



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE SEPTEMBER 16, 2010

Date: September 9, 2010
Case No.: 2010.0392D
Project Address: 691 Tennessee Street
Permit Application: 2010.01.20.5015
Zoning: UMU (Urban Mixed Use) District
45-X Height and Bulk District
Block/Lot: 3995/020
Project Sponsor: Sean Burgess and Lee Faller Burgess
691 Tennessee Street
San Francisco, CA 94107
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is a change of use to convert the existing, one-story industrial building, most recently used as a concrete fabrication facility, to a gallery and event venue/photo studio. The side yard at north elevation will be landscaped for use as an outdoor activity area associated with the new uses. Use as an event venue will be limited to 4-5 times per month per a Notice of Special Restriction recorded against the property. Types of events would include corporate meetings and banquets, art openings, weddings, and community events.

The project includes extensive remodeling of the interior and several changes to the exterior, including new cladding, reconfiguration of the front elevation, and a small horizontal addition and new window openings at north elevation. A sound wall/fence will be constructed in the side yard to separate the outdoor activity area from the private yard associated with the existing dwelling unit; the DR Requestor's property is beyond the private yard of the existing dwelling unit. The existing dwelling unit at the rear of the building will not be altered.

SITE DESCRIPTION AND PRESENT USE

The subject property is 100' deep by 83' wide and is located on the northeast corner of Tennessee and 18th Streets in the Dogpatch/Central Waterfront neighborhoods. The subject building is a one-story, gable-roofed, industrial building of approximately 7,485 gross square feet, clad in corrugated metal, used as a single-family residence (3,374 gross square feet) and former industrial space (4,111 gross square feet).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located on the northeast corner of Tennessee and 18th Streets in the Dogpatch/Central Waterfront neighborhoods. The subject block is fully developed with residential and

industrial/commercial buildings and has parallel parking along both sides of the street. Surrounding zoning is UMU (Urban Mixed Use) and RH-2 (Residential House, Two-Family).

The immediate context is mixed in character in both architectural style and use. On the east side of Tennessee Street, residential live/work buildings are five-story, multi-unit, contemporary architecture while the west side of the street is single- or two-family residential buildings that are one- to two-story, early 19th-century architecture. The north end of the block is characterized by one-story, industrial/commercial buildings. The southern portion of the west side of this block of Tennessee Street is part of the Dogpatch Historic District.

The subject property abuts the rear property lines of parcels fronting on 3rd Street. At the northwest corner of 18th and 3rd Streets is a two-story, residential over commercial building with restaurant at the ground floor (dba Moshi Moshi). Other buildings along this section of 3rd Street are four- to five-story, live/work structures constructed in the late 1990s or early 2000s. The south side of this block of 18th Street, opposite the subject property, contains a surface parking lot.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	April 22, 2010 – May 22, 2010	May 19, 2010	September 16, 2010	120 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 6, 2010	September 6, 2010	10 days
Mailed Notice	10 days	September 6, 2010	September 3, 2010	13 days

PUBLIC COMMENT

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

To date the Department has received three letters and one email, including a letter from the Dogpatch Neighborhood Association, in support of the project. Supporters feel that the proposed project would be an asset to the neighborhood and that the project sponsor's have been proactive in informing neighbors of the project and responding to concerns.

DR REQUESTOR

John McGleenan
2080 3rd Street, #6
San Francisco, CA 94107

DR Requestor's property is east, and at the rear, of the subject property. The DR Requestor's unit is on the second floor at the rear of 2080 3rd Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: DR Requestor is concerned with proposed use as an event venue as it relates to number of events, noise, parking, security, and impacts to privacy.

As alternatives, the DR Requestor proposes:

- No events on weekends or after 5:00pm
- Allow no outside activity area associated with event use
- Provide full building acoustic insulation and proper air systems
- Remove proposed deck from side of building
- Require that Project Sponsor apply for neighborhood parking permits and/or show proof of alternative parking spaces
- Require that Project Sponsor have a liquor license

See attached *Discretionary Review Application* for more information on the DR Requestor's concerns.

PROJECT SPONSOR'S RESPONSE

The project sponsor will record a Notice of Special Restrictions against the property that will limit the number of events to 4 or 5 per month. The Project Sponsor has also indicated that they will limit use of the courtyard space after 8:00pm.

The project sponsor has incorporated design elements to minimize sound and is working with an acoustical engineer to further reduce sound transmission.

There is abundant public transportation nearby including the T Muni line (with a stop at 3rd and 18th Streets) and the 22-Fillmore bus as well as numerous parking lots and street parking.

The proposed project includes installation of a solid gate in place of the existing chain link fence at the courtyard facing on Tennessee Street and a sound wall/fence between the courtyard and existing residential rear yard facing on the DR Requestor's property. These features, as well as the proposed new use, should increase security on the site.

There is no direct line of sight between the courtyard and the DR Requestor's property. The proposed egress deck will be used for emergency exiting purposes only and will not be used as gathering spot during events.

See attached *Response to Discretionary Review* for additional information on Project Sponsor responses.

PROJECT ANALYSIS

Use. The DR Requestor is concerned about the proposed change of use to an event venue. The proposed project is for one-story addition at the north elevation, exterior and interior alterations, and change of use

of the former industrial portion of the building (4,111 sf) to become a gallery and photo studio (Arts Activities as defined by Planning Code Section 102.2), event venue (Assembly and Social Service as defined by Planning Code Section 890.50(a)), and outdoor activity area (as defined by Planning Code Section 890.71). These proposed uses are principally permitted in the UMU (Urban Mixed Use) District, which is a zoning district that is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. Per the Project Sponsor's application, the primary use of the space would be as a gallery and photo studio with a secondary use as a venue for events such as corporate meetings and banquets, art openings, weddings, and community events. The gallery would occupy approximately 1,907 sf with the photo studio/event venue occupying the balance (3,261 sf) of the former industrial space. The Project Sponsor has agreed to record a Notice of Special Restrictions (NSR) against the property limiting the number of events to 4 or 5 per month. Limits on the number of events seems a reasonable allowance to accommodate concerns of surrounding residential and live/work buildings for a principally permitted use in this mixed use zoning district. The existing residential unit, separated from the gallery/event venue by an interior wall, will be retained.

Noise. The DR Requestor is concerned about noise associated with the proposed event venue use. As noted in the Project Sponsor *Discretionary Review Response*, a number of design elements have been incorporated in the proposed project to minimize sound transmission, including non-operable windows on north side of building, self-closing doors, a 22' tall sound wall between the courtyard space and existing residential backyard, a full HVAC system to minimize requirements for open windows or doors for air flow, and landscaping in the courtyard space to reduce echo. Also, the Project Sponsor has proposed to limit event use of the courtyard space after 8:00pm. The project sponsor has also contracted with an acoustical engineer for appropriate interior finishes and systems, and will adopt recommended modifications. The acoustical engineer's evaluation indicates that noise during events (both interior and exterior) will be within the allowances of the Good Neighbor Ordinance and would not exceed existing traffic noise levels.

Parking. Per the Planning Code there is no parking requirement for the proposed uses at the subject property as recently adopted under Eastern Neighborhoods rezoning. As noted in the Project Sponsor *Discretionary Review Response*, the neighborhood is well-served by public transportation including the T Muni line and 22-Fillmore bus. There are also several surface parking lots in the vicinity for potential use during evening events. Given the size of the event venue, and access to public transportation, it does not appear that the proposed use would place an undue burden on neighborhood street parking.

Security. The DR Requestor is concerned about security related to the proposed event venue use. The proposed project would reactivate the existing building and increase pedestrian activity in the vicinity. A new, solid gate will replace existing chain link fence at the side yard and proper exterior light fixtures will be installed. It appears that the proposed project would improve security both at the building and in the surrounding neighborhood by improving the overall aspect of the building, activating the space, and encouraging pedestrian traffic.

Privacy. The DR Requestor is concerned about loss of privacy to his live/work unit due to proposed event venue use and location of the egress deck above the proposed horizontal addition at north side of existing building. The Project Sponsor has provided sightline studies indicating that there would be no direct line of sight into the DR Requestor's live/work unit from either the courtyard or the egress deck. The DR Requestor's rear windows and deck already look out over the existing "rear" yard of the residential unit at the subject property and is adjacent to rear decks/balconies of other live/work units, conditions that would not change with the proposed project. Issues of privacy within a dense urban

environment and amongst principally permitted uses in mixed use districts are not a unique circumstance to warrant Discretionary Review.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (a) Interior or exterior alterations associated with a change of use, and (e)(1) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less).

RESIDENTIAL DESIGN TEAM REVIEW

The RDT supports the design alterations as proposed, however, the RDT does not make determinations/recommendations regarding use-related Discretionary Reviews, as the DR concerns are not related to the application of the Residential Design Guidelines.

The Department's assessment is that the proposed project does not display exceptional or extraordinary circumstances for the reasons cited above and in the basis for recommendation section. Although this case does not appear exception or extraordinary, it involves a non-residential change of use and is, therefore, referred to the Commission as a "Full DR."

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a non-residential change of use.

