. This included bringing in a Fire Protection Engineer (FPE) and a Structural Pest Consultant (SPC). The SPC was brought in due to the significant amount of water found in the soil at the failed rear retaining wall and the associated dry rot/termite damage in the wood. The FPE agrees with my assessment that the life safety protection in the rear addition is totally inadequate. The assembly room in the rear addition appeared to me to be a "fire trap". The FPE took a more pragmatic approach and said the entire building needs to be upgraded completely (including sprinklers). The Fire Department, Bureau of Fire Protection would require a complete upgrade if they saw the condition of the building. The FPE suggests a tear down due to the amount of life safety work required and obvious code upgrade in this building. This was because the value of the existing building was not worth the cost to upgrade. This

November 29, 2017

N:\Letter\2006\06.182 - 150 Eureka , Executive Summary.doc

gets back to my initial concerns with the bones/infrastructure of the building. The SPC arrived at the same conclusion but by a different path. Due to the significant amount of ground water and the way the original/additions were built, he stated that the only way to resolve the water/dry rot/termite issue was to gut the entire first level, shore the roof and second floor in the air, and reconstruct the first level and foundation. The construction cost for this work far exceeds the value of the remaining second floor & roof of the building. The disproportions cost was so obvious that "smaller" issues regarding the façade dry rot behind the stucco and the destabilize wood ceiling in the rear assembly room were not considered. In any other building, these issues alone would have been significant. The structural pest problem due to the water has overshadowed any other concern.

In my opinion and in the opinion of the other two consultants, the work/cost is so disproportional to the value of the remaining building, the building should be considered for demolition. These three opinions were not cumulative. Each of the opinions were arrived at by looking at a specific issue (with relative cost) and required mandatory code upgrade, and each of us determined that the building had little economic value. It is important to note that if all three opinions were overlaid and a master plan were developed, the conclusion would only get worse as a cumulative problem. In addition, a more complete master plan would bring in more issues that would require to be addressed. An example is disabled access. The level of work being discussed would require substantial disabled access work. I also believe your mechanical, electrical and plumbing are all near the end of their life span.

In summary, the building has little "engineering" economic value in any evaluation of the building. However, I would suggest that two other areas of "economic" value be reviewed as part of this overall master plan. The first is the buildings potential historic value to the community. The second is the value of the non-conforming area of the structure in the rear yard. The current layout of the building on the lot most likely exceeds the "as-right" layout per the current San Francisco Planning Code. Thus, if you tear down the current building, the Planning Department may not let you rebuild the same footprint of a building on this lot. This maybe a good thing or a bad thing, but the issue of what Planning will let you replace this building with (on this lot), should be considered in the evaluation of the current building.

Sincerely,
USCOVICH
S 2708
E.P. 6-30
REGISTERED
PATRICK
STATE OF CALIFORNIA
STRUCTURAL ENGINEER
Patrick Buscovich
Structural Engineer

Letter
O-RJR1
Attach.

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WWW.BUSCOVICH.COM

Patrick Buscovich & Associates Structural Engineers, Inc.

235 MONTGOMERY STREET, SUITE 823, SAN FRANCISCO, CALIFORNIA 94104-2906 • TEL: (415) 788-2708 FAX: (415) 788-8653

February 6, 2007

G. Tobin 'Toby' Meyer
Administrative Coordinator
Metropolitan Community Church of
San Francisco
1800 Market St., PMB 93
San Francisco, CA. 94102

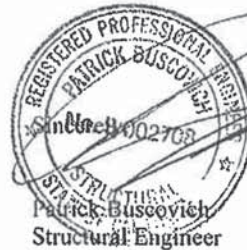
RE: Closure of 150 Street Church Facility

Job Number: 06.182

Dear Toby,

You have asked that I confirm my structural engineering opinion regarding the Church's facility at 150 Eureka. This is to confirm that I conducted numerous site inspections during June 2006 and found that due to a failed wall, the structure posed a significant life safety. This risk resulted in my strong recommendation that the building be vacated.

If you have any questions, please feel free to call (415) 788-2708 x102.



EXP 6/30/09
SIGNATURE 2/6/07

Letter
O-RJR1
Attach.

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

WWW.BUSCOVICH.COM

Patrick Buscovich & Associates Structural Engineers, Inc.

235 MONTGOMERY STREET, SUITE 623, SAN FRANCISCO, CALIFORNIA 94104-2906 • TEL: (415) 788-2708 FAX: (415) 788-8653

July 31, 2006

Penny Nixon
Fax# (415) 865-5556
pnixon@mccsf.org

DRAFT

RE: 150 Eureka

Job Number: 06.182

This is an executive summary of my findings regarding the wood frame structure at 150 Eureka. The original building appears to be circa 1900 and was built as a one-story church. The original building has undergone two additions. The first addition, a two-story structure, was made at the rear of the original church. This addition included reframing the original rear wall of the original church. The second addition, also two stories, has an assembly space in the rear second floor. The building permit history of the building is not complete since no record exists for either addition while the building permit is on file for the original one-story church. I have been involved with this facility for a number of years so I am very familiar with the building. My first engagement regarding this building was concerning one wood "truss" in the original building at the first addition. This "non-existent truss" required shoring and I have continued to monitor the shoring. It was my opinion that the truss issue was a significant issue among possibly many issues and the church leader had to address the viability of the building being a structure that could be maintained into the future. I believed that the church structure, including the rear additions, would need substantial work with substantial cost to maintain the building for its long-term use. I suggested that the viability of the building be fully explored. This long-termed viability had to do with the "bones" of the building and not the general upkeep. Over my years of interaction with this structure, the maintenance is above par for a non-profit organization. The more basic issue was how well was the original building and two additions were constructed and/or had the building outlived its useful life?

Recently, I was engaged to look at a failed rear retaining wall. This wall was in the second addition and supported the rear assembly room. The failed wall posed a significant life safety risk and, in my opinion, the building needed to be vacated and shored. The building was immediately vacated and then shored on July 4, 2006 and has continued to be vacated while I did a general review of the infrastructure of the building. This included bringing in a Fire Protection Engineer (FPE) and a Structural Pest Consultant (SPC). The SPC was bought in due to the significant amount of water found in the soil at the failed rear retaining wall and the associated dry rot/termite damage in the wood. The FPE agrees with my assessment that the life safety protection in the rear addition is totally inadequate. The assembly room in the rear addition appeared to me to be a "fire trap". The FPE took a more pragmatic approach and said the entire building needs to be upgraded completely (including sprinklers). The Fire Department, Bureau of Fire Protection would require a complete upgrade if they saw the condition of the building. The FPE suggests a tear down due to the amount of life safety work required and obvious code upgrade in this building. This was because the value of the existing building was not worth the cost to upgrade. This gets back to my initial concerns with the bones/infrastructure of the building. The SPC arrived at the same conclusion but by a different path. Due to the significant amount of ground water and the way the original/additions were built, he stated that the only way to resolve the water/dry rot/termite issue was to gut the entire first level, shore the roof and second floor in the air, and reconstruct the first level and foundation. The construction cost for this work far exceeds the value of the remaining second floor & roof of the building. The cost disproportions was so obvious that "smaller" issues regarding the façade dry rot behind the stucco and the destabilize wood ceiling in the rear assembly room were not considered.

November 20, 2006

C:\Documents and Settings\meyer\Local Settings\Temporary Internet Files\OLK22\06 182 - 150 Eureka.doc

In any other building, these issues alone would have been significant. The structural pest problem due to the water has overshadowed any other concern.

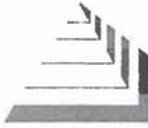
In my opinion and in the opinion of the other two consultants, the work/cost is so disproportional to the value of the remaining building, the building should be considered for demolition. These three opinions were not cumulative. Each of the opinions were arrived at by looking at a specific issue (with relative cost) and required mandatory code upgrade, and each of us determined that the building had little economic value. It is important to note that if all three opinions were overlaid and a master plan were developed, the conclusion would only get worse as a cumulative problem. In addition, a more complete master plan would bring in more issues that would require to be addressed. An example is disabled access. The level of work being discussed would require substantial disabled access work. I also believe your mechanical, electrical and plumbing are all near the end of their life span.

In summary, the building has little "engineering" economic value in any evaluation of the building. However, I would suggest that two other areas of "economic" value be reviewed as part of this overall master plan. The first is the buildings potential historic value to the community. The second is the value of the non-conforming structure in the rear yard. The current layout of the building on the lot most likely exceeds the "as-right" layout per the current Planning Code. Thus, if you tear down the current building, the Planning Department may not let you rebuild the same footprint of a building on this lot. This maybe a good thing or a bad thing, but the issue of what Planning will let you replace this building with (on this lot), should be considered in the evaluation of the current building.

Sincerely,

Patrick Buscovich
Structural Engineer

Letter
O-RJR1
Attach.



HOHBACH-LEWIN, INC. STRUCTURAL & CIVIL ENGINEERS

"Timely Solutions Based On Timeless Principles"

March 24, 2014

Read, Understood and Approved:

Pages: 2 Date: 1/6/2015 | 20:44 PT

Ms. Irene Laudeman
Metropolitan Community Church of San Francisco
150 Eureka Street
San Francisco, CA 94114

DocuSigned by:
Dennis Craig
DocuSigned by:
Dan Cortnik
62CF16E84C0487...
FF78F2A77854483...

Project: Structural Observations
Hohbach-Lewin Project No. 10000B

Read, Understood and Approved:

Pages: 2 Date: _____

Subject: Site Visit Observations / Recommendations

Dear Irene:

I visited the subject property on March 19, 2014 and met with yourself and two other Church members in order to review the property. At the time of our visit, there were several areas where floor and wall finishes had been removed, in order to observe the structural framing. No structural calculations or materials testing were done in the preparation of this report.

The subject structure appears to have been built in three phases: The first (likely original) structure is the single story building that is along Eureka Street. Subsequent building additions occurred to the rear of the original structure, and are both two stories tall. All three building phases appear to have used conventional wood framed construction (wood bearing and shear walls) supported on concrete foundations.

With the exception of several issues (to be discussed below), the general condition of the gravity resisting elements of the building appear to be in good to fair condition, which is consistent with other structures of similar age and construction type.

Observations

The observed structural concerns are (in order of greatest to least concern):

1. The Retaining Wall

There is a failed retaining wall within the middle addition, at the southern side of the property. This wall appears to be on the property line, and is serving as a retaining and gravity support structure for the floor and roof framing adjacent to it. The wall was reviewed in a draft letter (dated July 31, 2006) by Patrick Buscovich & Associates, and deemed a "significant life safety risk" at that time.

The soil below the floor framing in the immediate vicinity of the wall is very wet, and the several of the observed floor joists exhibited signs of dry rot and/or termite infestation.

Temporary shoring has been placed against this wall in an attempt to stabilize it, and the areas adjacent to and above it are currently not being occupied. Per our verbal discussions, it would seem that the current Church members have not seen any recent movement in this wall.

2. Below Grade Sill Plate

PRINCIPALS
DOUGLAS HOHBACH S.E.
DAN LEWIN S.E.
JOAQUIM ROBERTS S.E.
ANTHONY LEE S.E.
VIKKI BOURCIER S.E.

ASSOCIATE PRINCIPAL
KEVIN MORTON S.E.

SENIOR ASSOCIATES
BILL DALEY S.E.
STUART LOWE S.E.
GREG RODRIGUES S.E.
VICKY RUNDORFF S.E.
SAM SHOTANI S.E.

ASSOCIATES
BRYAN CORTNIK S.E.
EDDIE HUI S.E.
JEREMIAH LEGRUE S.E.
CHRIS MORTON S.E.
MICHAEL REBCH S.E.

CAD MANAGER
GEORGE FONTELEIRA

Structural Observations
Metropolitan Community Church
Page 2 of 2
March 26, 2014

The sill plate on the north side of the middle addition appears to be below the current grade of the patio. This poses a concern, because water from the patio area can saturate the wood framing elements, which can result in dry rotted framing conditions.

3. Dry Rotted Floor Framing

There is a small janitor's closet at the rear of the original building where some dry rotted floor framing was observed. Per our site visit conversations, we understand that the area in this general vicinity is subjected to seasonal moisture fluctuations from the underground stream

Conclusions / Recommendations

1. The failed retaining wall is a serious concern. Although the wall may have not exhibited signs of movement recently, there is no guarantee that movement will not continue. Furthermore, the shoring used to stabilize the wall is relying on the existing floor framing members for support, many of which have reduced structural capacity due to dry-rot and termite damage.

It may be possible that additional work and/or structural analysis was done in this area that allowed an engineer to deem the building safe to occupy. Without the benefit of this documentation, however, we must concur with the July 31, 2006 letter from Patrick Buscovitch & Associates that the failed wall poses a significant life safety risk.

2. The exterior grade at the patio area appears to have been built up over time. It may be possible to re-grade the patio area, so the sill plate is not subjected to moisture. While this area currently appears to be performing adequately, it should be monitored.
3. At the time of our visit, other framing members in the general vicinity of the closet appeared to be sound. It is possible that the dry rot in this area is a localized problem, and not due to the underground stream. The affected framing members should be replaced in-kind, and the area monitored.

Sincerely,

Hohbach-Lewin, Inc.



Stuart Lowe, SE #5166
Senior Associate



Letter
O-RJR1
Attach.



DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 150	STREET EUREKA	CITY SAN FRANCISCO	ZIP 94114	Date of Inspection 12/29/2014	NUMBER OF PAGES 9
LINGRUEN ASSOCIATES 1555 Yosemite Ave. # 30 San Francisco, CA 94124 PH# (415) 822-2324 FAX (415) 822-1464 Registration #: PR 0156					Report #: 65803
Ordered by: Katharine Holland Coldwell Banker 2355 Market San Francisco CA 94114-		Property Owner and/or Party of Interest METRO. COMMUNITY CHURCH		Report sent to: Katharine Holland Coldwell Banker 2355 Market San Francisco CA 94114-	
COMPLETE REPORT <input checked="" type="checkbox"/>			LIMITED REPORT <input type="checkbox"/>		SUPPLEMENTAL REPORT <input type="checkbox"/>
REINSPECTION REPORT <input type="checkbox"/>			GENERAL DESCRIPTION: 2 story wood and stucco frame common building and occupied.		
			Inspection Tag Posted: Hall Electric Service		
			Other Tags Posted:		
An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items					
Key: 1 = Substructure 2 = Foundations 3 = Steps/Decks 4 = Interior 5 = Exterior 6 = Other					

Read, Understood and Approved:

Pages: 12 Date: 1/6/2015 | 20:44 PT

DocuSign by:


 FF76P2A7B5483

Read, Understood and Approved:

Pages: 12 Date: _____

Please see subsequent pages for diagram.

Inspected By GARY FLOWERS License No. OPR 8848 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

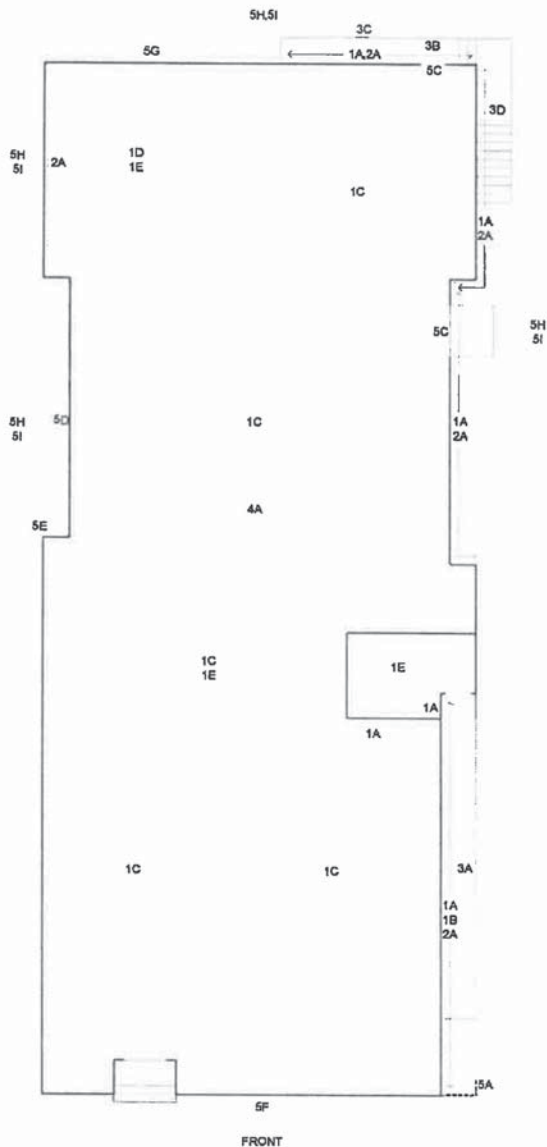
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

Letter
O-RJR1
Attach.

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150 BLDG. NO.	EUREKA STREET	SAN FRANCISCO CITY
12/29/2014 DATE OF INSPECTION		65803 CO. REPORT NO.



DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

THIRD PAGE OF STANDARD REPORT OF THE PROPERTY LOCATED AT:

150 BLDG. NO.	EUREKA STREET	SAN FRANCISCO CITY
12/29/2014 DATE OF INSPECTION		65803 CO. REPORT NO.

IMPORTANT: Read this document. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of wood destroying pest and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found. The Structural Pest Control Act and Regulations govern the contents of the inspection report. Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing the report. All recommendations for repairs are contingent upon approval by the local building department. Any changes, modifications, or redesign required by said building department, including handicap access and architectural/engineered plans are not included and may result in additional costs.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible for inspection, such as the interior of walls, floors, or ceilings, areas concealed by carpeting, built-in appliances, or cabinetwork. Infestations or infections may be active in these areas without visible evidence. This company renders no guarantee against any infections, infestations, or any adverse condition which may exist in such areas or may become evident in such areas after this date. If you desire information about areas that were not inspected, further inspection will be performed at additional cost.

This company does not guarantee against leakage, such as (but not limited to), plumbing, appliances, doors, windows, shower or tub enclosures, roof or deck coverings. We offer no guarantee against moisture penetration through foundations or into basements and subareas. If information regarding drainage systems, runoff, or ground water is desired, interested parties are advised to consult a soils engineer.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State Licence Board.

MOLD DISCLAIMER: There may be health-related implications associated with the findings reflected on this report. We are not qualified to render any opinion concerning any such health implications, and no such opinion is expressed. Any questions concerning any health-related implications which may be associated with the findings or recommendations (including recommendations for structural repairs) that are reflected in this report, or concerning indoor air quality, should be directed to a qualified professional.

Note: This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

ARBITRATION: Any party using this report agrees to the following: Any controversy or claim out of or relating to this report, or the breach thereof, shall be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Association, and judgement upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

This is a separated report, which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection, or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where not visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FOURTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

1. SUBSTRUCTURE

1A FINDING: (Section 1)

Evidence of subterranean termite infestation(s) noted at right and rear walls, basement furnace pit corner and heater duct.

RECOMMENDATION:

Drill through concrete at appropriate intervals and chemically treat soil below with approved material for termite control. Fill holes with mortar. Remove evidence of infestation.

Chemical: Termidor

1B FINDING: (Section 1)

Localized beetle infestations were noted at base of the right wall and boardwalk.

RECOMMENDATION:

Locally treat infested wood members with approved material. NOTE: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. No guarantees are submitted against future infestations.

Chemical: Tim-Bor

1C FINDING: (Section 1)

Substructure crawl space was considered inaccessible to inspection due to excessive amounts of debris, non-functional heater ducts and plumbing lines.

RECOMMENDATION:

Perform further inspection and issue a supplemental report after all debris and non-functional heater ducts and plumbing lines have been removed by others.

1D FINDING: (Further Inspection)

Exposed substructure framing at the left rear room at floor has been opened revealing excessive moisture with wood boring beetle infestations evident. Remaining portions of floor are fungus damaged. Condition of the inaccessible framing below is unknown.

RECOMMENDATION:

Remove entire floor covering, perform further inspection and issue a supplemental report. NOTE: Enclosed cost estimate does not include replacement of floor.

1E FINDING: (Section 2)

Evidence of seasonal moisture was noted in the subarea/basement.

RECOMMENDATION:

Interested parties are advised to consult with a drainage contractor and/or a soils engineer for further evaluation.

Letter
O-RJR1
Attach.

DocuSign Envelope ID: 10C69894-FA57-41E5-8C84-A13A0C9C94B5

FIFTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

2. FOUNDATIONS

2A FINDING: (Section 1)

Foundation framing along entire right wall and across rear wall is embedded in concrete with fungus, termite and beetle damage evident. Foundation at the left rear room is showing signs of excessive moisture and rotation failure. Condition of remaining inaccessible foundation is unknown. Due to conditions outlined we submit the following recommendation.

RECOMMENDATION:

Interested parties are advised to contact a structural engineer for further evaluation. No bids have been submitted.

3. Steps/Decks

3A FINDING: (Section 1)

Fungus and beetle damage is evident throughout the front ambulatory boardwalk.

RECOMMENDATION:

Remove entire boardwalk and re-construct with all new pressure treated material.

3B FINDING: (Section 1)

Fungus damage is evident at the lower wooden ramp boardwalk at basement ground level. Small stairway has failed.

RECOMMENDATION:

Remove the entire wood ramp and stairway and re-construct with all new pressure treated material.

3C FINDING: (Section 1)

Fungus damage was noted at the top rear non-conforming guard rail.

RECOMMENDATION:

Dismantle existing rail as necessary to repair damaged wood. Re-construct rail per present day building codes.

3D FINDING: (Section 1)

Surface fungus infections and wood boring beetle infestation were noted throughout the rear upper stair and walkway area.

RECOMMENDATION:

Clean surface fungus from wood members and chemically treat wood members with approved material for fungus and beetle control.

Chemical: Tim-Bor

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

4. INTERIOR

4A FINDING: (Section 1)

Several window sash are fungus damaged. Others are weathered, have evidence of leakage and/or are in need of general repairs. Adjacent enclosed framing is inaccessible to inspection. No guarantees regarding inaccessible wood members can be made.

RECOMMENDATION:

Interested parties are advised to contact a window contractor for repair or replacement. No bids have been submitted.

5. EXTERIOR

5A FINDING: (Section 1)

Base of the right front entry gate is fungus damaged.

RECOMMENDATION:

Cut off base of framing, remove damaged wood and install elevated concrete.

5B FINDING: (Section 1)

Fungus, beetle and termite damage was noted at base of side entry wall.

RECOMMENDATION:

Remove all damaged wood, repair with new material and chemically treat as necessary. NOTE: If damage is found to extend into inaccessible areas, a supplemental report with costs for additional repairs will be issued.

Chemical: Tim-Bor

5C FINDING: (Section 1)

Exterior rear and side basement door is damaged by fungus.

RECOMMENDATION:

Replace with new door of similar design using existing hardware. Replacement of hardware will be provided at additional cost. Painting or weather-stripping is not included.

5D FINDING: (Section 1)

Fungus and dampwood termite damage was noted at exterior lower lightwell window wall area.

RECOMMENDATION:

Repair damaged wood members and chemically treat as necessary. If damage is found in enclosed wood members a supplemental report and cost estimate will be submitted. Painting is not included. Repair or refinishing of interiors is not included.

Chemical: Tim-Bor

5E FINDING: (Section 1)

Fungus damage was noted at attached vertical 2x4.

RECOMMENDATION:

Permanently remove attached 2x4. Painting is not included.

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

5F FINDING: (Further Inspection)
Framing behind stucco is inaccessible.

RECOMMENDATION:
Perform further inspection by installing test openings and issue a supplemental report.

5G FINDING: (Section 1)
The lower left rear wall was inaccessible to inspection due to lack of proper access.

RECOMMENDATION:
Remove partition wall at ground, perform further inspection to area outlined and issue a supplemental report. NOTE: Enclosed cost estimate does not include replacement of partition wall.

5H FINDING: (Section 2)
Voids were noted at exterior siding.

RECOMMENDATION:
Interested parties to consult a general contractor for further evaluation.

5I FINDING: (Section 2)
Exterior surfaces are weathered.

RECOMMENDATION:
Interested parties to consult a waterproofing contractor for further evaluation.

5J FINDING: (Section 1)
It is the opinion of this inspector that structural repairs outlined in this report will require a building permit.

RECOMMENDATION:
Lingruen Associates will obtain a building permit as required. See item 5J on the attached contract for permit fees. Architectural and/or structurally engineered drawings as may be required by the building department and/or district inspector are not included. Any additional permit or plan check fees, including but not limited to historical buildings, architecturally significant buildings or handicap upgrade requirements will be provided at additional cost.

Letter
O-RJR1
Attach.

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

EIGHTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

6. OTHER

NOTE:

Property line walls that abut adjacent structures and/or properties and are inaccessible for inspection. No representation can be made regarding these portions of the exteriors. Interested parties are advised to maintain exteriors including any flashing details to adjacent properties.

DocuSign Envelope ID: 10C69694-FA57-41E5-8C84-A13A0C9C94B5

NINTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

150	EUREKA	SAN FRANCISCO
BLDG. NO.	STREET	CITY
12/29/2014		65803
DATE OF INSPECTION		CO. REPORT NO.

CHEMICAL INFORMATION

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "caution pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately. For additional information contact the County Health Department, County Agricultural Department and the Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA. 95815-3831.