BASIS FOR RECOMMENDATION

- The Project proposes new uses (gallery, photo studio, event venue) that are principally permitted in the UMU (Urban Mixed Use) District.
- The Project is code-compliant.
- The Project will reactivate the former industrial building in a manner that is consistent with the mixed character and uses of the zoning district and surrounding commercial/industrial, live/work, and residential uses.
- The Project Sponsor is working with an acoustical engineer to address potential noise issues.
- The Project is located in an area well served by public transportation.
- The number of events will be limited to 4 or 5 per month through recordation of a Notice of Special Restrictions and use of the courtyard during events will cease at 8:00pm.
- The Residential Design Team supports the design alterations as proposed although they do not make a recommendation on use-related Discretionary Reviews.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos

Section 312 Notice
Public Comment letters
DR Application
Response to DR Application dated August 3, 2010
3-D Rendering
Reduced Plans

PL: G:\DOCUMENTS\691 Tennessee\DR - Full Analysis.doc

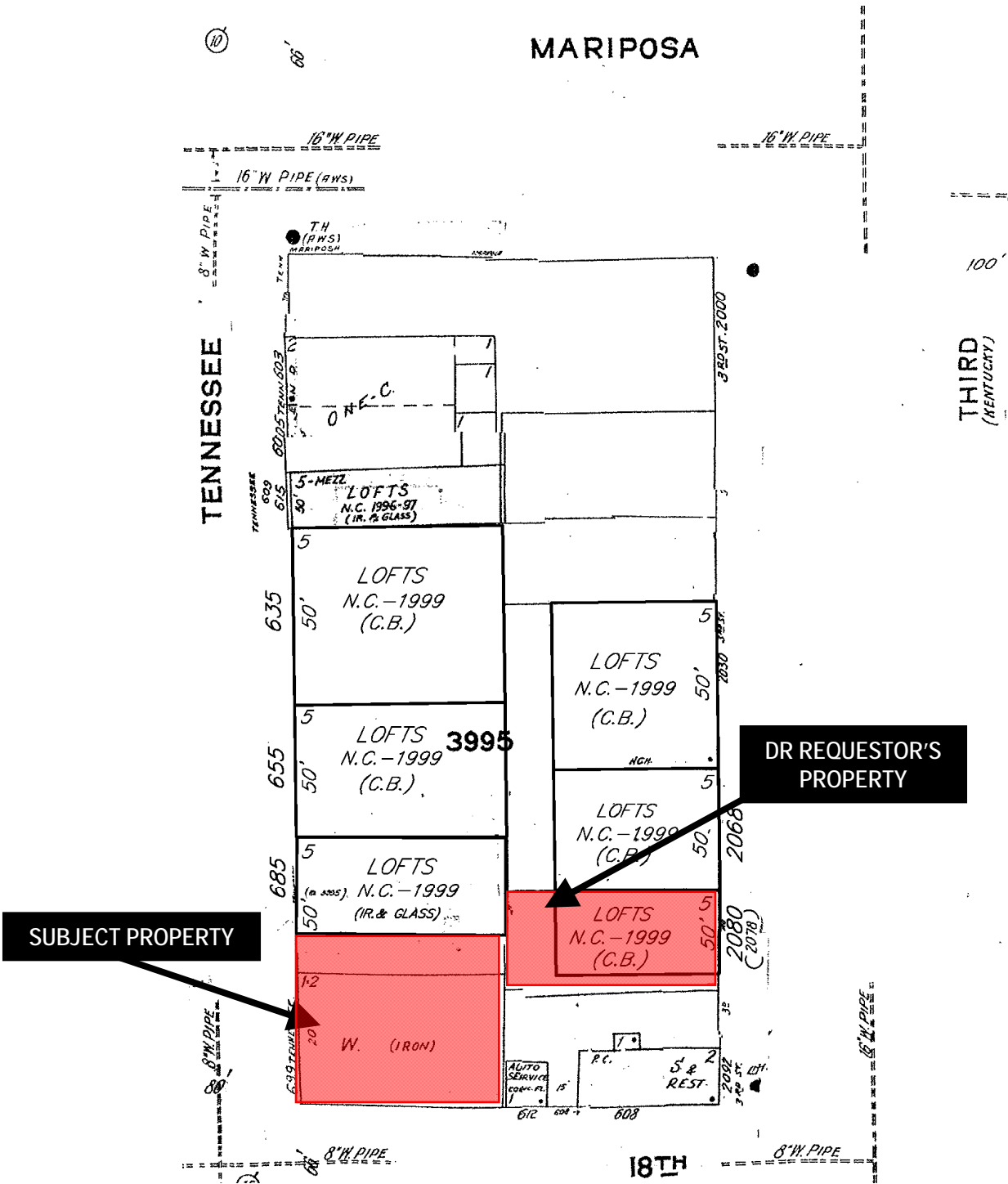
Parcel Map



Discretionary Review Hearing
Case Number 2010.0392D
691 Tennessee Street

Sanborn Map*

MARIPOSA

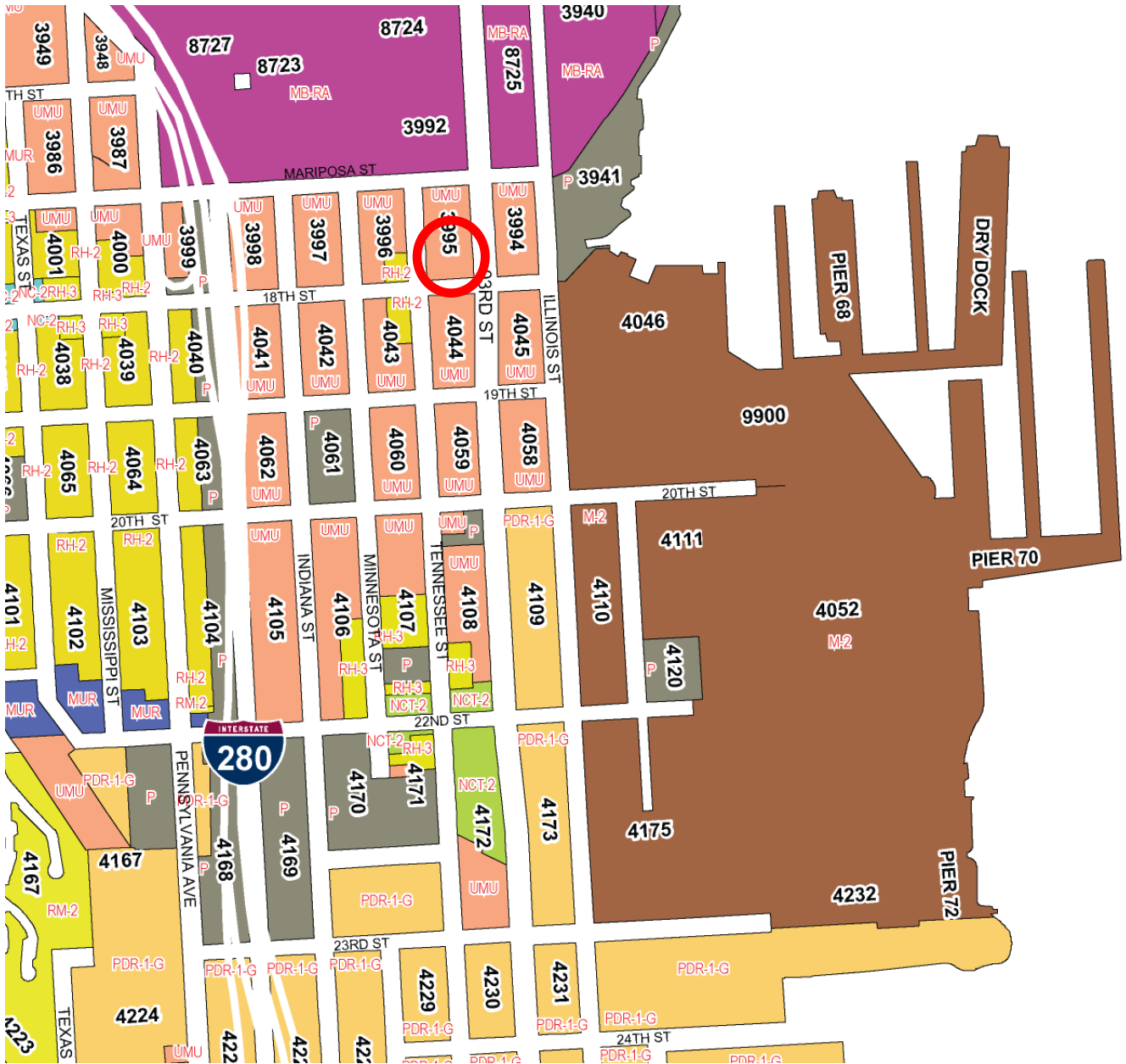


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



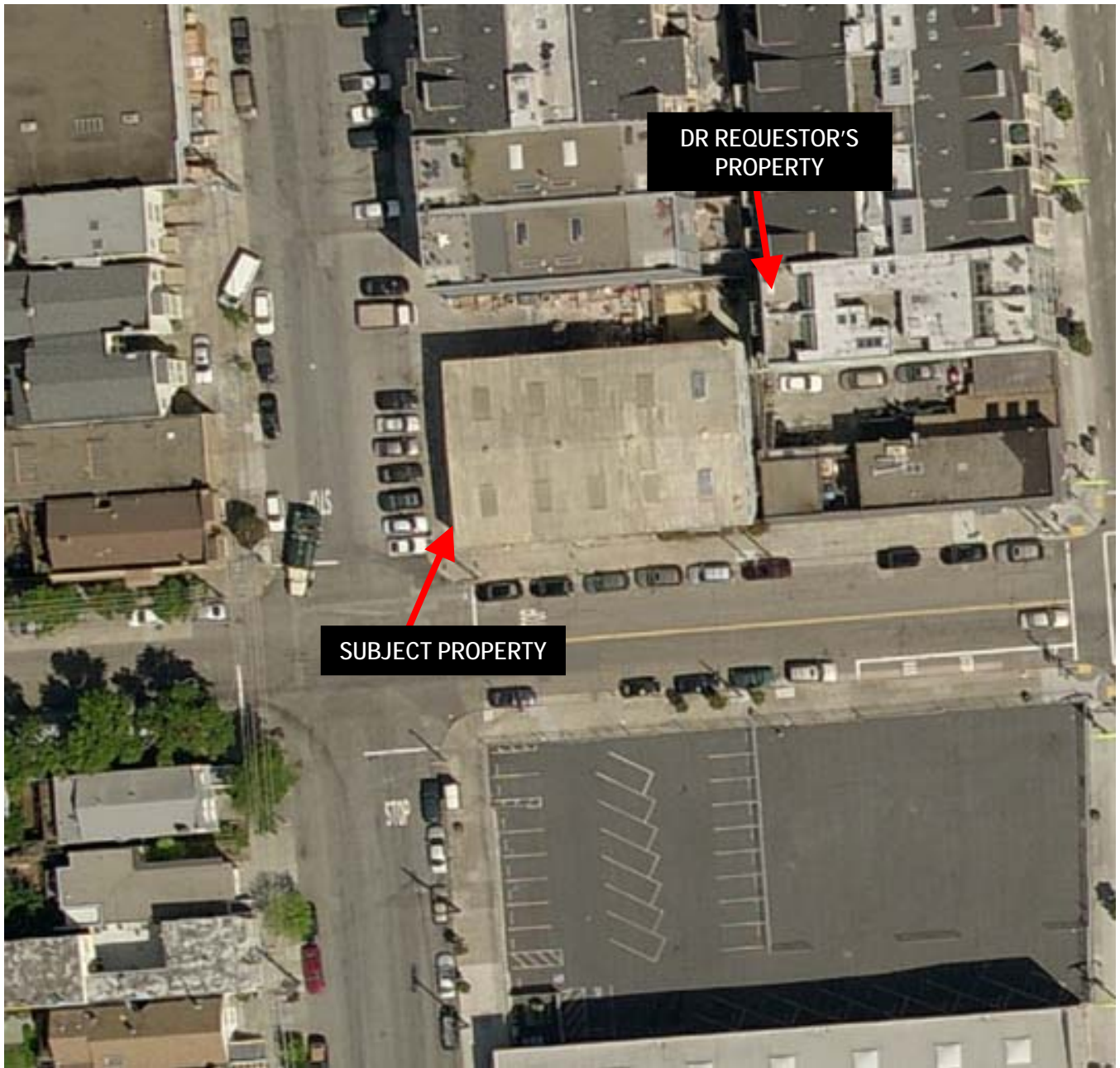
Discretionary Review Hearing
 Case Number 2010.0392D
 691 Tennessee Street

Zoning Map



Discretionary Review Hearing
Case Number 2010.0392D
691 Tennessee Street

Aerial Photo



Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2010.0392D
691 Tennessee Street

Site Photo



SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On January 20, 2010, the Applicant named below filed Building Permit Application No. 2010.01.20.5012 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Andrew Davis, Space Architecture	Project Address:	691 Tennessee Street
Address:	1414 4 th Street, #200B	Cross Streets:	Mariposa and 18 th
City, State:	San Rafael, CA 94901	Assessor's Block /Lot No.:	3995/020
Telephone:	(415) 258-9100	Zoning Districts:	UMU /45-X

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Residential & Industrial	Residential, Art Gallery & Event Venue/Photo Studio
FRONT SETBACK	None	No Change
SIDE SETBACKS	+23 feet 3 inches	+10 feet (partial)
BUILDING DEPTH	+96 feet	No Change
HEIGHT OF BUILDING	+16 feet	+18 feet (at front of building)
NUMBER OF STORIES	1	1 with mezzanine
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	0	No Change
PROJECT DESCRIPTION		

The proposal is a change of use to convert the existing industrial building, most recently used as a concrete fabrication facility, to a gallery and event venue/photo studio. The side yard at north elevation will be landscaped for use as an outdoor activity area associated with the new uses. Use as an event venue will be limited to 4-5 times per month per a Notice of Special Restriction recorded against the property.

The project includes extensive remodeling of the interior and several changes to the exterior, including new cladding, reconfiguration of the front elevation, and a small horizontal addition and new window openings at north elevation. The existing residential unit at the rear of the building will not be altered. See attached plans.

PLANNER'S NAME: Pilar LaValley
 PHONE NUMBER: (415) 575-9084
 EMAIL: pilar.lavalley@sfgov.org

DATE OF THIS NOTICE: 4-22-10
 EXPIRATION DATE: 5-27-10



SAN FRANCISCO PLANNING DEPARTMENT

Date: April 22, 2010

The attached notice is provided under the Planning Code. It concerns property located **691 Tennessee Street, Case No. 2010.01.20.5012**. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **05/22/2010**.

To obtain information about this notice in Spanish, please call (415) 558-6378, or in Chinese, please call (415) 558-6378. Please be advised that the Planning Department will require at least one business day to respond to any call.

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

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415.558.6409

Planning
Information:
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附上的是三藩市城市規劃局的通告。

此通告是與位於 691 Tennessee Street, Case No.

2010.01.20.5012的建築計劃有關。如果在 05/22/2010.

之前沒有人申請聽證會來檢討這一個建築計劃,這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節,請電415-558-6378.

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務,此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la siguiente dirección: **691 Tennessee Street, Case No. 2010.01.20.5012**. Es un requisito del Código de Planeación (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho para revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de **05/22/2010**.

Para obtener más información en Español acerca de este proyecto, llame al siguiente teléfono (415) 558-6378. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeación (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningún derecho adicional o extensión del tiempo requerido por la ley.



July 13, 2010

M. Pilar LaValley, LEED AP
Preservation Technical Specialist/Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 691 Tennessee St. project App. No. 2010.01.20.5012

Ms LaValley,

I support the project as proposed.

The project sponsors and owners of the property at 691 Tennessee St. are members of Dogpatch Neighborhood Association (DNA). They shared their ideas and plans with the association at our regular meeting in January 2010, at which time there was expressed support and no negative responses from our members.

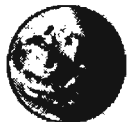
Subsequently the sponsors have notified neighbors and the neighborhood on two occasions (pre-application, and 30-day/300 ft. radius) and invited everyone to meet with them to see and discuss their plans. We have taken no official vote on the project but I have heard no complaints from any of our members. As president of DNA, I did meet with the sponsors and their architect and am quite impressed with the plans.

I think it is a very good fit for the neighborhood and the zoning. The building is in a mixed use, commercial area, on Tennessee and 18th St. —an extension of the neighborhood commercial area of Potrero Hill that leads to Third St. and the light rail corridor one block away. It abuts Moshi Moshi, a long-lived neighborhood restaurant on its east side, and Live-Work (industrially zoned when built and sold and now part of the Eastern Neighborhoods UMU zoning which allows gallery and artist live-work) properties on its north, as well as residential properties across the street on Tennessee St. I understand that many neighbors and neighborhood businesses have written letters of support.

I have read the permit application materials, DR request as well as the response. I believe the sponsors have done an admirable job in trying to accommodate the DR requester's concerns. I think the sponsors/residents of this building/project will continue to be good neighbors and that the project will be an asset to our community.

I urge you and the Planning Dept and Commission to support the project as proposed.

Sincerely,
Janet Carpinelli
President



Barbara Angeli
<barbaraangeli@gmail.com>
05/23/2010 12:35 PM

To pilar.lavalley@sfgov.org
cc
bcc

Subject Project at 691 Tennessee Street

Dear Pilar LaValley:

We have met our new neighbors at 691 Tennessee Street and find that their project is a wonderful addition to our Dogpatch neighborhood.

Our family has resided on Tennessee Street-670-682 since the 1906 earthquake. We have seen the neighborhood change from residential to highly industrial and now back to a mixture of residential and commercial. This new project across the street from my residence offers a great boost to the neighborhood. Not only do we have some great new neighbors, who, by the way, love the neighborhood as much as we do, but they are also being very professional by accommodating the needs of the surrounding residences. They are mindful of noise, congestion, building heights and overall configuration of their building. Their plan entails the modernization of the structure, in and out, so that it will not longer be another dull looking warehouse. I applaud their efforts. Our entire compound supports their endeavors and agrees to support them in any way possible.

Barbara Angeli
676 Tennessee Street
San Francisco, Ca 94107

July 8, 2010

Pilar LaValley
Preservation Specialist/Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Pilar:

My name is Ciaran Scally and I own the multi unit live-work loft property directly to the north of 691 Tennessee Street. I have met with Sean Burgess and Lee Faller about their project and wanted to communicate my support of their project to you.