For further information contact any of the following:

Your Pest Control Operator - Lingruen Associates (415) 822-2324
For Health Questions - County Health Department (415) 554-2500
For Application Information:
 San Francisco County Agricultural Commissioner (415) 252-3830
 San Mateo County Agricultural Commissioner (650) 363-4700
 Marin County Agricultural Commissioner (415) 499-6700
 Santa Clara County Agricultural Commissioner (405) 918-4600

For Regulatory Information:
 The Structural Pest Control Board (916) 561-8708
 (800) 737-8188
 Poison Control Center (800) 222-1222

The Pesticide or pesticides proposed to be used and the active ingredients are:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> COPPER NAPHTHENATE 20
Active ingredient 20%
Inert ingredients 80%
E.P.A. Reg. 9630-17-9639 | <input type="checkbox"/> ZYTHOR
Active ingredient:
Sulfuryl fluoride 99.3%
Inert ingredients 0.7%
E.P.A. Reg. #81824-1 | <input type="checkbox"/> TERMIDOR SC
Active ingredient:
Fipronil 80%
E.P.A. Reg. 43-901 | <input type="checkbox"/> VIKANE
Active Ingredient:
Sulfuryl fluoride 99.8%
Inert ingredients 0.2%
E.P.A. Reg. #62719-4 |
| <input checked="" type="checkbox"/> TIM-BOR
Active ingredient:
Disodium Octaborate
Tetrahydrate 98%
Inert ingredients 2%
E.P.A. Reg. #1624-39
E.P.A. est. #1624-CA-1 | <input type="checkbox"/> TRI-DIE PT 230
Active ingredient:
Pyrethrins 0.6%
Piperonyl butoxide, tech. 4.8%
Silica Gel 8%
Inert ingredients 86.6%
E.P.A. Reg. #499-385
E.P.A. est. #499-MO-1 | <input type="checkbox"/> OPTIGARD ZT
INSECTICIDE
Active ingredient:
Thiamethoxam 21.6%
E.P.A. Reg. 100-1170 | <input type="checkbox"/> PREMISE
Active ingredient:
Imidacloprid 0.05%
Other Ingredients 99.95%
E.P.A. Reg. #432-1391 |
| <input type="checkbox"/> CHLOROPICRIN
Active Ingredient:
Chloropicrin
CAS #000076-0602 96% | | | |

Target Pest:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Subterranean Termites | <input type="checkbox"/> Drywood Termites | <input type="checkbox"/> Dampwood Termites | <input checked="" type="checkbox"/> Wood Boring Beetle |
|---|---|--|--|

From: Gary Gee [mailto:GGee@garygee.com]
Sent: Wednesday, January 03, 2018 12:47 PM
To: David Silverman <dsilverman@reubenlaw.com>; Theresa Wallace <Theresa.Wallace@lsa.net>
Cc: David Papale <dpapale@me.com>
Subject: 150 Eureka Focused EIR Table 1 Changes

David & Theresa:

Attached is Table 1 with the change to the number of stories for the Full Preservation Scheme. This was printed as 4 stories when it is really 2 stories and this table needs to be modified.

AL-3

Gary Gee, AIA



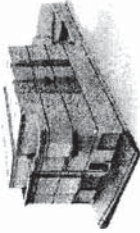


Gary Gee Architects, Inc.
98 Brady Street #8 San Francisco, CA 94103-1239
Tel: 415.863.8881 Fax: 415.863.8879 Email: ggee@garygee.com
www.garygee.com

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LSA

JAN 3, 2018

Table 1: Comparison of Proposed Project to Project Alternatives

Description/Use	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative
		Assumes no Changes to the Site		
Building Height (feet/inches)	40 ft	29 ft	35 ft, 4 1/8 inches	40 ft
Number of Stories	4	2	4	4
Total Number of Residential Units	4	0	4	4
2 Bedroom	0	0	4	0
3 Bedroom	2	0	0	4
4 Bedroom	2	0	0	0
Gross Square Foot (gsf) by Use				
Residential Units	10,119 gsf	0	6,923	11,035 gsf
Open Space Private Decks	1,081 gsf	0	673 gsf	1,237 gsf
Garage	2,332 gsf	0	0	870 gsf
Common Area	909 gsf	0	742 gsf	3,548 gsf
Total Building Area	14,441 gsf	9,350 gsf	8,338 gsf	16,690 gsf
Rear Yard At Grade	2,232 gsf	0	691 gsf	1,114 gsf
Open Space (125 sf private; 166 sf if common)	3,313 gsf private 0 gsf common	0	673 gsf private 587 gsf common	1,237 gsf private 720 gsf common
Off-street Vehicle Parking Spaces	8	0	0	4

CHANGE
→ 4/2

8/15/17#543774447 (E:\15-015)HPC Powerpoint Presentation\150 Eureka Alt-Table.docx\EUR1601-150 Eureka-SP-PRODUCTS\Alternatives\150 Eureka-Alt-Memo-REV07-17-17.docx

Email
O-RJR2
cont.

Scott W. Campbell
229 Douglass Street
San Francisco, CA 94114

January 19, 2018

Ms. Jenny Delumo
Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

**RE: 150 Eureka Street Project – Written Comments on Draft EIR
Draft EIR Publication Date – December 6, 2017
Planning Department Case No. 2015-011274ENV
State Clearinghouse No. 2017052068**

Dear Ms. Delumo:

We live at 229 Douglass Street in the house located to the immediate West and South of the 150 Eureka Street Project.

We hereby submit comments on the Draft EIR with respect to the following concerns:

1. Require that the Violations of the Minimum Rear Set Back Requirements be Cured
2. Restrict Hours of Construction Activity to 9 a.m. to 5 p.m. Weekdays Only
3. Bolster "Mitigation Measure M-NO-2: Construction Noise Reduction" with Additional Requirements with respect to the Rear Property Line of the Proposed Project
4. Require the Final EIR Contain Mitigation Measures to Address Asbestos-Containing Materials, Lead-Based Paints, Dust and Pollutants Expected During Demolition of the Existing Building and Excavation
5. Reduce the Building Height and Scale

Require that the Violations of the Minimum Set Back Requirements be Cured

Neither the originally proposed project nor the alternative preservation concepts in the Draft EIR meet the minimum rear set back requirements of section 134 of the Planning Code. We object and we respectfully demand that the violations of the minimum setback requirements be cured before allowing the project to go forward.

With respect to the proposed double-lot, flat top project, the proposed 42 feet rear set back appears to be more than 12 feet shorter than the minimum set back required under the Code, calculated as 45 percent of the lot depth or the "average" of the depth of the two adjacent rear yards, whichever is less. The Draft EIR states that the depth of the adjacent yards as being "between approximately 60 feet, 1 inch and 49 feet, 4 inches." (See pages 36-37 of the Draft EIR). Based on these numbers for the adjacent yards, it would appear that the average of the rear set backs of the adjacent properties is 54 feet, 9 inches, and not 42 feet. Unless this violation is cured, the project should not be allowed to proceed

If the developer would like to build on the double-lot site, they should be required to observe and follow the rules on minimum rear set back requirements. Moreover, in no event should any lot split be granted for the proposed site without requiring the developer to meet the minimum rear set back requirements.

PO-1

Restrict Hours of Construction Activity to Between 9 a.m. and 5 p.m. Weekdays Only

If the project is permitted to proceed, the developer and its contractors should be required to limit all construction activities, including any demolition, to normal working hours between 9:00 a.m. and 5:00 p.m. Due to the existing residences surrounding the proposed project, we demand that construction activities not be allowed between the early morning hours of 7:00 a.m. and 9:00 a.m. and between evening hours of 5:00 p.m. and 8:00 p.m.

NO-1

Bolster "Mitigation Measure M-NO-2: Construction Noise Reduction" with Additional Requirements with respect to the Rear Property Line of the Proposed Project

Our home is located adjacent to the development site, less than sixty (60) feet adjacent from the rear property line of the proposed project. Accordingly, we have serious health and safety concerns about the noise, dust and pollutants associated with the estimated 18 months or more of demolition and construction activity, particularly during early morning and evening hours.

We request that the following additional mitigation measures be added to the "Mitigation Measure M-NO-2: Construction Noise Reduction" (See pages 65-66, and 124 of the Draft EIR) to better address noise concerns along the rear property line of the project site that is adjacent to our property:

NO-2

- In Bullet #2 on Page 65 of the Draft EIR, add a requirement that plywood noise barriers will run the length of the rear property line of the proposed project.
- In Bullet # 3 on Page 65 of the Draft EIR, add a requirement that noise control blankets will be erected along the length of the rear property line of the proposed project.
- In Bullet #10 on Page 66 of the Draft EIR, specify that all general construction related activities are restricted to between 9:00 a.m. and 5:00 p.m. on weekdays (Monday to Friday) only, as noted above.

Require the Final EIR Contain Mitigation Measures for Asbestos-Containing Materials, Lead-Based Paints, Dust and Pollutants Expected During Demolition of the Existing Building and Excavation

The Draft EIR does not adequately address diminished air quality that will occur during the demolition of the existing building (church) located on the proposed site and subsequent excavation. See Draft EIR pages 69 et al. Nor does the draft set forth the mitigation measures that must be undertaken by the developer and its contractors to address dust and pollutants (e.g. asbestos and lead-based paint).

AQ-1

As plainly stated in the Draft EIR, the Phase I Environmental Assessment conducted at the site appears to confirm that hazardous materials consisting of asbestos-containing materials (ACMs) and lead-based paint are located at the project site. See page 111 and footnote 72 of the Draft EIR. After some discussion of state and local requirements for the proper handling ACMs and lead-based paint, however, the Draft EIR simply states that "This topic will not be addressed in the EIR." See page 114 of the Draft EIR.

We demand that the EIR address in the final EIR the concerns presented by these hazardous materials located at the project site and set forth in detail all of the mitigation measures that the developer and its contractors will undertake to protect the health and safety of neighborhood residents. In this regard, we demand that such mitigation measures set forth with specificity the containment barriers and air filters/vacuums that are to be employed at the site and the procedures that will be used to stop the spread of these harmful hazardous materials.

HZ-1

Reduce the Building Height and Scale of the Proposed 4-Story Double-Lot Flat-Top Project

We request that the height and scale of the 4-story double-lot, flat-top project, be reduced because it is not in line with the existing heights, scale and character of all surrounding residences on the block.

The proposed project will be taller, wider, and occupy more volume than all surrounding residences. What's proposed by the developer and its architect is to erect a towering rectangular monolith mid-block. This is good for the developer, and bad for the surrounding neighbors.

All of the buildings on this block are one- or two-stories above a ground-level garage, with an attic or façade having a sloped roof. See photos in attached Exhibit A. Note that the only exception is the one apartment building located far uphill on the NE corner of Eureka and 19th Streets, which is limited to three (3) stories of living space. See photos in attached Exhibit B. This particular apartment building is built into a steeply sloped corner lot, which may explain why its nonconformance was allowed in that case.

Significantly, there are no flat-topped, 4-story buildings (without attics) located mid-block on Eureka that have four (4) stories of living space rising above ground level. The proposed project thus would be a complete departure and deviation from the harmony and charm of the roofline streetscape existing homeowners on the block have enjoyed for decades. As such, we ask that non-conforming projects like this proposed flat-top design project (which occupies a significant amount of air and space), not exceed three (3) stories above ground level.

PO-2

Summary

To recap, our comments on the Draft EIR are as follows:

1. **Require that the Violations of the Minimum Rear Set Back Requirements be Cured.** Unless the violations are cured, the proposed project should not be allowed to move forward and no lot split should be granted.
2. **Restrict Hours of Construction Activity.** The developer and its contractors should be required to limit all construction activities, including any demolition, to normal working hours between 9:00 a.m. and 5:00 p.m.
3. **Bolster "Mitigation Measure M-NO-2: Construction Noise Reduction" with Additional Requirements with respect to the Rear Property Line of the Proposed.** Add additional mitigation measures to the "Mitigation Measure M-NO-2: Construction Noise Reduction" (see pages 65-66 of the Draft EIR) to address noise along the rear property line of the project site.
4. **Require the Final EIR Contain Mitigation Measures for Asbestos-Containing Materials, Lead-Based Paints, Dust and Pollutants Expected During Demolition of the Existing Building and Excavation.** We demand that the EIR address in the final EIR the concerns presented by these hazardous materials located at the project site and set forth in detail all of the mitigation measures that the developer and its contractors will undertake to protect the health and safety of neighborhood residents.
5. **Reduce Building Height and Scale.** The height of the buildings should not exceed three (3) stories above ground level.

PO-1

NO-1

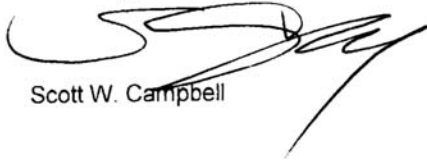
NO-2

HZ-1

PO-2

Thank you for giving us the opportunity share our comments with you. We are hopeful that the architect and developer will be able to work with the City and the neighborhood to address these concerns.