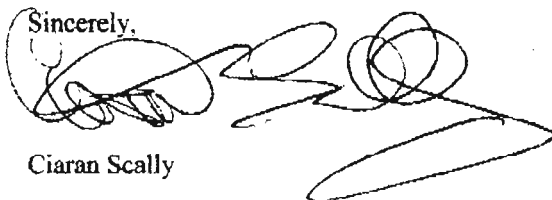
I first spoke to Sean and Lee about this project in January when they held a neighborhood meeting about their project. When I raised questions about the project, Sean, Lee and their architects were very helpful in responding to and mitigating any concerns I had. Today, instead of having concerns about the project, I fully support their efforts and I think that an art gallery space will be a great asset to the neighborhood and Tennessee Street.

Sean and Lee have shown their commitment to neighborhood beautification by planting seven trees on 18th and Tennessee Streets. Their project calls for additional greening in the neighborhood which will be of tremendous benefit to the neighborhood.

Sean and Lee have also shown that they are very conscientious neighbors by hiring an acoustical engineer to assist with mitigating any impact events held on their property may have, implementing a design that will reduce noise and limiting the number of events to 4-5 per month.

I encourage the Planning Department to approve their plans for 691 Tennessee Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ciaran Scally', with a large, sweeping flourish extending to the right.

Ciaran Scally

July 13, 2010

To Whom It May Concern:

My name is Mits Akash and I own and operate Moshi Moshi Restaurant located at the corner of 3rd and 18th Streets. My property and business is directly east of the proposed project at 691 Tennessee Street and I have been a business owner in this neighborhood for over 20 years.

I met Sean and Lee not long after they purchased the property and have been supportive of their proposed art gallery space since they first told me about it a year and a half ago. I believe that their project will bring additional beauty and greening to a street where beauty and greening are much needed. I also look forward to having an art space located near my business. I firmly believe that the Dogpatch should embrace the opportunity to have this type of business join the neighborhood because it will attract new patrons to the area, which will be good for all of the neighborhood businesses. I also think their proposed business fits well into our urban mixed use neighborhood.

Sean and Lee have been conscientious in their efforts to renovate their building in a way that will be a positive addition to the block. They have had many discussions with me and my staff about the project and have always answered our questions. I know that they have had several meetings with other neighbors and that they have revised their plans to address concerns about their project. I strongly believe that they are committed to making sure their project does not impact their neighbor's parking and to implementing noise reduction methods so that their project will not disturb their neighbors. I understand that the art space may be used for a few events a month, but given their focus on noise reduction and the abundant street parking and parking lots in the neighborhood, as well as the convenient public transportation, I am confident that the events will be only positive for the community.

Sean and Lee have been great neighbors over the last year while they have been living and working at 691 Tennessee Street. I am confident they will be great business owners as well and I fully support their project as it has been submitted to planning.

Sincerely,

A handwritten signature in black ink, appearing to read "Mits Akash", is written over a horizontal line that extends to the right.

Mits Akash

Owner

Moshi Moshi

APPLICATION REQUESTING DISCRETIONARY REVIEW ("D.R.")

This application is for projects where there are exceptional and extraordinary circumstances that justify further consideration, even though the project already meets requirements of the Planning Code, City General Plan and Priority Policies of the Planning Code.

D.R. Applicant's Name JOHN MCGLEENAN Telephone No: 415.553.8650

D.R. Applicant's Address 2080 3rd Street # 6
Number & Street (Apt. #)
San Francisco 94107
City Zip Code

D.R. Applicant's telephone number (for Planning Department to contact): 415.675.7477
If you are acting as the agent for another person(s) in making this request please indicate the name and address of that person(s) (if applicable):

Name _____ Telephone No: _____

Address _____
Number & Street (Apt. #)
_____ Zip Code
City

Address of the property that you are requesting the Commission consider under the Discretionary Review: 691 Tennessee St

Name and phone number of the property owner who is doing the project on which you are requesting D.R.: Andrew Davis (415) 258-9100

Building Permit Application Number of the project for which you are requesting D.R.: 2010.01.20.5012

Where is your property located in relation to the permit applicant's property?
My Property is Right Behind applicants property

A. ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Citizens should make very effort to resolve disputes before requesting D.R. Listed below are a variety of ways and resources to help this happen.

1. Have you discussed this project with the permit applicant? YES NO
2. Did you discuss the project with the Planning Department permit review planner? YES NO
3. Did you participate in outside mediation on this case? Community Board Other NO

4. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the results, including any changes that were made to the proposed project so far.

Yes I have. Last meeting was 5/20/2010

B. DISCRETIONARY REVIEW REQUEST

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

We worry about sound during events. Private Deck looks right into our home security issues, parking, safety and amount of events that will take place.

2. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

2080 3rd St #1, 2, 3, 4, 5, 6, 7, 8, 9 + 10 | 682, 676, 670 Tennessee
McClannan, will be affected by noise, people will be able to see right into our home, since we only have back sliding doors (no side windows) having them open is the only way to get air. We worry about security.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above (in question B1)?

Full building accurate insulation / Removal of planned Deck on side of building | Proper sound air system for HVAC | Some staff of alternative parking spaces that will be off street

- Limit project to indoor only No outside activity
- No events on weekends or after 5pm.
- Apply for Neighborhood parking permits
- Must Have a Liquor license.

10.03920

Please write (in ink) or type your answers on this form. Please feel free to attach additional sheets to this form to continue with any additional information that does not fit on this form.

CHECKLIST FOR APPLICANT:

Indicate which of the following are included with this Application:

REQUIRED:

- Check made payable to Planning Department (see current fee schedule).
- Address list for nearby property owners, in label format, plus photocopy of labels.
- Letter of authorization for representative/agent of D.R. applicant (if applicable).
- Photocopy of this completed application.

OPTIONAL:

- Photographs that illustrate your concerns.
- Covenants or Deed Restrictions.
- Other Items (specify).

File this objection in person at the Planning Information Center. If you have **questions** about this form, please contact Information Center Staff from 8 a.m. to 5 p.m., Monday to Friday.

Plan to attend the Planning Commission public hearing which must be scheduled after the close of the public notification period for the permit.

Signed _____

Applicant

5/19/2010
Date



Current Owner
2080 3rd Street
Unit 1
San Francisco, CA
94107

Current Owner
2080 3rd Street
Unit 2
San Francisco, CA
94107

Current Owner
2080 3rd Street
Unit 3
San Francisco, CA
94107

Current Owner
2080 3rd Street
Unit 4
San Francisco, CA
94107

Current Owner
2080 3rd Street
Unit 6
San Francisco, CA
94107

Current Owner
2080 3rd Street
Unit 7
San Francisco, CA
94107

Current Owner
2080 3rd Street
Unit 8
San Francisco, CA
94107

*Current Owner
682 Tennessee St
San Francisco
CA 94107*

*Current Owner
670 Tennessee St
San Francisco
CA 94107*

*Current Owner
676 Tennessee St
San Francisco
CA 94107*

10.03920

Current Owner
2092 3rd Street
San Francisco, CA
94107

Current Owner
685 Tennessee St, #101
San Francisco, CA
94107

Current Owner
685 Tennessee St, #102
San Francisco, CA
94107

Current Owner
685 Tennessee St, #201
San Francisco, CA
94107

Current Owner
685 Tennessee St, #202
San Francisco, CA
94107

Dogpatch Neighborhood
Assoc.
1459 18th Street, #227
San Francisco, CA
94107

Stan Burgess + Lee Fuller Burgess
691 Tennessee St
San Francisco, CA
94107

Andrew Davis
Space Architecture
1414 4th St #200B
San Rafael 94901

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 10.0392D

Building Permit No.: 2010.01.20.5012

Address: 691 Tennessee Street, SF, CA 94107

Project Sponsor's Name: Sean Burgess and Lee Faller Burgess (please note Andrew Davis is the architect on the project, not the property owner as listed on the "Application Requesting Discretionary Review")

Telephone No.: (415) 238-2022 (for Department of City Planning to contact)

- 1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)**

We believe that our project should be approved because it will be an asset to the neighborhood. Our project takes an outdated corrugated metal building and re-imagines it into an art gallery and photography studio. Visually, we are committed to keeping the industrial roots of the building while updating it with new siding and bringing "green" to the neighborhood. Our project includes changing the facade of the building to make it more appealing from the street and adding significant green space to the neighborhood. Working with Friends of the Urban Forest, we have already planted seven trees surrounding the building. The project proposal includes turning the south side of the building into a "green wall" which will beautify the existing facade and benefit the entire neighborhood.

Our project adds much needed art space to the neighborhood. The art gallery will be used to showcase local artists, increase the arts community in the Dogpatch Neighborhood and provide space for Sean's photography practice. The art gallery is intended to be available for limited rentals for corporate events, meetings, art openings and community events. We also live on the property in a Caretaker's Unit, are committed to living and working in the neighborhood and believe our home and business will be a positive addition to the Dogpatch Neighborhood.

The use as an art gallery/photography studio that can be rented out in a limited capacity for events falls within the appropriate use as set forth in the Eastern Neighborhood Ordinances. Since the property is to be used primarily as an art gallery and photography studio, any event hosting is secondary to this primary use. We have voluntarily offered to place a restriction on the title of the property limiting the number of events that may be held at the property to four or five a month. This limitation is proposed to ensure the neighborhood that the primary use of the space is to be an art gallery and photography studio and to restrict any future owners of the property.

We have spent over a year and a half to date developing the project and discussing the project with our neighbors. The response to the project overall has been overwhelmingly positive. Neighbors located directly to the west, north, and east of the property have all written letters of support for the project, which we have included with the attached Letter to the Planning Department. We have received support from both business owners and residential neighbors, including one neighbor whose family has lived on the street since the early 1900's. We have also received support from the President of the Dogpatch Neighborhood Association and a written a letter of support is attached to our Letter to the Planning Department.

It is our understanding from speaking with our neighbors, that the majority of them support our project and that with the exception of John McGleenan, the Discretionary Review requestor, they are satisfied that this project will not adversely affect the neighborhood. Many of our neighbors have told us that they see the project as an asset to the neighborhood.

Please see our attached Letter to the Planning Department for a response to each of the DR requestor's (John McGleenan) concerns.

2. **What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.**

Prior to submitting our application, we made numerous changes to the project to address the concerns of the DR requestor and other neighbors. Specifically:

1. Concerns regarding noise and sound

We made changes to our project after our Pre-Application meeting. These changes include the following: (1) the store-front on the north side of the building will have no operable windows; (2) all doors will be self-closing (to prevent propping); (3) there will be a sound wall rising up 22 feet above grade between the courtyard space and our private backyard as an additional safeguard against sound transmission (this wall was raised from 16 to 22 feet above grade specifically for the benefit of Mr. McGleenan); (4) the required forced heat and air conditioning will be located as far away from the surrounding residential units as possible to prevent any noise pollution; and (5) the outdoor space will be heavily planted, thus reducing any echo.

In addition, to address the DR Requestor's concerns regarding noise, we retained a sound engineer who has now conducted a sound study (included with the attached Letter to the Planning Department) and made recommendations that we will incorporate into the project design. With the incorporation of these recommendations, the noise level from events will more than comply with the Noise Ordinance and will be lower than the existing street traffic noise.

2. Limitation on number of events

We have voluntarily agreed to place a Notice of Special Restriction (NSR) on the property that limits the number of events per month to 4-5. This change was made between the Pre-Application process and the Application Mailing sent in April. This change also demonstrates our commitment that this building will be used primarily as an art gallery and that the space will only have a limited secondary use to host occasional events.

3. Parking

We have kept track of street parking in the surrounding neighborhood to determine its availability on different days and times and found that there is a significant amount of available street parking within a few blocks of our property. We have also found that there are numerous parking lots available within a few blocks. We also note that there is abundant public transportation nearby including the T Muni line (with a stop at 3rd and 18th Streets – one block from property) and the 22 Bus Line (with a stop at 18th and

Tennessee Streets). A more complete discussion of parking is included in our attached Letter to the Planning Department.

4. *Egress Deck*

In order to protect neighbors from sound, we have determined that the use of the mezzanine level deck that will be added as part of the north yard addition will be limited to an egress use only. This deck is required by code for exiting, however, we have taken specific steps to make sure that this deck is used only for egress. Specifically, (1) the door leading to the egress deck will be closed at all times and marked as an emergency exit only; (2) smoking will be prohibited in the courtyard area including the egress deck; and (3) this and other details of the use of the deck will be included in any rental contract and terms of use for the space and we will enforce this requirement through an on-site manager.

5. *Expansion of Greening*

The suggestion was raised in January by community stakeholders that the greening on the north and west sides of the building be extended to the public right of way and include more ground-cover type plantings. We plan to supplement the street trees we have already planted in the last year and continue to explore the options of increased greening on the south side of the building in addition to the already planned greening on the north side.

3. **If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.**

We have been very willing to change the proposed project and discuss alternatives available to make sure that the project will not have an adverse effect on the surrounding properties. In fact, many of the residents and owners of the surrounding properties have submitted letters to the Planning Department indicating their support for our project. Specifically, they view the project as an asset to the neighborhood because it will beautify the building, add much needed and wanted art and gathering space to the neighborhood and bring additional green space to a block that has very little. It will be a locally owned and operated small business with deep ties to the neighborhood as we will continue to live on the property.

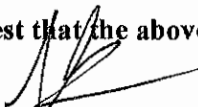
If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.


Please see the attached Letter to the Planning Department and related attachments for a more complete response to the Request for Discretionary Review.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit -- additional kitchens count as additional units).....	1	1
Occupied stories (all levels with habitable rooms).....	2	2
Basement levels (may include garage or windowless storage rooms).....	0	0
Parking spaces (off-street).....	4	4
Bedrooms.....	1	1
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas.....	7486	8563
Height.....	26'5.75"	27'11.0625"
Building depth.....	60'2-7/8"	72'7-15/16"
Most recent rent received (if any).....	0	0
Projected rents after completion of project.....	0	0
Current value of property.....	\$2.1M	unknown
Projected value (sale price) after completion of project (if known).....	unknown	

I attest that the above information is true to the best of my knowledge.


 _____ 8/3/2010 SEAN BURGESS
 Signature Date Name (please print)


 _____ 8/3/2010 LEE FALLER BURGESS
 Signature Date Name (please print)

ATTACHMENT TO DR RESPONSE FORM
LETTER TO PLANNING DEPARTMENT

August 3, 2010

Pilar LaValley
Preservation Technical Specialist/Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

**Re: Case No.: 10.0392D; Building Permit No.: 2010.01.20.5012
Address: 691 Tennessee Street, San Francisco, CA 94107**

Dear Pilar:

Please consider this letter and its attachments additional information that was not covered in our Response to the Discretionary Review submitted concurrently with this letter.

I. EXTREME AND EXTRAORDINARY CIRCUMSTANCES

The proposed project identified above meets the requirements of the General Plan, the Planning Code, and the Priority Policies of the Planning Code. As set forth below, John McGleenan's Application Requesting Discretionary Review does not demonstrate any exceptional or extraordinary circumstances that justify further consideration of this project prior to its approval.

II. COMMUNICATIONS WITH MR. MCGLEENAN AND ATTEMPTS TO COMPROMISE (DR APPLICATION SECTION A.1- A.4)

Over the last six months, we have met with many of our neighbors and with community stakeholders to discuss this project.

On January 6, 2010, we held a Pre-Application meeting to discuss the project. Six neighbors attended this meeting, including Mr. McGleenan.

Two e-mails were sent to Mr. McGleenan after this initial meeting; one on January 11, 2010 and one on January 13, 2010. The second e-mail offered to meet with him and his Homeowner's Association to discuss the project. Mr. McGleenan did not respond to the e-mails.

On January 15, 2010, we met with the President of the Dogpatch Neighborhood Association to discuss the project.

On May 15, 2010, we met with two owners of 2080 3rd Street, Tonia Corwin and Lisa Magee, to discuss this project. Neither voiced an objection to the project. Mr. McGleenan was invited to this meeting, but could not attend.

On May 17, 2010, we sent a letter and an e-mail to Mr. McGleenan, responding to his concerns which had been relayed to us by owners of other units in his building at 2080 3rd Street and the Planning Department. We asked to meet with Mr. McGleenan and/or to attend mediation as recommended by the Planning Department (Attachment 1, Letter dated May 17, 2010 from Sean Burgess to John McGleenan).

On May 20, 2010, we, our architects and our acoustical engineer all met with Mr. McGleenan to review his concerns. We responded to each of the issues that are now listed on the DR Application. We proposed mediation to Mr. McGleenan, but he would not agree to mediate his concerns. Mr. McGleenan stated that he wanted a hearing and preferred that the property be used for condominiums.

On May 23, 2010, we met with another owner of 2080 3rd Street, Vincent Altomari, to review this project. Mr. Altomari appeared to be satisfied with the measures being taken to address his concerns and did not indicate that any further discussion was necessary.

III. PROPERTIES "ADVERSELY AFFECTED" (DR APPLICATION - SECTION B.2.)

Mr. McGleenan listed the following properties as being "adversely affected" by this project:

(1) 2080 3rd Street #1 – 10

He lives in Unit 6 of this building. We have met with four other owners of units in this building, answered their questions and addressed their concerns. It is our understanding that these owners do not feel their properties will be adversely affected by our proposed project.

(2) 682, 676, 670 Tennessee Street

Mr. McGleenan listed these properties without the permission of the owner of the properties. The owner of these properties is Barbara Angeli who has written a letter of support for this project to the Planning Department (Attachment 2, Email from Barbara Angeli dated May 23, 2010). Specifically, she stated that the new project "across the street from my residence offers a great boost to the neighborhood."

IV. HOW PROPERTIES WOULD BE AFFECTED & RESPONSES (DR APPLICATION - SECTION B.1. & B.2.)

We respond to Mr. McGleenan's listed concerns as follows:

1. Noise/and sound during events (Section B.1.)

We are committed to minimizing sound during events. The project incorporates the following design elements to minimize sound:

- The store-front on the north side of the building will have no operable windows.
- All doors will be self-closing (to prevent propping of the doors).
- There will be a sound wall between the courtyard space and our private backyard as a further safeguard against sound transmission.
- We are adding forced heat and air conditioning to prevent any need for doors to be open for air circulation.
- The outdoor space will be heavily planted to reduce echo.

In addition, we have employed an acoustical engineer at this early stage of the project to review our proposed design and to respond to concerns about sound coming from the building. This engineer has conducted a noise study and examined our ability to meet the requirements of the City's Noise Ordinance and Good Neighbor Policies governing uses in mixed-use districts. As set forth in his report, attached hereto (Attachment 6, Property Line Noise Study), based on the proposed design and his recommended modifications, which we will incorporate into the project, the noise levels for events would meet or be lower than the requirements set forth in the City's Noise Ordinance. In fact, the calculated noise levels for events would be lower than the existing vehicular traffic noise levels.