Sincerely yours,



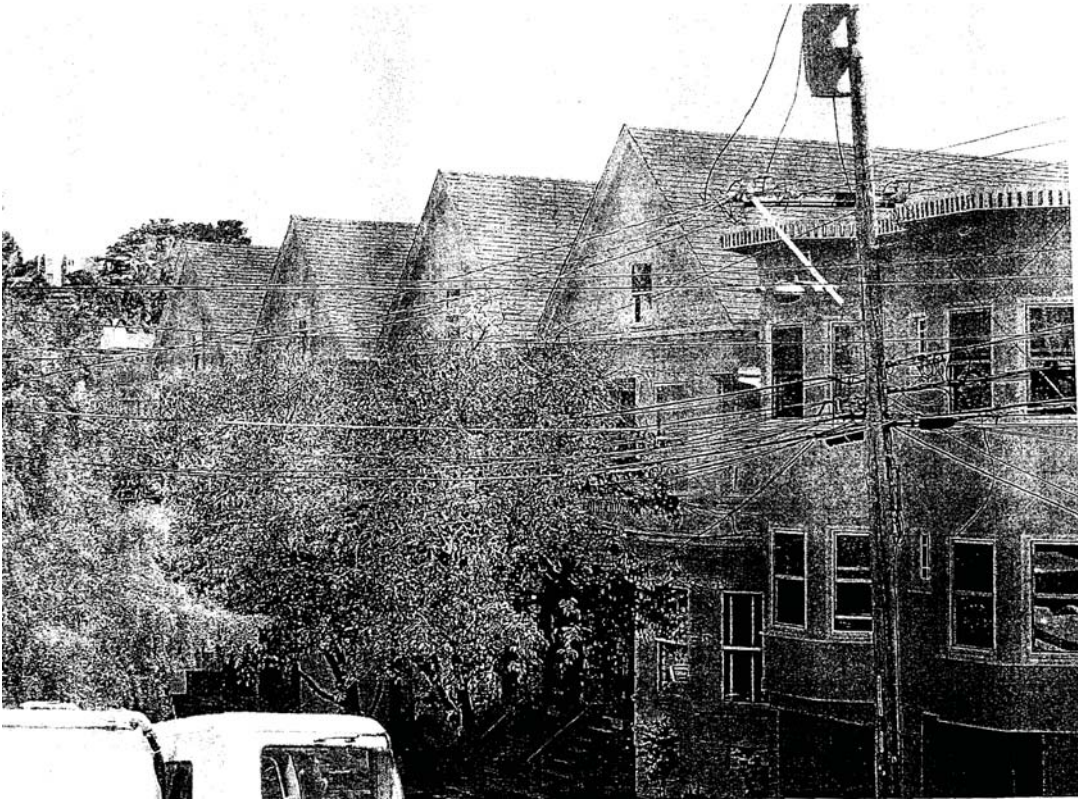
Scott W. Campbell

cc Mr. David Papale (developer)
Mr. Gary Gee (architect)

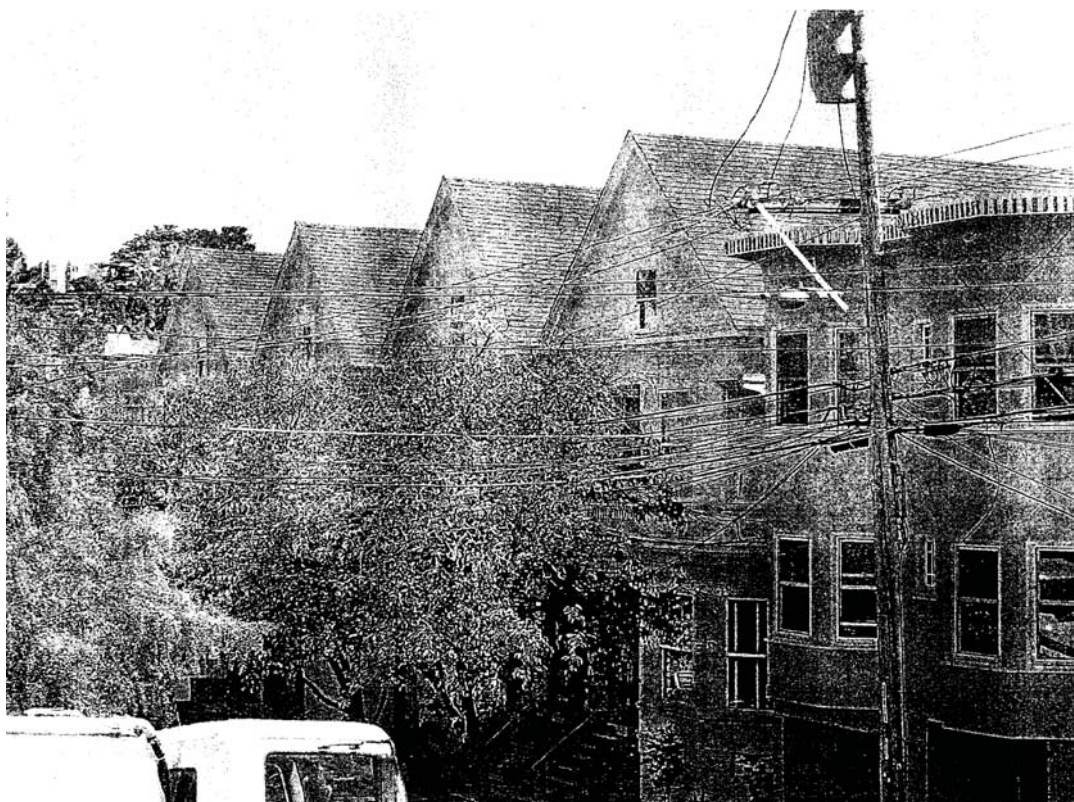
attaches: Exhibits A and B - Photos

EXHIBIT A

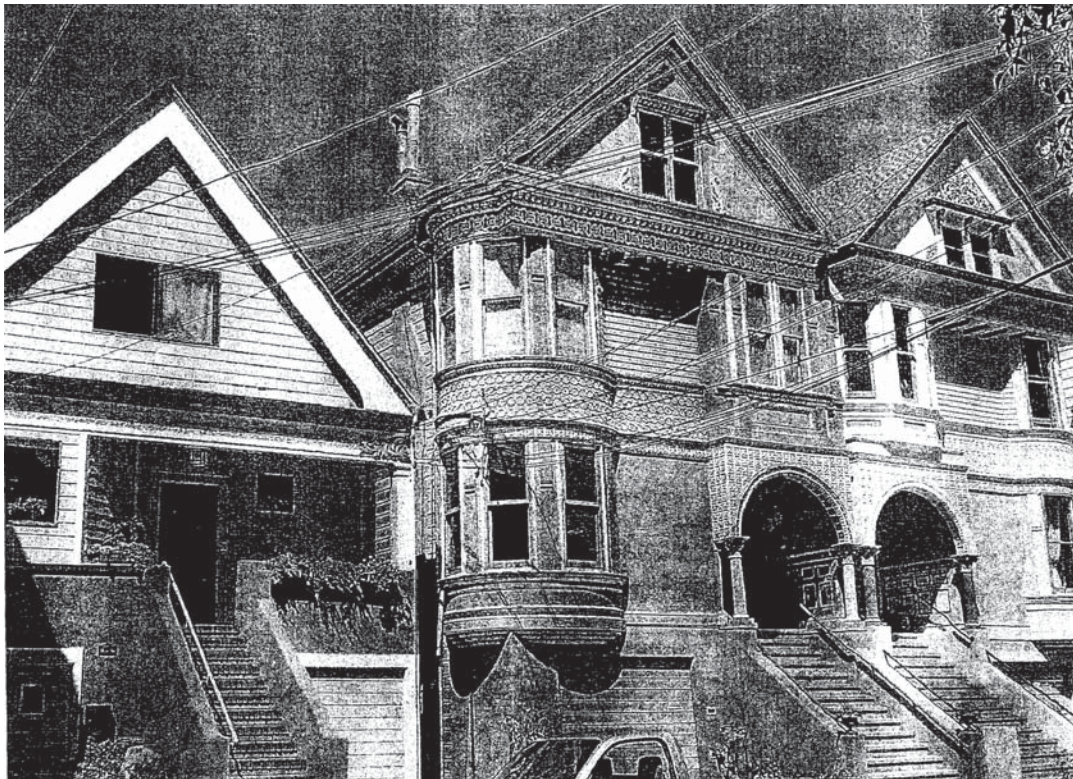
Letter
I-Campbell
Attach.



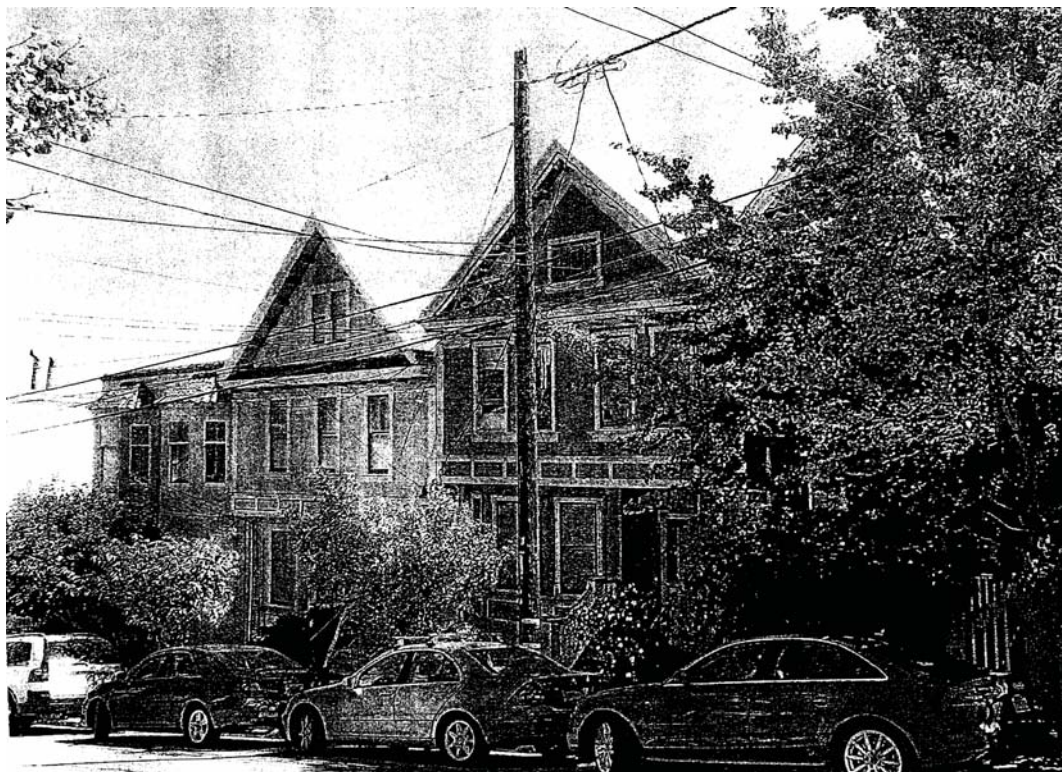
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I-Campbell
Attach.



Letter
I-Campbell
Attach.



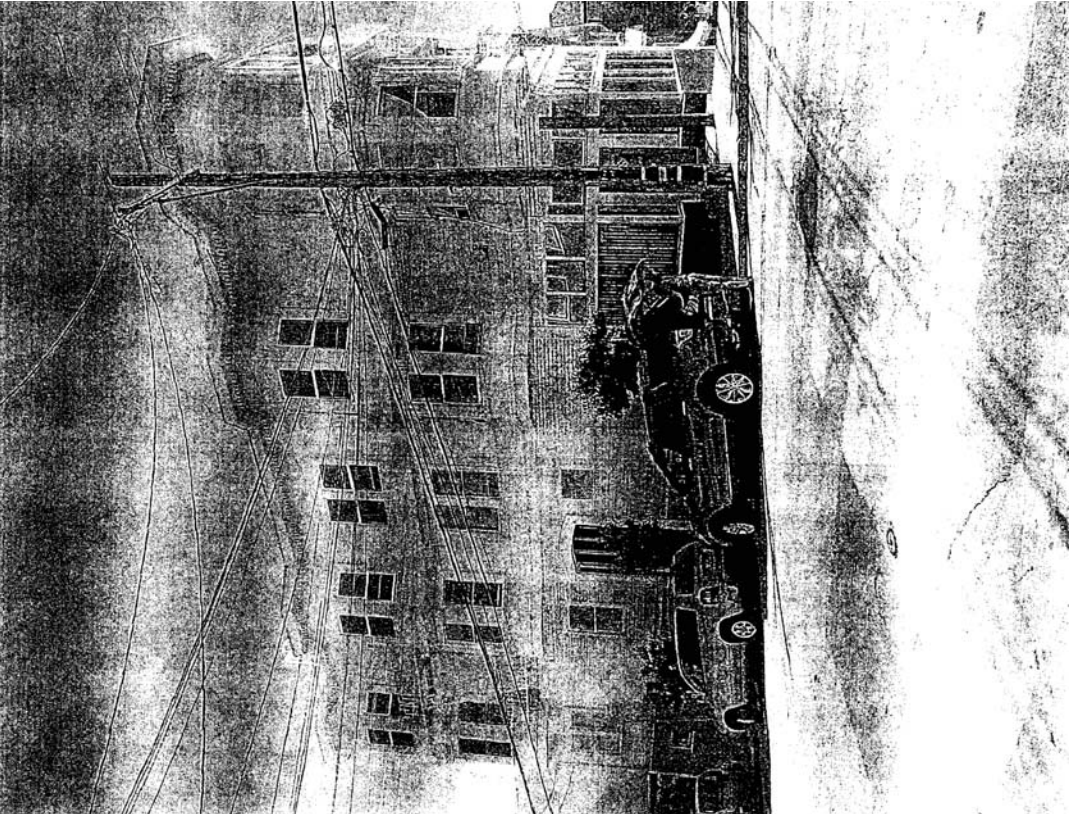
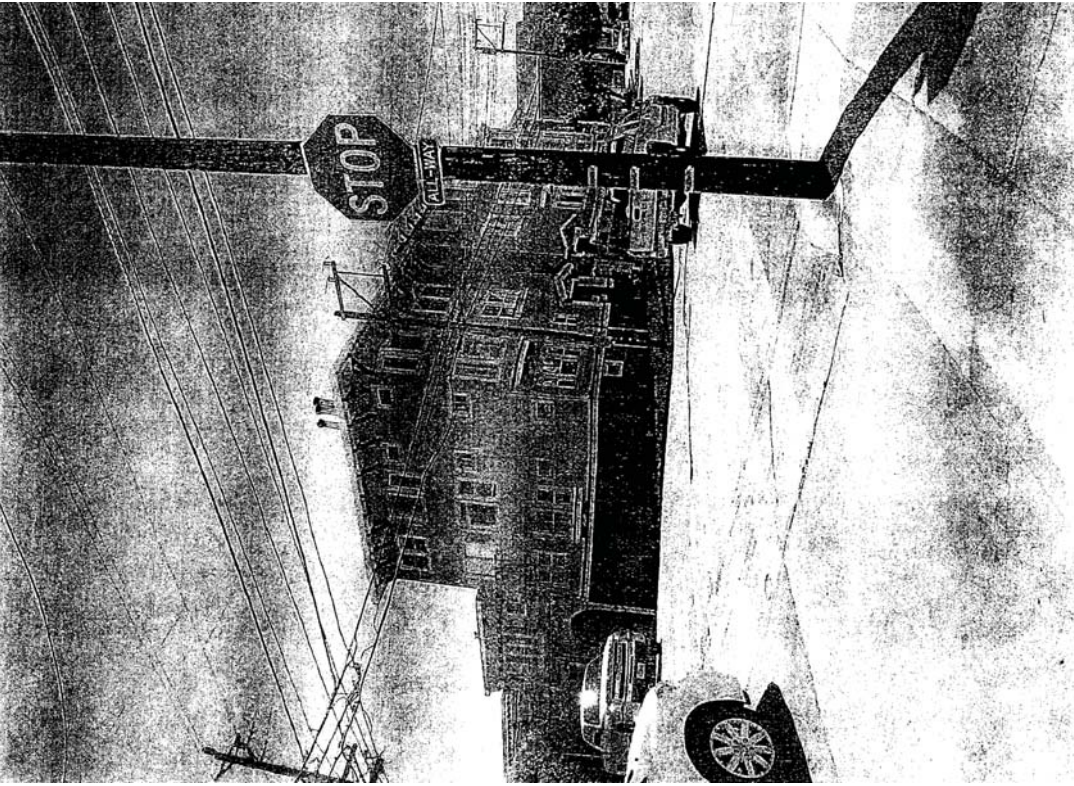
Letter
I-Campbell
Attach.