2. Private deck looks right into our home/People will be able to see right into our house (2080 3rd Street #6) (Section B.1. & B.2.)

We have taken great care to assure that there is no line of sight directly into Mr. McGleenan's property. When we met with him on May 20, 2010, our architects drew a diagram to show how the angle of the building and the additional wall included as part of the project prevent anyone from looking directly into his unit. We have attached a line of sight diagram to this Letter illustrating that no one will be able to look directly into his unit (Attachment 7, Line of Site Diagram).

The deck that Mr. McGleenan is referring to is not a "private deck", rather it is an "egress deck". This deck is required by code and will be used only for emergency exiting purposes. However, even from this egress deck, individuals will not have a direct line of sight into his home (See Attachment 7, Line of Sight Diagram). To assure that the egress deck will be used only as an emergency exit, we will:

- Keep the door leading to the egress deck closed and mark the door as an emergency exit only;

- Prohibit smoking in the courtyard area (and also on the egress deck); and
- Include these requirements in any rental contract for an event and have a manager on-site during events to enforce these requirements.

3. Since we only have back sliding doors (no side windows) having them open is the only way to get air (Section B.2.)

We believe that Mr. McGleenan's concern here is related to sound. Please see the above response regarding sound and the steps we have taken to control sound (Section IV.1.). From a recent for-sale listing of Mr. McGleenan's property, we understand that that his unit has air conditioning and ceiling fans, but we do not know if the air conditioning brings in fresh air.

4. Security Issues/Safety (Section B.1. & B.2.)

Our project increases the safety and security of our property, Mr. McGleenan's property and the neighborhood as a whole. As our building stands now, there is a chain link fence that allows people standing on the street to look directly through our driveway and into Mr. McGleenan's windows.

Under our proposed plan, there will be a large solid steel gate that will prevent passersby from looking into our property and up into Mr. McGleenan's windows (Attachment 7, Line of Site Diagram). In addition, the courtyard area associated with the project will be separated from Mr. McGleenan's property by a steel wall rising 22 feet above grade and by our private backyard, and another 10 foot high fence – in total, covering a distance of more than 50 horizontal and 22 vertical feet between the courtyard area and Mr. McGleenan's property line and nearly 100 horizontal and 22 vertical feet from Tennessee Street. Any intruder would have to scale a 10 foot tall solid steel gate, cross a 50 foot courtyard, scale an additional 22 foot high steel wall, cross a 30 foot private backyard and scale a third, 10 foot high wall just to reach Mr. McGleenan's property line.

5. Limitation on Number of Events (Section B.1.)

We have agreed to place a Notice of Special Restriction (NSR) on the property that limits the number of events per month to four to five. This change was made in conjunction with the Planning Department prior to the neighborhood mailing sent in April 2010 and was entirely voluntary. At our initial neighborhood meeting in early January 2010, a number of neighbors did ask how many events we were planning to host a month. We believe that this NSR will demonstrate to our neighbors our commitment to hosting only occasional events. Mr. McGleenan did receive notice of the NSR proposal in the April 2010 mailing and this was additionally explained in the letter sent to him on May 17, 2010 and also discussed at the meeting held with him on May 20, 2010.

6. Parking (Section B.2.)

As the space will be primarily an art gallery and photography studio that will operate during the day, the private driveway to the north of the building should be more than adequate to

serve the majority of our parking needs. While parking at the corner of Tennessee and 18th Streets alone cannot support an influx of cars for an occasional event, the Dogpatch Neighborhood and surrounding area has more available street parking than most parts of the City. The waterfront (two short blocks away) has hundreds of unmetered surface spots available, stretching for four blocks in both directions. These spots serve the industrial businesses and restaurants along the waterfront during the day, but seldom fill up and are virtually empty in the evenings and on weekends. Directly to the west of our proposed project there are four city blocks of warehouses and commercial enterprises, one running along Minnesota and three blocks running along Indiana Street. This ample parking is also unmetered and used sparingly on nights and weekends. The section of Mariposa directly to the north also has large stretches of available street parking, although its use is limited when the Giants are in town. We have been tracking all of these areas for months at all hours of the day and days of the week and have found that the availability of street parking in the surrounding area is ample.

In addition to the large amount of available street parking there are multiple parking decks open to the public a short walk away from 691 Tennessee Street. The UCSF garage on Third Street is two and a half blocks away and there is a Mission Bay development garage directly across the street that charges by the hour. The new UCSF research hospital is being built one block to the north of our property and is to feature additional parking that will also be open to the public. There are several additional parking decks that are scheduled to be built as part of the continuing Mission Bay development plan. All of the options listed above are located within four blocks of our project.

In addition to the availability of parking, our property is conveniently located within one block of both Muni Train and bus lines. Specifically the T Muni line stops at 3rd and 18th Streets just one block from our property. Additionally, there is a Muni bus stop located at the corner of 18th and Tennessee Streets and another bus stop at the corner of 22nd and Tennessee Streets.

A public transit and parking overlay map setting forth the public transportation and parking options is attached hereto (Attachment 8, Public Transit and Parking Overlay Map).

V. DR REQUESTOR'S ALTERNATIVES OR CHANGES (SECTION B.3.)

The alternatives/changes to the project listed were submitted by Mr. McGleenan and we respond below to each of his stated changes:

1. Full building acoustic insulation

Our proposed design together with the implementation of our sound engineer's recommendations will more than comply with the Noise Ordinance and Good Neighbor Policies regarding sound transmission and make the noise level from events lower than existing vehicular traffic noise levels.

2. Removal of planned deck on side of building

As discussed above (see IV.2. above), this deck is an egress deck and is necessary, under the code, for emergency exiting.

3. Proper sound air system for HVAC

The building will have forced air and heat, which will eliminate any need to use windows or doors for ventilation purposes. In addition, the air-handling units are proposed to be located as far away from our neighbors to the east and to the north as possible. Current drawings show the location to be at the south-west corner of the building. We will work with our sound engineer to make sure that the implementation of the HVAC air control will not weaken any sound insulation properties of the building.

4. Some proof of alternative parking spaces that will be off street

Please see the discussion of parking and public transportation above in IV.6.

5. Limit project to indoor only, no outdoor activity

The building has existing outdoor space on the north side, including a driveway entrance on Tennessee Street. This outdoor space was previously used as commercial outdoor space for a concrete company. In order to reduce sound transmission and to significantly improve the privacy of our neighbors, we are building a wall separating the courtyard area from Mr. McGleenan's building which will rise 22 feet above grade. In addition to that wall, there is a 30 foot buffer from Mr. McGleenan's property in the form of the private backyard area which has historically been used as the private backyard of the residential tenants of the property and will continue to be used as such. Finally, there will be an additional 10-foot high fence at the property line separating the applicant's property from our property. There is no reason to limit the use of our property to indoor use only. We will follow the Noise Ordinance and Good Neighbor Policies governing uses in mixed-used districts.

6. No events on weekends or after 5pm

This property is zoned UMU and the proposed use as an art gallery that may occasionally host events is a permitted use for this building. This neighborhood includes many businesses that are open on weekends and after 5:00pm. In addition, there is a restaurant directly to the east of our property (Moshi Moshi) that also adjoins Mr. McGleenan's property and is open until 10:00pm. We intend to comply with the Noise Ordinances and the Good Neighbor Policies governing uses in mixed-use districts, which would allow us to use the courtyard until 10:00pm. However, we would agree to limit the hours of use until 8:00pm if it would mitigate neighbors' concerns.

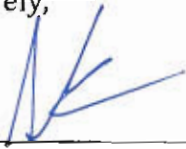
7. Apply for neighborhood parking permits

We have discussed this option with neighbors and have discovered it is a controversial topic within the neighborhood with many differing opinions on whether or not parking permits would be beneficial. We will support the majority position of the neighborhood on parking permits and would help enforce any parking restrictions applicable to the neighborhood.

8. Must have a liquor license

This proposed project is an art gallery and photography studio that will be used only occasionally for events. We do not intend to seek a liquor license and would require anyone wishing to serve alcohol at an event to use a licensed caterer and comply with all applicable laws.

Sincerely,



Sean Burgess



Lee Faller Burgess

LIST OF ATTACHMENTS

- Attachment 1: Letter dated May 17, 2010 from Sean Burgess to John McGleenan
- Attachment 2: E-mail dated May 23, 2010 from Barbara Angeli, 676 Tennessee Street
- Attachment 3: Letter dated July 8, 2010 from Ciaran Scally, 685 Tennessee Street
- Attachment 4: Letter dated July 13, 2010 from Mits Akash, 2092 3rd Street, Moshi Moshi Restaurant
- Attachment 5: Letter dated July 13, 2010 from Janet Carpinelli, President of the Dogpatch Neighborhood Association
- Attachment 6: June 21, 2010 Property Line Noise Study Report, Charles M. Salter Associates Inc.
- Attachment 7: Line of Sight Diagram
- Attachment 8: Public Transit and Parking Overlay Map

Attachment 1

Letter dated May 17, 2010 from Sean Burgess to John McGleenan

SEAN BURGESS
690 18th Street • San Francisco, California • 94107
415.238.2022 • sean.burgess@mac.com

May 17, 2010

VIA EMAIL AND FED EX

Mr. John McGleenan
2080 3rd Street #6
San Francisco, California 94107

Dear Mr. McGleenan:

I hope this letter finds you well. As you may recall, I am the owner of 691 Tennessee Street. We met at a meeting held at my property in January of this year to review my proposed project. At that time, I recall that you had some concerns regarding noise issues. Since that time we have developed the design further and included many features that we feel should eliminate any noise incursions on your property.