Letter
I-Campbell
Attach.

EXHIBIT B

Letter
I-Campbell
Attach.



From: [SC](#)
To: [Delumo, Jenny \(CPC\)](#)
Subject: 150 Eureka
Date: Tuesday, December 05, 2017 5:23:50 PM

Dear Jenny,

I am writing to you at the suggestion of Shayne Watson. I was an active member of MCC SF from 1990 until it relocated out of the neighborhood.

Here is my comment.

Yes, the building was a significant location in our LGBT and AIDS history.

For many years it was a home for our community, with vibrant worship, preaching, and music. With Jim Mitulski and Penny Nixon, it modeled egalitarian gender leadership. It engaged in social activism, including issues of hunger and youth homelessness, and even the use of medical marijuana. During the AIDS years, the church was a home to hundreds of people with HIV and AIDS, living and dying, and their families. The building itself hosted dozens of twelve step and other community meetings.

CR-1

Saving the structure is for me not a concern. I'm not sure what is meant by an interpretive tour (?). For me, acknowledging and documenting the historical significance is important. Somewhere there should be a record. A historical plaque on or in front of the building I think is important. People would be able to see that this was once a significant location in our history.

CR-3

Steve Carson
675 Dolores Street
San Francisco CA. 94110

From: [scsf](#)
To: [Delumo, Jenny \(CPC\)](#); sewatson77@yahoo.com
Subject: 150 Eureka Street
Date: Thursday, December 21, 2017 11:08:22 AM

Dear Jenny and Shayne,

I watched the meeting of the Historic Preservation Commission yesterday. (What retired teachers do :)

They got into the weeds at the end of the discussion, with how to mark this site, with everything from walking tours to smartphone apps.

To me, what matters is a plaque, at the site, either on the new building or the sidewalk in front. This would be something anyone walking the street would be able to see, like what we now have in front of the former Lexington Club.

Of course, interpretative walks and such are welcome. But there needs to be something not dependent on signing up for a tour. Something visible and permanent is needed.

I think we are on the same page. I heard Commissioner Hyland say that " a sidewalk plaque or a wall plaque is essential."

I also heard some rumblings about whether we can "impose" this on the project sponsor. Clearly we can. The project project seemed a bit unresponsive, so this is something to monitor.

We recognize the need for a new structure. That all makes sense. This permanent marking of the historical significance of the site is what matters. It touched a generation, a neighborhood, and a city. It is a significant place of LGBTQ heritage.

I recognize that this was a preliminary discussion, and that another presentation will be made on January 18 at 1:00pm before the Planning Commission. Can you be sure this feedback is forwarded to all relevant parties?

Thanks for your work on this --

Steve Carson
675 Dolores Street
San Francisco CA 94110

CR-3

From: [Kate Elswit](#)
To: [Delumo, Jenny \(CPC\)](#)
Cc: [Ben Gimpert](#)
Subject: Comments on EIR regarding Proposed Building at 150 Eureka Street
Date: Tuesday, December 05, 2017 3:13:34 PM

Dear Jenny Delumo,

We are the owners and residents of 20 Caselli Ave, and are writing with regard to the Environmental Impact Report prepared for the proposed development of 150 Eureka Street. (Our roof is in the overhead photo on page 1 of the report.)

Having evaluated the EIR carefully, we are only willing to support "No Development" or the "Full Preservation Alternative." The existing building is of modest but important historical value, and the potential for investment return with full preservation is probably underestimated in point 5 on page 117. Full preservation at least maintains some respect and recognition for the cultural history of the site, by preserving the historical architecture. In addition, the other proposals, such as "Partial Preservation Alternative" and the "Full Project" both add eleven feet vertically, which will obstruct our view and the views of other buildings in the neighborhood.

AL-2

At best, the proposed development adds four luxury units to a city undergoing a housing crunch, which is an awful use of unpriced city resources (e.g. public transportation, sidewalks, fire protection). It is particularly conspicuous when the additional 6-8k square foot of building space of the "Partial Preservation Alternative" and the "Full Project" add no further units, only make what are already planned as large, luxury developments even larger, while making the structure as a whole less consistent with the neighborhood.

GC-2

Thank you for your time, and we are happy to be in contact if you have any further questions.

best,
Kate Elswit and Ben Gimpert

ATTACHMENT B

DRAFT EIR PUBLIC HEARING TRANSCRIPT

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Table B-1: Commenters in Draft EIR Public Hearing Transcript

Comment Code	Full Name	Topic Code
Federal, State, Regional and Local Agencies, Boards, and Commissions		
A-CPC-Hillis	Rich Hillis, President	AL-4: Partial Preservation Alternative
		AL-5: Alternatives that Consider Higher Density Use of the Site
A-CPC-Johnson	Christine Johnson, Commissioner	AL-5: Alternatives that Consider Higher Density Use of the Site
A-CPC-Melgar	Myrna Melgar, Commissioner	GC-2: Merits of the Proposed Project
A-CPC-Moore	Kathrin Moore, Commissioner	AL-5: Alternatives that Consider Higher Density Use of the Site
A-CPC-Richards	Dennis Richards, Commissioner	AL-4: Partial Preservation Alternative
		AL-5: Alternatives that Consider Higher Density Use of the Site
		GC-2: Merits of the Proposed Project
		GC-3: Current Building Condition and Relation to Project Objectives
Organizations		
O-FYBR2	Kristine Poggioli	CR-3: Mitigation Measure M-CR-1b
		CR-4: Replacement and Recycling of Engraved Bricks
Individuals		
I-Buckley	Barbara Buckley	CR-3: Mitigation Measure M-CR-1b
I-Edelman	Dennis Edelman	CR-4: Replacement and Recycling of Engraved Bricks
I-Jordan	Lynn Jordan	CR-4: Replacement and Recycling of Engraved Bricks
I-Minardi	Mark Minardi	CR-3: Mitigation Measure M-CR-1b

Source: LSA, 2018.

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PLANNING COMMISSION OF THE
CITY AND COUNTY OF SAN FRANCISCO

RE: 150 EUREKA STREET
HEARING

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Thursday, January 18, 2018

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102-4689

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P R O C E E D I N G S

MR. IONIN: And places us on Item 11 for Case No. 2015-011274ENV at 150 Eureka Street. This is a draft Environmental Impact Report. Please note that written comments will be accepted at the Planning Department until 5 p.m. on January 23, 2018.

Just put them right there.

MS. DELUMO: Good afternoon, President Hillis, Members of the Commission. I'm Jenny Delumo, Planning Department Staff and EIR Coordinator for the 150 Eureka Street project, or the proposed project.

I'm joined today by my colleagues, Joy Navarrette, senior environmental planner and Marcelle Boudreaux, preservation technical specialist. Members of the consultant team and the project sponsor team are also present. The item before you is review and comment on the 150 Eureka Street project draft Environmental Impact Report, or draft EIR.

The purpose of today's hearing is to take public comment on the adequacy, accuracy, and completeness of the draft EIR pursuant to the California Environmental Quality Act, or CEQA, and San Francisco's local procedures for implementing CEQA.

No approval action on this document is

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1 requested at this time.

2 The public review period for the proposed
3 project's draft EIR began on December 6, 2017 and will
4 continue until 5 p.m. on January 23, 2018. I will now
5 provide a brief overview of the proposed project.

6 The project site is currently developed with a
7 2-story building which most recently housed the
8 Metropolitan Community Church of San Francisco and is
9 now vacant. The proposed project would demolish the
10 existing church building, split the lot into two lots,
11 and construct two 4-story, 40-foot tall residential
12 buildings. Each building would contain two residential
13 units and four ground-floor vehicle parking spaces, for
14 a total of four residential units and eight vehicle
15 parking spaces on the site, and a total building area of
16 14,441 gross square feet.

17 The draft EIR concluded that the proposed
18 project would result in a substantial adverse change to
19 the significance of the individual historic resource at
20 150 Eureka Street. This was determined to be a project
21 level significant and unavoidable impact on historic
22 architectural resources. Other impacts on historic
23 architectural resources were found to be less than
24 significant.

25 The draft EIR found that impacts to

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1 archeological and tribal culture resources, human
2 remains, and noise could be mitigated to a less than
3 significant level. All other impacts were found to be
4 less than significant.

5 A hearing to receive the Historic Preservation
6 Commission's comments on the draft EIR was held on
7 December 20, 2017. I've provided you with a copy of the
8 HPC's letter. At the hearing, the HPC concurred with the
9 conclusion in the draft EIR that the proposed project
10 would result in a significant and unavoidable impact on
11 the individual historic resource at the site.

12 Further, the HPC found that the alternatives
13 analyzed were adequate and that the project sponsor was
14 honest in their presentation of preservation
15 alternatives. The HPC was concerned about the practical
16 implementation of mitigation measure MCR1B interpreter
17 program. The Commission felt the development of a full
18 walking tour, as outlined in the mitigation measure, was
19 generally not a reasonable or practical measure for the
20 size of the project, and requested that a plaque or
21 other interpretive display be used to note the existing
22 property's history.

23 In addition, the Commission discussed working
24 with existing tours in the neighborhood to add the site.
25 Today the Planning Department is seeking comments on the

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5

1 adequacy and accuracy of the information contained in
2 the draft EIR. For members of the public who wish to
3 speak, please state your name for the record. Please
4 speak slowly and clearly, so the court reporter can make
5 an accurate transcript of today's proceedings.

6 Staff is not here to answer comments today.
7 Comments will be transcribed and responded to in writing
8 in the Comments and Responses document, which will
9 respond to all relevant, verbal, and written comments
10 received during the public comment period and will make
11 revisions to the draft EIR as appropriate.

12 For those who are interested in commenting on
13 the draft EIR in writing, by mail, or email, please
14 submit your comments to Jenny Delumo, EIR Coordinator at
15 1650 Mission Street, Suite 400, San Francisco, or
16 Jenny.Delumo@sfgov.org by 5 p.m. on January 23, 2018.

17 We anticipate publication of the Comments and
18 Responses document in late spring of this year followed
19 by the EIR Certification hearing in the summer of 2018.
20 Unless the Commissioner's have questions I respectfully
21 suggest that the public hearing on this item be opened.

22 PRESIDENT HILLIS: Great. Thank you and we will do
23 that.

24 I've got a number of speaker cards. Lynn
25 Jordan, Christine Pejolli, Barbara Buckley, Marc

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6

1 Minardi, and Dennis Edelman. And you can line up on the
2 screen side of the room and speak in any order. So
3 you're welcome to speak, sir.

4 MR. JORDAN: Good afternoon, Commissioners. My
5 name is Lynn Jordan. I'm here, one of several people to
6 speak on behalf of the MCC and an alternative to the
7 mitigations that were recommended in the EIR.

8 For background, I am a founding member of
9 Metropolitan Community Church since 1970 and church
10 historian. I'm also a member of the LGBT Cultural
11 Heritage Strategy working group. I've spent half of my
12 70 plus years sheltered and challenged and deterred by
13 the pink and purple church at 150 Eureka.