On Sunday May 16, 2010 my fiancé and I met with two owners in your building, Tonia Corwin and Lisa Magee, to discuss our proposed project. Tonia let us know that she was going to invite other owners in your building, so we were disappointed that you could not attend as the SF Planning Department has informed us that you still have some concerns about our project.

Since I was not able to address your concerns in person this weekend, I wanted to send you this updated information on our project and to offer once again to meet with you in person to discuss them, should you still have doubts. The following are our limitations on use and strategies for abating issues with the rental of our art gallery/event-hosting space. Please note that there will be a manager on site to enforce these rules.

1) Restriction on Number of Events: There is a Notice of Special Restriction (NSR) that will be permanently attached to the property title which limits the number of events per month to 4-5 as noted in the neighborhood mailing you received last month. This restriction will remain with the property regardless of ownership. Lee and I intend to live and work in this building for at least the next ten years, but if anything should happen to us the next owner will also be bound by this limitation.

Our intent is to host events such as art openings, small weddings, and non-profit events. This space will not be a concert hall or bar/club. In addition, we are not applying for a liquor license and this space is not intended or allowed to be any kind of night-club.

We will fully comply with SF Planning Code Section 803.5: Good Neighbor Policies which states that noise shall be at limits established by the SF Noise Ordinance between the hours of 10:00pm and 6:00am. As you'll see below, we have additionally taken measures to insure that there are strict limitations on the hours of use of any outdoor spaces.

2) Hours of Use of Any Outdoor Space: The hours of use (which will be documented) will be 10:00am to 8:00pm. I do not anticipate heavy or extended use of this space at any time (due to San Francisco weather conditions of wind and fog) and can confidently assure you that night use and the resulting noise will not be an issue.

3) Use of the Egress Deck: The egress deck is not going to be available for any use other than emergency exiting (as is required by code). We have developed the following strategy to insure that this space will not be improperly utilized:

- The door leading to the egress deck will be closed and marked as an emergency exit only.
- Smoking will be prohibited in the courtyard area including the egress deck.
- All of this information will be included in our rental contract and terms of use and will be enforced by Lee and I.

4) Location of Air-Handling Units: All efforts are being made to place air-handling units on the south-west corner of the building and current drawings reflect this. The roof-top units are to be placed as far away from your building and the building to the north as possible.

5) Noise Abatement: It is our intention to make sure that any noise created during events be kept to an absolute minimum. Specifically here are the actions we are taking at this time:

- We have consulted an acoustical engineer and our architects have been given a mandate to reduce noise transmission in all phases of the project.
- We have incorporated exterior wall and roof sound-insulation for the entire assembly use area.
- The store-front on the north side of the building has no operable windows.
- All doors will be self-closing.
- Use of the outdoor space will be restricted to before 8:00PM.
- We have included a sound wall between the courtyard space and my private backyard as an additional safeguard against sound transmission.
- We are adding forced heat and air conditioning to prevent any need for doors to be open for air circulation.
- The outdoor space will be heavily planted, thus reducing echo.

I hope that this letter has brought clarity to some of the issues you may have with our project. Lee and I are committed to this neighborhood, as both residents and business owners. We enjoy the sense of community in the Dogpatch and look forward to being part of the neighborhood for many years to come. Please contact me if any of these measures are unclear or strike you as inadequate. I would be happy to meet with you, talk to you on the phone, exchange e-mails or whatever method may be convenient for you in order to work together moving forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Burgess', with a long horizontal flourish extending to the right.

Sean Burgess

cc: Pilar LaValley, San Francisco Department of Planning
Andrew Davis, Space Architects
Zac Maddry, Space Architects

Attachment 2

E-mail dated May 23, 2010 from Barbara Angeli, 676 Tennessee Street

From: Barbara Angeli <barbaraangeli@gmail.com>
Subject: Project at 691 Tennessee Street
Date: May 23, 2010 12:35:00 PM PDT
To: pilar.lavalley@sfgov.org

Dear Pilar LaValley:

We have met our new neighbors at 691 Tennessee Street and find that their project is a wonderful addition to our Dogpatch neighborhood. Our family has resided on Tennessee Street-670-682 since the 1906 earthquake. We have seen the neighborhood change from residential to highly industrial and now back to a mixture of residential and commercial. This new project across the street from my residence offers a great boost to the neighborhood. Not only do we have some great new neighbors, who, by the way, love the neighborhood as much as we do, but they are also being very professional by accommodating the needs of the surrounding residences. They are mindful of noise, congestion, building heights and overall configuration of their building. Their plan entails the modernization of the structure, in and out, so that it will not longer be another dull looking warehouse. I applaud their efforts. Our entire compound supports their endeavors and agrees to support them in any way possible.

Barbara Angeli
676 Tennessee Street
San Francisco, Ca 94107

Attachment 3

Letter dated July 8, 2010 from Ciaran Scally, 685 Tennessee Street

July 8, 2010

Pilar LaValley
Preservation Specialist/Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Pilar:

My name is Ciaran Scally and I own the multi unit live-work loft property directly to the north of 691 Tennessee Street. I have met with Sean Burgess and Lee Faller about their project and wanted to communicate my support of their project to you.

I first spoke to Sean and Lee about this project in January when they held a neighborhood meeting about their project. When I raised questions about the project, Sean, Lee and their architects were very helpful in responding to and mitigating any concerns I had. Today, instead of having concerns about the project, I fully support their efforts and I think that an art gallery space will be a great asset to the neighborhood and Tennessee Street.

Sean and Lee have shown their commitment to neighborhood beautification by planting seven trees on 18th and Tennessee Streets. Their project calls for additional greening in the neighborhood which will be of tremendous benefit to the neighborhood.

Sean and Lee have also shown that they are very conscientious neighbors by hiring an acoustical engineer to assist with mitigating any impact events held on their property may have, implementing a design that will reduce noise and limiting the number of events to 4-5 per month.

I encourage the Planning Department to approve their plans for 691 Tennessee Street.

Sincerely,

Ciaran Scally

A handwritten signature in black ink, appearing to read 'Ciaran Scally', with a large, sweeping flourish extending to the right.

Attachment 4

Letter dated July 13, 2010 from Mits Akash,
2092 3rd Street, Moshi Moshi Restaurant

July 13, 2010

To Whom It May Concern:

My name is Mits Akash and I own and operate Moshi Moshi Restaurant located at the corner of 3rd and 18th Streets. My property and business is directly east of the proposed project at 691 Tennessee Street and I have been a business owner in this neighborhood for over 20 years.

I met Sean and Lee not long after they purchased the property and have been supportive of their proposed art gallery space since they first told me about it a year and a half ago. I believe that their project will bring additional beauty and greening to a street where beauty and greening are much needed. I also look forward to having an art space located near my business. I firmly believe that the Dogpatch should embrace the opportunity to have this type of business join the neighborhood because it will attract new patrons to the area, which will be good for all of the neighborhood businesses. I also think their proposed business fits well into our urban mixed use neighborhood.

Sean and Lee have been conscientious in their efforts to renovate their building in a way that will be a positive addition to the block. They have had many discussions with me and my staff about the project and have always answered our questions. I know that they have had several meetings with other neighbors and that they have revised their plans to address concerns about their project. I strongly believe that they are committed to making sure their project does not impact their neighbor's parking and to implementing noise reduction methods so that their project will not disturb their neighbors. I understand that the art space may be used for a few events a month, but given their focus on noise reduction and the abundant street parking and parking lots in the neighborhood, as well as the convenient public transportation, I am confident that the events will be only positive for the community.

Sean and Lee have been great neighbors over the last year while they have been living and working at 691 Tennessee Street. I am confident they will be great business owners as well and I fully support their project as it has been submitted to planning.

Sincerely,



Mits Akash

Owner

Moshi Moshi

Attachment 5

**Letter dated July 13, 2010 from Janet Carpinelli,
President of the Dogpatch Neighborhood Association**

From: Janet Carpinelli <jc@jcarplnelli.com>
Subject: Project App. No. 2010.01.20.5012
Date: July 13, 2010 1:23:54 PM PDT
To: LaValley Pilar <Pilar.LaValley@sfgov.org>
Cc: Faller Lee <lee.m.faller@gmail.com>, Miguel Ron <rm@well.com>
▶ 1 Attachment, 332 KB



[DNA Pres Ittr...doc \(332 KB\)](#)
Hello Pilar

Attached please find my letter of support for the above referenced project.

Thank you,

Janet Carpinelli
282-5516

President
Dogpatch Neighborhood Association
1459 18th St., No. 227
San Francisco, CA 94107
www.mydogpatch.org



July 13, 2010

M. Pilar LaValley, LEED AP
Preservation Technical Specialist/Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 691 Tennessee St. project App. No. 2010.01.20.5012

Ms LaValley,

I support the project as proposed.

The project sponsors and owners of the property at 691 Tennessee St. are members of Dogpatch Neighborhood Association (DNA). They shared their ideas and plans with the association at our regular meeting in January 2010, at which time there was expressed support and no negative responses from our members.