14 Our church was the first organization to
15 purchase its own building, with our own first worship
16 service held at 150 Eureka on Pride Sunday, June 1979.
17 It was for such a time as this, a moment in time when we
18 could have what we held sacred, a place for our
19 sanctuary and our holy ground. I'm not here today to
20 ask if we can memorialize a building to which, to quote
21 our then Senior Pastor, Reverend Dr. Penny Nichols, was
22 worn out through love.

23 Instead, let us focus on recognizing and
24 honoring the history that was given life and fulfillment
25 within the walls of 150 Eureka. For 35 years we who are

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7

1 the church were the many names and conclusion and
2 transformation, a face community bracing the rainbow of
3 lives that mattered, all of us becoming what we call
4 being the church alive and the church without walls.

5 I'm honoring and want to honor 150 Eureka for
6 being a safe space for gatherings and weaving together
7 the LGBT community in all of our diversity, transitions,
8 and many coalitions so that we continue to become our
9 change, our social justice, our rising and our truths.

10 Most unfortunately, of our LGBT history now
11 resides only in the confinement of archival
12 repositories, documentaries, books, and the ever
13 declining number of LGBT elders -- hello, who have lived
14 that history and are that history. Little structural
15 evidence of LGBT presence remains in San Francisco and
16 even in the Castro.

17 We are continually being asked how to landmark
18 what was once and now is no more. What we do have at
19 150 Eureka Street is the brick and mortar miracle on the
20 Eureka Street sidewalk embedded in a firm base of our
21 MCC stories distilled down to a few words or phrase,
22 words that had significance in our lives, deeply rooted
23 memories of time, place, being a justice-seeking church,
24 being the church with AIDS, the church alive. And all
25 this, we had the memory of our family, friends, creations

I-Jordan
CR-4

150 EUREKA STREET

1 of stories, memories of life-changing events and our
2 celebrations.

3 The bricks in this sidewalk are living
4 stories of our dedicated LGBTQ heritage at 150 Eureka,
5 and that we want to continue to hold close to us.
6 Mitigation within the EIR should include having our
7 narrative of these journeys and stories continue to
8 resonate and have a visible presence that should be
9 recreated and relocated at a site that we will deem
10 later on. Thank you.

11 PRESIDENT HILLIS: Thank you, Mr. Jordan. Next
12 speaker, please.

13 MS. PIJOLLI: Hi, I'm Christine Pijolli and I
14 am a member of the church also, and Founder of Friends of
15 the Yellow Brick Road of 150 Eureka. We are gay, so we
16 have a yellow brick road in front of our church. In
17 1979, we invited the community to write their -- to
18 literally inscribe in stone their LGBT memories, dreams,
19 and celebrations, and they responded. We had over 500
20 funeral services of people who died of AIDS during those
21 years. Many of them are memorialized. There's bricks
22 celebrating weddings; there's the Sisters of Perpetual
23 Indulgence, who had their first meeting was there. This
24 building was the community center and is full of history,
25 and where that history resides is in this yellow brick

I-Jordan.
CR-4
cont.

O-FYBR2
CR-4

150 EUREKA STREET

1 road outside.

2 Now it cannot be dug up, which is tragic.
3 However, it can be easily reproduced from the original
4 manufacturer and replaced somewhere else. And we have
5 two other LGBT sites willing to put that on their
6 property. We are just asking if the developer could
7 help us do that, basically, to recreate that in a spot.
8 And then when Senator Mark Lenno dedicated it he said,
9 "Harvey Milk would be so proud of our stories." Sorry,
10 I'm going to make myself cry.

11 The other thing we're asking for, again, a
12 plaque. We're just thrilled that the EIR recognizes the
13 historic significance of this place, and so a plaque.
14 And we -- we will help the developer write a check. We
15 will take care of everything, make this as easy as
16 possible.

17 Also, John Goldsmith who runs the Pink Triangel
18 Park is not here, but he's asked that when the rubble of
19 the bricks is dug up, that that be donated to the park.
20 And he will come pick it up. All he needs is a schedule.
21 And he will use that rubble to build the concrete birms
22 that protect the -- it's a little triangle park on 17th
23 Street, and any of the bricks that aren't broken up, he
24 will make pavers.

25 So the three things we're asking are fairly --

O-FYBR2.
CR-4-cont.

O-FYBR2
CR-3

O-FYBR2.
CR-4

150 EUREKA STREET

10

1 you know, a plaque, basic, to move the yellow brick
2 road, and then has a place for that to be, that history
3 to be, and then the actual bricks themselves will still
4 remain in the Castro. So those are the three things
5 we're asking.

6 And I don't know if you got our packet,
7 but I could hand out some black and white pictures and
8 you can see some of these bricks and some of the
9 inscriptions if there's is a question on any of that.

10 PRESIDENT HILLIS: Thank you for your testimony.
11 Next speaker, please.

12 MR. MINARDI: Hello, my name's Mark Minardi. I
13 live in -- on Southern Heights in San Francisco. I and
14 my partner have two bricks in the Rainbow Walk, and one
15 of the first ones was that we celebrated our domestic
16 partnership at MCCSF. And we were among the first people
17 so honored to be able to do that and we recorded that in
18 one of the bricks.

19 And then the second thing was probably
20 two years prior we had written request or written
21 a memorial for our 50th wedding anniversary and
22 we have -- that is one of the bricks in the walk. And
23 since there aren't that many gay lesbian couples who
24 have been together for 50 years, we think that was a
25 remarkable experience. And we are on our 53rd year

O-FYBR2.
CR-4-cont.

150 EUREKA STREET

11

1 right, now and we think this should be memorialized in
2 some way.

3 And I don't think a plaque in enough in terms
4 of doing a service to this construction. And I do think
5 that the requests we're making to relocate the bricks in
6 a due manner with a place we've already identified and
7 dealing with the rubble are reasonable requests, and we
8 ask for your consideration in that regard. Thank you.

9 PRESIDENT HILLIS: Thank you very much. Next
10 speaker, please.

11 MS. BUCKLEY: My name is Barbara Buckley. I've
12 been part of MCCSF for 17 years. I was on the Board of
13 Directors for a number of years and dealt with some of
14 the transitions, the difficult, physical transitions
15 that we've had to make.

16 I do want to say that Reverend Annie
17 Steinberg Behrman, who's the pastor of MCCSF, had
18 hoped to be here today, but she's ill so she sends her
19 regrets, but is in support of the things that we are
20 asking.

21 As everyone else has said already, this is so
22 much more than a building. And the things -- the clear
23 history that lives in the memory of people who have been
24 through there and now lives in the memory concretely of
25 the bricks just is so important for us to keep. My wife

I-Minardi
CR-3

I-Buckley
CR-3

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1 and I were married at MCCSF 15 years ago and we have a
2 brick memorializing that. And we also have a brick that
3 honors the memory of my wife's mother who came often to
4 the church and loved it.

5 But there's so many stories there we don't even
6 know. I remember in the opening of the dedication of
7 the walk, I met a person who had arranged for a brick to
8 remember a transgender Jewish person that they loved
9 and had no way to remember. So the stories that are there
10 are immeasurable. Thank you.

11 PRESIDENT HILLIS: Thank you, Ms. Buckley. Next
12 speaker, please.

13 MR. EDELMAN: My name is Dennis Edelman and I
14 am the other half of Mark Minardi. We've been together
15 as husbands for 53 years now, and we've been a member
16 of Metropolitan Community Church for 35 years now, ever
17 since 1983.

18 Much of our history is entwined with the
19 history of the LGBT community here in San Francisco
20 during those years. And I would just like to affirm
21 what everyone before me has stated and also to support
22 the request that they each have made, and hope that our
23 histories here in San Francisco, which are so important
24 to the city and to the nation and to the world in
25 terms of our communities development over these decades

I-Edelman
CR-4

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13

I-Edelman
CR-4-cont.

1 would be preserved in this most important way. So I
2 would respectfully request that these items be approved.
3 Thank you.

4 PRESIDENT HILLIS: Thank you. Any additional public
5 comment on this item? I'm seeing none. We'll close
6 public comment on the draft EIR. Commissioner Richards.

7 COMMISSIONER RICHARDS: So as the only member of
8 the LGBT community up here that I know of --

9 UNIDENTIFIED SPEAKER: Excuse me.

10 COMMISSIONER RICHARDS: Oh, on the Commission. On
11 the Commission, on the Commission. Sorry.

12 You know, I have a lot of comments on this one.
13 I look at the objectives of the developer and I can
14 understand where he, she, they, are coming from, you
15 know. Redevelop a large, utilized site with high quality
16 sustainably feasible family sized housing with off-
17 street parking, et cetera, et cetera. So you want a
18 development.

19 Two, high quality urban design and
20 sustainability standards, motherhood and apple pie.

21 Three, build residential units to contribute to
22 the city's general planned housing element, motherhood and
23 apple pie.

24 Four, provide new open space that will enhance the
25 quality of life for the projects residents and

A-CPC-
Richards
GC-2

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14

1 neighbors.

2 I've lived in that neighborhood 27 years and I
3 don't -- I'm not aware of any one of the neighbors
4 clamoring for new open space and demolition of the
5 church, to be honest with you. It's an admirable goal,
6 but at the expense of demolishing a historical resource,
7 I don't buy it at all.

8 Five, constructing a high quality project will
9 produce a reasonable return on investment for the
10 project sponsor and its investors and will be able to
11 track investment capital and construction financing.
12 Where's the numbers?

13 Fast Disappearing Community Resources, of which
14 I'm a member of that community, you're going to come in and
15 demolish a historic resource that has so much meaning
16 for a reasonable return, and you're not even going to
17 document it. The smoking gun that I have here, and I'll
18 be really honest with you, is the item -- footnote
19 No. 7 on the reasonable return was based on a
20 soundness report by none other than Santos and Urrutia,
21 who we've been talking about, not understanding whether
22 or not we can trust anything that they give us, because
23 we've got experience with 214 Straits, 1228 Funston, and
24 the list goes on and on. You've heard from public
25 comment. We've got a serial person who's basically

A-CPC-
Richards
GC-2 cont.

A-CPC-
Richards
GC-3

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15

A-CPC-
Richards
GC-3 cont.

1 lying.

2 So, I'm sorry, I don't buy it. I think you've
3 got your -- the partial preservation alternative which
4 at least preserves some of what we have left in our
5 community and, actually, from a programmatic point of
6 view, it gives you more. So let's take a look here.

7 Residential units on your project, 10,119 square
8 feet, partial preservation alternative where you keep
9 part of the building, 11,035. Doesn't seem like you're
10 not going to be able to get those units in there in that
11 square footage that you need. Open space private decks,
12 1,081 square feet in the proposed project; 1237 square
13 feet in the preservation alternative. Not too bad. You
14 get more open space. Garage 2,332 square feet for
15 parking. Sorry, guys, way too much. Two parking spaces
16 per unit don't support that.

17 This Commission does not -- has not
18 supported -- and I'm not speaking for the
19 Commission, but our track record for supporting excess
20 parking has not been good. So 870 square feet for
21 parking, eight spaces versus -- I don't know, would it be
22 four or three, in a transit-rich neighborhood. Again, to
23 demolish a historic resource in my community over these
24 numbers, it doesn't add up for me, I'm sorry. So when I
25 look at the Page S28, the partial preservation

A-CPC
Richards
AL-4

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16

1 alternative, how it doesn't meet your Objective 4, which
2 is the open space in the backyard, the No. 5, the
3 profit, I would respectfully ask that there is a second
4 opinion on the soundness of the building.

5 And I'd like to see the actual numbers on why it
6 doesn't add up, when you actually get more in return in the
7 partial preservation alternative. I'm not saying don't do
8 any project, but I'm not saying come in and bulldoze a
9 significant cultural and historic resource in my
10 community for profit.

11 PRESIDENT HILLIS: Commissioner Moore.

12 COMMISSIONER MOORE: I'd like to speak to the EIR
13 one saying that. Thank you for your testimony. This type of
14 testimony normally does not enter into the description
15 of an EIR; however, it is extremely valuable because
16 there are no metrics to really use the laws and
17 regulations. We have to really bring that forward and
18 speak to its importance.

19 My second point is what surprises me is that in
20 an EIR like this one, we're taking the side which is
21 being rezoned from what is public use as a place of
22 worship and gathering into residential. And the only
23 thing we're suggesting is RH1, is it resembles a
24 surrounding density.

25 My question is that in light of the fact that

A-CPC
Richards
AL-4 cont.

A-CPC
Richards
GC-2

A-CPC
Moore
AL-5

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1 our objective for densifying the city really calls for a
2 completely different attitude, why are we not setting
3 the metrics higher, for example, to an RM, where we
4 could get more units with less parking and potentially
5 the better accessory drawing units? This act was a little.
6 bit of the history of Commissioner Johnson in the
7 past, because all we're doing is extending current trends
8 continued, and that is, for my objective, for this EIR, not
9 enough.

10 We have another project later today which does
11 the same thing. I do believe if we have opportunity
12 sites that we, by policy, need to address a different
13 horizon than RH1 and developers' expectations as the
14 highest bar against which we are measuring feasible
15 alternatives.

16 I leave that sitting in the room. It is a
17 policy discussion, and I think it is something which is
18 solely missing when we want to look forward, because all
19 we're doing is building mega mansions here. That's all
20 we're doing.

21 And why are we not approving the project?
22 The EIR uses the most -- the highest densest building in
23 RH1 to put on these sites together with the highest
24 possible parking permitted under code in a transient-
25 rich district. Those two objectives don't line up

A-CPC
Moore
AL-5 cont.

A-CPC
Moore
AL-5

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18

1 anymore, given what we're up against.

2 I just want to say that, and hang out as a
3 challenge to how we look at this EIR and say that we may
4 have to step back and add additional alternatives.

5 PRESIDENT HILLIS: Thank you.

6 Can I just ask someone from the group who
7 testified -- and I appreciate your comments and kind of
8 highlighting for us the importance of this site.

9 Are you in discussions -- you proposed some
10 options for preservation and mitigation measures for the
11 demolition. Are you in productive discussion with the
12 project sponsor at this point? You'll have to come up
13 to the mic -- I apologize -- so we can record this.

14 MS. PIJOLLI: No, we didn't know we could ask
15 that, and so when we saw this, you know, report --

16 PRESIDENT HILLIS: Right.

17 MS. PIJOLLI: -- we thought this would be an
18 opportunity to ask those three. When we'd spoken to him
19 before, you know, he has been -- he let us go and do a
20 test dig up of it and he has always been perfectly kind
21 and willing to talk to us.

22 But that's really what we'd like to do, if we
23 can sit down and talk with him. You know, again, the
24 building, it's been falling down forever. We just want
25 that history. So if there's some way to preserve that.

A-CPC
Moore
AL-5 cont.

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1 PRESIDENT HILLIS: Yeah. Because to me your
2 requests sound extremely reasonable, especially given the
3 history of the site. And you're certainly -- you should do
4 that reach-out to the project sponsor and start those
5 discussions.

6 MS. PIJOLLI: All right.

7 PRESIDENT HILLIS: Because, just so you're aware,
8 this is -- this is really just, you know, questions and
9 comments on the draft EIR. We'll come back with the
10 full EIR, but it's supposed to give us the tools and
11 information so that when we do analyze the project in
12 the future we have all this information and recognize
13 the importance of the site and what can still be done to
14 preserve that. So thank you very much for your
15 comments.

16 MS. PIJOLLI: Thank you.

17 PRESIDENT HILLIS: Commissioner Johnson.

18 COMMISSIONER JOHNSON: Thank you very much. I
19 would like to thank Commissioner Richards and Moore for
20 their very cogent and impassioned comments on the project,
21 because they're really helpful.

22 I was -- I'm thinking the same thing, but my
23 approach is a little different. I really agree with
24 Commissioner Moore that this is an opportunity to really
25 rethink an opportunity site, particularly if you're

A-CPC
Johnson
AL-5

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1 thinking about demolishing and whether it's partial
2 preservation, or full demolishing, and talking about
3 representing the history of that site in other places.
4 We really need to rethink what the future of that site
5 will be. And I think extending suburbia, basically doing
6 four single-family homes with two parking spots each is
7 the wrong direction to be moving in, and I'm highly
8 against it.

9 Now, that being said, the way that our process
10 works with EIR is backwards, because you don't propose
11 rezonings when you're doing the project summary for an
12 EIR. You have to propose what you're going to do, and
13 then you do the environment impact, and then you look at
14 the project where maybe there may be decisions around
15 rezoning or others. So our process is backwards to be
16 able to get a project different than what was presented
17 here.

18 I would propose that this project -- again,
19 certain people not in the room. I always like it when I
20 get the eyebrows raised when I say this. This project
21 really lends itself to a sort of quick, small
22 development agreement where special use district --
23 because what you can do is make a deal for what would
24 happen with the historic resources and materials in the
25 building. You rezone the property to either RM1 or

A-CPC
Johnson
AL-5 cont.

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21

1 something else where you can get more density control
2 and more units on the property and fewer -- lower
3 parking requirements.

4 And you wrap that all together with doing
5 something about the property itself. I think that's
6 the direction we need to go here. And what that
7 means is that you would then also have the determination
8 on the EIR wrapped into said development agreement or
9 SUD decision as well.

10 So I actually think that we should go
11 back to the drawing board on how we're going
12 about this project, because this site doesn't lend
13 itself to our typical process of giving entitlement
14 where you sort of look at the zoning, get a CEQA or
15 environmental determination on what you can do based on
16 the zoning, and then you go -- you bring that project with
17 more details for an entitlement. I think that that sort
18 of step-by-step process doesn't work here, and some sort
19 of SUD or development agreement would sort of -- let's
20 not take years and years to do it. I mean, this is not
21 like a mega project, but something like that to really
22 play around with a lot of factors here, would be what I
23 would propose.

24 PRESIDENT HILLIS: Commissioner Richards.

25 COMMISSIONER RICHARDS: So I think one of the

A-CPC
Johnson
AL-5 cont.

A-CPC
Richards
AL-5

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22

1 things -- and I completely support my fellow Commissioners
2 Moore and Johnson you know. What we just looked at for this
3 Burnett Avenue, kind of sliver of a lot of rezoning
4 would be something that I would be interested in, partly
5 off of both Commissioner Moore and Commissioner
6 Johnson's comments. What can we achieve here with --
7 what's possible?

8 So, you know, I see the square footage.
9 Show me what is -- drill it down a little bit
10 if it is a R1. Or if we do do an SUD, what can we get?
11 Can we get a little bit of backyard? Can we get more
12 units? What do they look like?

13 You know, it's hard to come up with -- on the
14 face of it, it's hard to come up with, "I like this," or "I
15 like that." I'm just asking. What this is doing is
16 making me ask more questions. So, again, I think we're
17 going about this backwards. Let's see what's possible,
18 and let's make sure that we analyze all those. This is
19 actually an excellent document that the department put
20 out, and I'd love to see something like this for this
21 project.

22 PRESIDENT HILLIS: Commissioner Moore.

23 COMMISSIONER MOORE: We should ask our EIR experts
24 here. We are here to comment on the EIR, and in order for
25 anything we're discussing to enter into that discussion,

A-CPC
Richards
AL-5 cont.

A-CPC
Moore
AL-5

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1 we need to raise it as a question.

2 And my question is, is it possible within the
3 context of the existing EIR to ask for additional
4 alternatives which are basically driven by policies that
5 already exist among this Commission, including the
6 general, the board of supervisors, the Mayor, et cetera,
7 et cetera. And that is looking at -- including the
8 state, the State of California -- looking at the
9 reasonable identification of any available unbuilt lot
10 in the city to look at higher density solutions as
11 they come forward as a PUD, more likely as a PUD rather
12 than a SUD. But that would be the question we should be
13 asking the EIR, and I would like to ask you to help us
14 formulate such a challenge for the EIR.

15 MS. NAVARRETTE: Joy Navarrette from the
16 Planning Staff Environmental. That's a really good
17 question we've never -- I mean, as we're in the draft EIR
18 phase right now, there is opportunity to change the
19 project description, but that's generally guided by the
20 project sponsor. When the sponsor decides to change the
21 project description, we can incorporate those changes in
22 the Response to Comments and ultimately come before you
23 with the final EIR incorporating the changes. That's
24 not to say we're still going to come back to an EIR; we
25 will still finalize the EIR, but we have in some cases

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1 added or changed project components and then disclosed
2 them in the final EIR. But as far as policy for rezoning,
3 that's the Director's call.

4 COMMISSIONER RAHAIM: Commissioner, if I may, I
5 can't ring in. My monitor isn't working properly.

6 The issues that you're raising really aren't
7 EIR issues. If I may, they're really questions about
8 the project proposal, right? And the question about
9 zoning is one that -- there's any number of zoning
10 districts that could be requested here, right? And
11 just like any piece of land in the city, you could -- any
12 property owner can request a change in the zoning. That
13 was not done here, partially because it's a little bit
14 unusual for us to take a relatively small piece of land
15 in the middle of a block and say we should change the
16 zoning.

17 So, I mean, if there is -- if the Commission does
18 have the desire for us to look at a denser zoning
19 district here, I think it would be incumbent upon us to
20 then sit down with the project sponsor, but also to get
21 the feel of the neighborhood, because I would be a little
22 surprised if there wasn't some pushback on that in the
23 neighborhood to increase the density. So we have to
24 have that discussion. That was not the project that was
25 analyzed because that was not the project that was

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25

1 presented to us.

2 So if you are interested in us kind of pursuing
3 a change in the zoning on the site, I think that's more
4 of a policy question that we're going to have to explore
5 with the developer and the neighborhood.

6 PRESIDENT HILLIS: Commissioner Johnson.

7 COMMISSIONER JOHNSON: Thank you very much.

8 Not to prolong ... so I totally agree with
9 Commissioner Moore in terms of EIR. Typically with an
10 EIR, you're asking questions usually within the confines
11 of what is analyzed under the EIR and then they come out
12 in their responses. And I just think that it's
13 incumbent upon us to really have a broader conversation
14 that requires starting from the beginning.

15 So I could go back to my comments that this
16 process is a little bit chicken and egg. The way that
17 it generally works is the project sponsor would say
18 "Okay, I want to do this, and here's my project
19 description." They don't have an incentive, and I would
20 even say the power, to just say "I want the zoning on this
21 lot to be x, y, and z, and that's what I'm going to do."

22 COMMISSIONER RICHARDS: They can request it.

23 COMMISSIONER JOHNSON: Right. But I'm saying with
24 this particular project I think that there are a lot of
25 policy issues that are -- they're newer in the city. So

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1 I'm just saying I wouldn't expect that a project sponsor
2 for this project would say, "Hey, I'm just going to build
3 RM1, and that's what I want to do."

4 So I really -- I think we're in agreement. I'm
5 just pointing out that our process is a little bit backwards
6 sometimes. Like sometimes we have to state what we want
7 first and sort of make an agreement around that rather than
8 putting the pressure on the project sponsor to read our minds
9 about what we want in the EIR process, especially around the
10 product description requires that the project sponsor
11 kind of know what we want before they show up. That's
12 all.

13 And I would make the argument that the area
14 right around here -- getting to your point, Director
15 -- about whether or not increasing the density on this lot
16 would be challenging for the neighborhood or out of
17 character for what's around it, I would say that there
18 is some -- there are multi-family buildings around, like,
19 directly adjacent and right around the blocks where this
20 lot is.

21 So I think that's kind of what drove my initial
22 impression. Why are we building four single-family
23 homes here when we've got a school down the street?
24 We've got multi-family buildings within a one-block
25 radius, so why would we go backwards?

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1 PRESIDENT HILLIS: Commissioner Melgar.

2 COMMISSIONER MELGAR: Thank you. So let me take a
3 stab at verbalizing what I think we're all feeling. You
4 know, in response to your comments, I think that -- you
5 know, in terms of the question that we're posing, the
6 EIR, you know, is looking at this as a historic resource
7 and proposing several alternatives and mitigations to
8 the loss of that historic resource.

9 And I think what we're saying is that what
10 we're getting in terms of mitigations is not great, is
11 not sufficient. We are getting four 3600 square foot
12 houses, with two parking spaces each, which is not
13 consistent with what this Commission has been supporting
14 in a transient-rich area that is close to a lot of
15 services. And, you know, that's what we are trading for
16 this historic resource and breaking up this beautiful
17 sidewalk that cannot be recreated. I mean, it can be
18 recreated, but not moved. And, you know, it just seems like
19 a bad deal. It's a bad deal.

20 So I understand that that's the process, but
21 I think we're saying it is in the form of a
22 question in the comment to the EIR. Are we, as a city
23 -- you know, is this adequate mitigation for the loss of
24 this resource, and are we getting a good deal out of it?
25 And it seems like the consensus is that we're not. So

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Melgar
GC-2 cont.

1 I'm just taking a stab at verbalizing it.

2 PRESIDENT HILLIS: Commissioner Richards.

3 COMMISSIONER RICHARDS: Interestingly enough, at the
4 end of Eureka and 17th Street, which would be at the 0000
5 block Eureka, Senator Scott Wiener lives in a -- like a
6 planned unit development. It's probably got 40, 50
7 units in it, something like that. So there's a
8 precedent for something like this in the neighborhood
9 and we need to take a look at that, absolutely. And I
10 support everything, again, every commissioner said.

11 If I had to put these in questions for
12 Commissioners' guidance number, how do we know objective
13 No. 5 is not met on the partial preservation
14 alternative? There's a question. How do we know that
15 the Santos and Urrutia structural report is accurate?
16 Given where we've been with Mr. Santos, I question that.

17 PRESIDENT HILLIS: I don't think we have a question
18 here, Mr. Silverman. But thank you.

19 COMMISSIONER RICHARDS: This is for the record,
20 Mr. Silverman.

21 PRESIDENT HILLIS: But thank you.

22 MR. RAHAIM: If I may, normally during the EIR
23 process you take comments of the EIR. And the staff
24 knows. In this case -- and I totally understand the
25 concerns of the Commission, and I generally agree with

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1 you. It is -- it is -- what it's doing, though, is causing
2 us to go back with the project sponsor and rethink the
3 project from the very beginning.

4 PRESIDENT HILLIS: Well I think there's two things.
5 I think there's questions about the EIR and preservation
6 alternative, and what we're doing to recognize the
7 history of the site. That's kind of one bucket of
8 issues that I heard questions and comments about that I
9 think should be appropriately responded to in the
10 EIR.

11 To me it's surprising, you know, that this is
12 RH1 -- I think that's a little bit --

13 COMMISSIONER RICHARDS: I think it's RH2.

14 PRESIDENT HILLIS: Oh, it is RH2. Some folks were
15 saying RH1. Okay, then, that make a little more sense.
16 So, you know, I think there's other questions about can
17 we get more density on this site, maybe ADV units can be
18 incorporated into the buildings and just looking at
19 that; see, that makes more sense. I mean, I was
20 surprised that it was RH1.

21 Commissioner Richards.

22 COMMISSIONER RICHARDS: I guess another question I
23 have is what is a reasonable rate of return? I mean, we're
24 using terms here. Well, what is reasonable? Is it 20
25 percent to you? Is it 6 percent to me? I have no idea.

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Hillis
AL-4

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Hillis
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Richards
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Richards
GC-3 cont.

1 It's too general. There needs to be a yard stick.

2 PRESIDENT HILLIS: Commissioner Moore.

3 COMMISSIONER MOORE: I think those are all great
4 questions, but they do not help us in response to what's
5 in front of us. We are supposed to speak to the --

6 COMMISSIONER RICHARDS: But, it's in here as an
7 alternative based on Objective 5.

8 PRESIDENT HILLIS: Yeah. I think Commissioner
9 Richards is looking at the preservation alternative and
10 wondering why that's not a viable option. So I think
11 those are legitimate, standard EIR questions that need to
12 be looked at.

13 COMMISSIONER MOORE: One of the biggest questions
14 that is very difficult to ask is we're going from a public
15 community use to what is basically private development,
16 private developer development, which doesn't have any
17 relation in any form or shape to the user to use the
18 church. And that's a question which I think you can ask
19 the EIR. Why is there not housing built for the LGBT
20 community on this site, slightly densified housing that
21 benefits those who have used the church?

22 That's probably a tough question to answer because
23 the church sold the property. But if you look at what are we
24 getting back, we're taking a lot and in the city and for
25 the city, we're taking a lot and not giving much back.

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Moore
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1 That would be possibly a question we could ask.

2 PRESIDENT HILLIS: Okay. Seeing no further comments
3 on the EIR --

4 UNIDENTIFIED SPEAKER: Can I make a point of
5 clarification, just in response to Commissioner
6 Richards? I just wanted to point out, so that we don't
7 start going down a path that's never going to happen.
8 The Santos report was one of five reports. And I asked
9 the planning staff to make sure and highlight that in
10 the EIR. They assured us that was not possible, but I
11 wanted to bring to your attention that there are five
12 separate structural reports that all came to the same
13 conclusion.

14 PRESIDENT HILLIS: And that should be answered --
15 that will be an answer to the Comments and Responses.
16 We typically don't get into a debate about questions and
17 answers here. Let's get them answered in the EIR. If
18 you've got additional information you want to provide to
19 the environmental staff that's helpful, but probably
20 better -- that's the better form for that, not here,
21 now.

22 UNIDENTIFIED SPEAKER: Thank you.

23 PRESIDENT HILLIS: So, thank you. And just again,
24 we'll hear the case in the future. We'll have the draft
25 Environmental Impact Report back to us with answers to

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1 these questions and comments. And, again, questions and
2 comments can still be submitted. If you gave verbal
3 comments, you can supplement those with written comments
4 by 5 p.m. on January 23rd. So thank you.

5 (Whereupon, the proceedings were concluded.)
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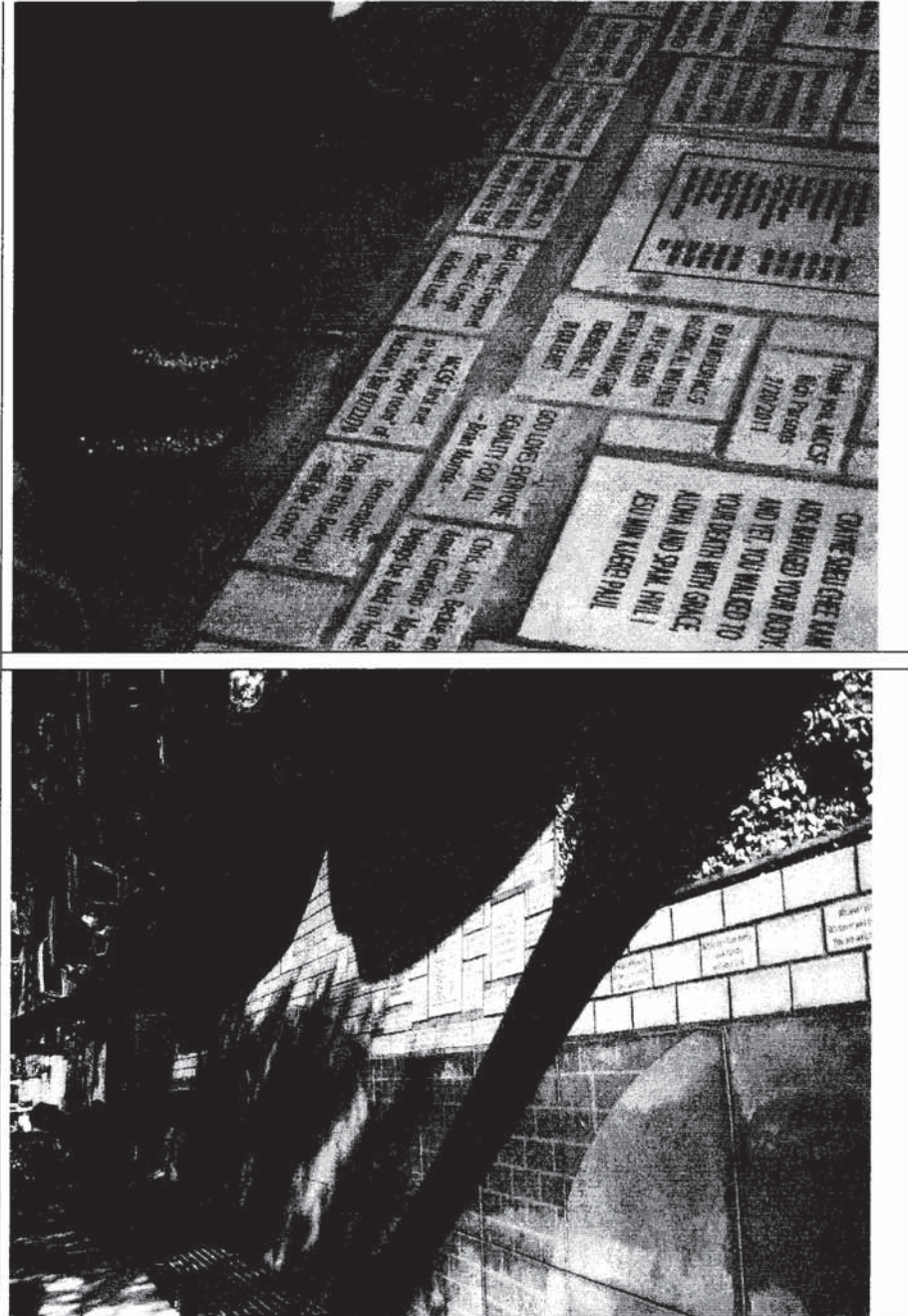
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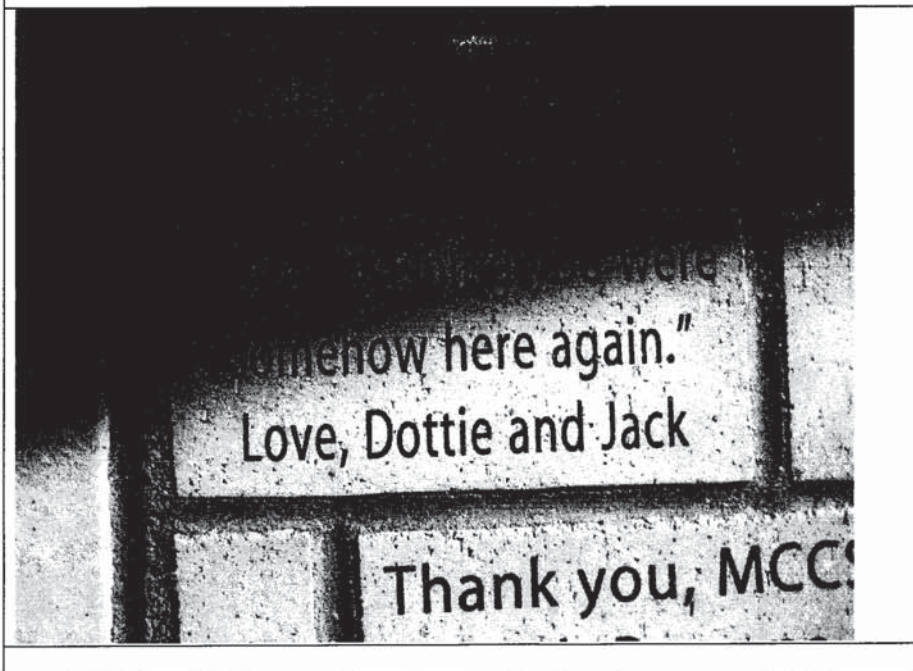
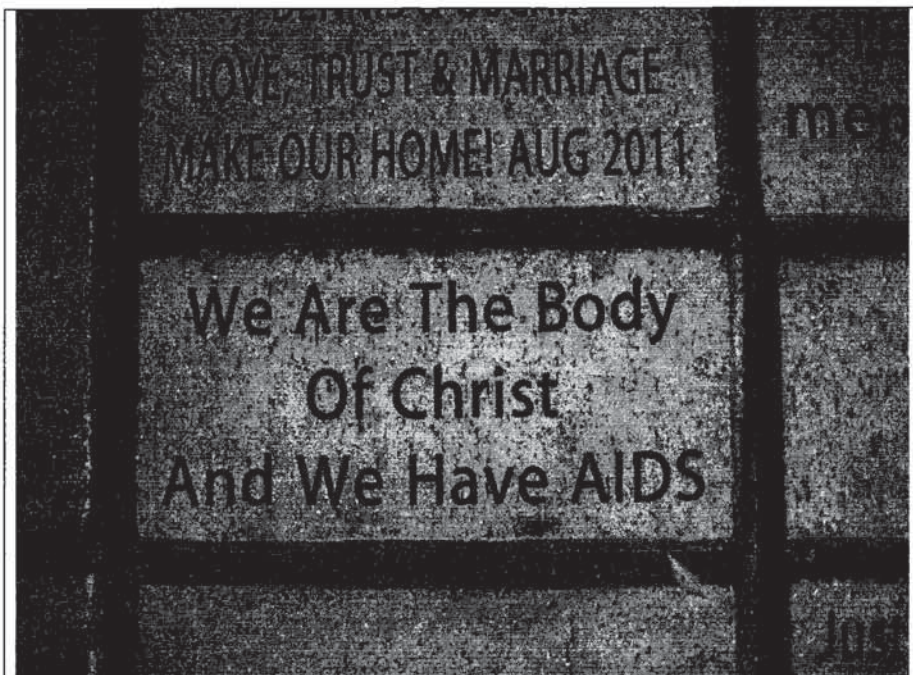
Friends of the Yellow Brick Road at 150 Eureka Street

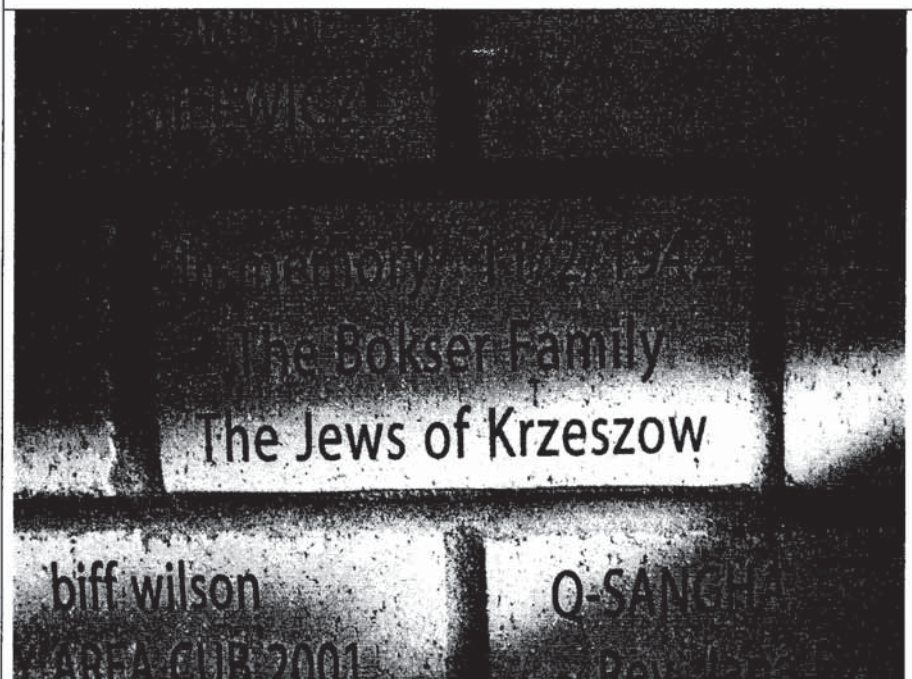
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