Subsequently the sponsors have notified neighbors and the neighborhood on two occasions (pre-application, and 30-day/300 ft. radius) and invited everyone to meet with them to see and discuss their plans. We have taken no official vote on the project but I have heard no complaints from any of our members. As president of DNA, I did meet with the sponsors and their architect and am quite impressed with the plans.

I think it is a very good fit for the neighborhood and the zoning. The building is in a mixed use, commercial area, on Tennessee and 18th St. —an extension of the neighborhood commercial area of Potrero Hill that leads to Third St. and the light rail corridor one block away. It abuts Moshi Moshi, a long-lived neighborhood restaurant on its east side, and Live-Work (industrially zoned when built and sold and now part of the Eastern Neighborhoods UMU zoning which allows gallery and artist live-work) properties on its north, as well as residential properties across the street on Tennessee St. I understand that many neighbors and neighborhood businesses have written letters of support.

I have read the permit application materials, DR request as well as the response. I believe the sponsors have done an admirable job in trying to accommodate the DR requester's concerns. I think the sponsors/residents of this building/project will continue to be good neighbors and that the project will be an asset to our community.

I urge you and the Planning Dept and Commission to support the project as proposed.

Sincerely,
Janet Carpinelli
President

Attachment 6

June 21, 2010 Property Line Noise Study Report,
Charles M. Salter Associates Inc.

Consultants in
Acoustics
Audio/Visual
System Design
and Telecommunications

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Joey G D'Angelo
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Christopher A Peltier
Timothy G Brown
Jeff Clukey
Ethan Salter
Etan Y Hsieh
Alexander K Salter
Jeremy L Decker
Ryan McClean
Claude Kraehle
Heather Magid
Josephyn Salta
Candice Huey
Brian Good
Mina D Nicolazzo
Debrae Garcia
Jasmine Rodriguez
Alison Whitson

21 June 2010

Andrew Davis
Space
1414 4th Street #200B
San Rafael, CA 94901
Email: andrew@spacesf.com

Subject: **691 Tennessee - Property Line Noise Study**
CSA Project No. 10-0226

Dear Andrew:

On 27 May 2010, we visited the project site to measure the existing noise levels at 691 Tennessee Street, where an existing warehouse is to be converted into an art gallery with occasional event hosting. The purpose of these measurements was to establish the baseline ambient noise level at the property line to serve as the basis for San Francisco's Noise Ordinance criteria. The study is also intended to demonstrate to neighbors the acceptability of the proposed art gallery design. This report summarizes the results of both our measurements and our calculations of future event noise at the shared property line.

EXECUTIVE SUMMARY

We have calculated that both noise inside the 691 Tennessee gallery and outdoor courtyard activity would be lower than the noise limits established by the City's Noise Ordinance, which is dependent on the measured ambient environment. Based on the proposed design with recommended wall and ceiling modifications incorporated, the calculated noise levels for the loudest typical events would be lower than the existing vehicular traffic noise levels. To control the maximum noise levels, a noise limiter has been recommended for the house stereo system.

BASELINE MEASUREMENTS

On 27 May 2010, we set up long-term monitors along 18th Street and along Tennessee Street to measure noise levels over a 72-hour period. The attached Appendix A summarizes the hour-by-hour average noise levels. The following Table 1 summarizes the hourly average L_{eq}^1 noise level measured at the two locations, based on expected event activity times. The primary noise source is traffic along I-280, 18th Street, and Tennessee Street.

¹ $L_{eq}(h)$ – The equivalent steady-state A-weighted sound level that in one hour, would contain the same acoustic energy as the time-varying sound level during an hour.

Location	Weekday Evening (5 p.m. to 10 p.m.)	Weekend Daytime (12 p.m. to 5 p.m.)	Weekend Evening (5 p.m. to 10 p.m.)
Along 18 th Street	65 dBA	64 dBA	65 dBA
Along Tennessee Street	64 dBA	63 dBA	64 dBA

On 1 June 2010, we visited the site to conduct a 15-minute short-term offset measurement in the courtyard of 691 Tennessee. This courtyard backs up to the rear of a residential building along 3rd Street, which has windows that look out over the 691 Tennessee project. At the two long-term measurement locations, we measured an average noise level of 64 dBA. At the short-term measurement location at the shared property line, we measured a correlating average noise level of 58 dBA. The property line measurement was conducted at an elevation of 15 feet above grade.

The noise environment at the property line was primarily controlled by steady-state traffic noise from I-280, with intermittent noise from traffic along 18th Street and Tennessee Street. Car, truck, and bus passbys on these streets generated typical single-event L_{max} noise levels of 60 to 63 dBA (approximately one passby per minute).

NOISE ORDINANCE CRITERIA

Article 29 of the City of San Francisco's Noise Ordinance includes limitations for noise levels due to "music or entertainment or any combination" from commercial properties. The Ordinance limits the noise level to "eight dBA above the ambient at any point outside of the property plane" shared with a residence.

The ambient is defined as "the lowest sound level repeating itself during a minimum ten-minute period". We have used the L_{eq} to define the ambient for design criteria, due to the steady existing noise environment caused by constant traffic along I-280. Based on a comparison of our short-term and long-term measurements, we have calculated a typical ambient of **58 dBA** at the shared property plane. Therefore, the criteria for allowable noise levels due to event activity would be **66 dBA**.

The Ordinance defines noise level as the "maximum continuous sound level or repetitive peak sound level produced by a source or group of sources as measured with a sound level meter". Therefore, we would expect the L_{max}^2 to be used as the metric for event noise.

The Ordinance also includes a dBC criterion to account for low-frequency contributions. The Ordinance indicates "no noise or music shall exceed the low frequency ambient by more than 8 dBC" where the low frequency ambient is defined as a ten minute measurement on C-weighting. Evaluating a design for the C-weighting criteria would require knowledge of the low-frequency performance of both the noise and the building materials. Because these are unknown at this stage of the building process, we have used the A-weighted criteria for our evaluation but have addressed the low-frequency performance in the design.

² L_{max} – The maximum A-weighted sound level measured during a period of time.

EVENT NOISE ANALYSIS

Interior Noise

We understand the 691 Tennessee art gallery will typically host corporate meetings, art openings, and neighborhood events. There will be occasional events that include music. The events are to occur no more than five times per month. The space will be outfitted with a house sound system for music.

Based on our measurements of numerous facilities with house sound systems and a similar number of event attendees, we would expect the loudest typical noise generated by the sound system and event attendees to be approximately 95 dBA inside 691 Tennessee.

Using this assumed source noise level, we have evaluated the noise level transmitted through the exterior wall and roof to the shared property plane. The exterior facade of the building consists of the materials shown on Sheet A10.1 of the project drawings as well as our discussions:

- Wall Glazing (doors and fixed windows): one-inch thick laminated insulating glazing, with one pane laminated, approximately *STC 39*
- Wall Siding: corrugated metal exterior, with 5-1/2-inch thick mineral wool insulation and an interior facing of 5/8-inch thick gypsum board attached on 25-gage studs, approximately *STC 40*
- Exterior Wall: exterior wood slats over zee-clips, plywood, and a six-inch insulated metal stud and an interior facing of wood slats over 5/8-inch thick gypsum board, approximately *STC 40*
- Roof: corrugated metal exterior, gypsum board attached to the underside of the roof framing, 10-inch thick R-30 insulation, approximately *STC 35*

The northeast corner of the art gallery is approximately 30 feet from the shared property plane. Using a source noise level of 95 dBA, a composite STC rating of the building skin to be STC 35 to 40, and a distance of 30 feet, we calculate the typical maximum noise level due to interior activity at 691 Tennessee will be approximately 55 to 60 dBA at the nearest shared property plane. This is below the Ordinance criteria established by the ambient measurement.

Note that 63 dBA was the average maximum noise level measured at the property line due to car passbys on 18th Street and Tennessee Street during our 15-minute measurement.

Exterior Noise

There is an open exterior courtyard on the north side of the art gallery approximately 50 feet from the property plane. We understand that this area will have some use during events, including occasional dining, and that the doors to the courtyard are to incorporate automatic closers, as recommended to keep them closed when not being used for entrance or exit. The courtyard is shielded from line of sight to the property plane by the project's one-story tall dining room and by a new steel screenwall rising up to 22 feet above grade.

A typical voice noise level is 60 dBA when measured at a distance of three feet. For a group of up to 50 people in the courtyard, we would expect the cumulative noise level due to voices to be approximately 80 dBA at a distance of 10 feet, based on our measurements from other projects. Taking into account the distance from the courtyard to the property plane, and the shielding provided by the dining room and screenwall, we calculate the courtyard noise to be approximately 60 dBA at the property plane. This noise level is below the Ordinance criteria.

We understand the use of the second level deck over the dining room will be used for egress only and thus would not be occupied during event use.

RECOMMENDATIONS

To control the noise level inside the art gallery, we recommend incorporating an electronic linear scale limiter into the house sound system. This component would provide frequency dependent control over the noise levels generated by music playback and would be especially useful to attenuate low-frequency noise to meet the City's C-weighting criterion. During installation, the system could be calibrated to meet the appropriate noise limits at the property line. This system should be used for both all music amplified at events.

*

*

*

691 Tennessee Noise Study
21 June 2010
Page 5

This concludes our property line noise analysis for the 691 Tennessee event space. Please do not hesitate to call with any questions.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.



Peter K. Holst, P.E., LEEDAP
Principal Consultant

10-06-21 691 Tenn Acoustics 10-0226doc

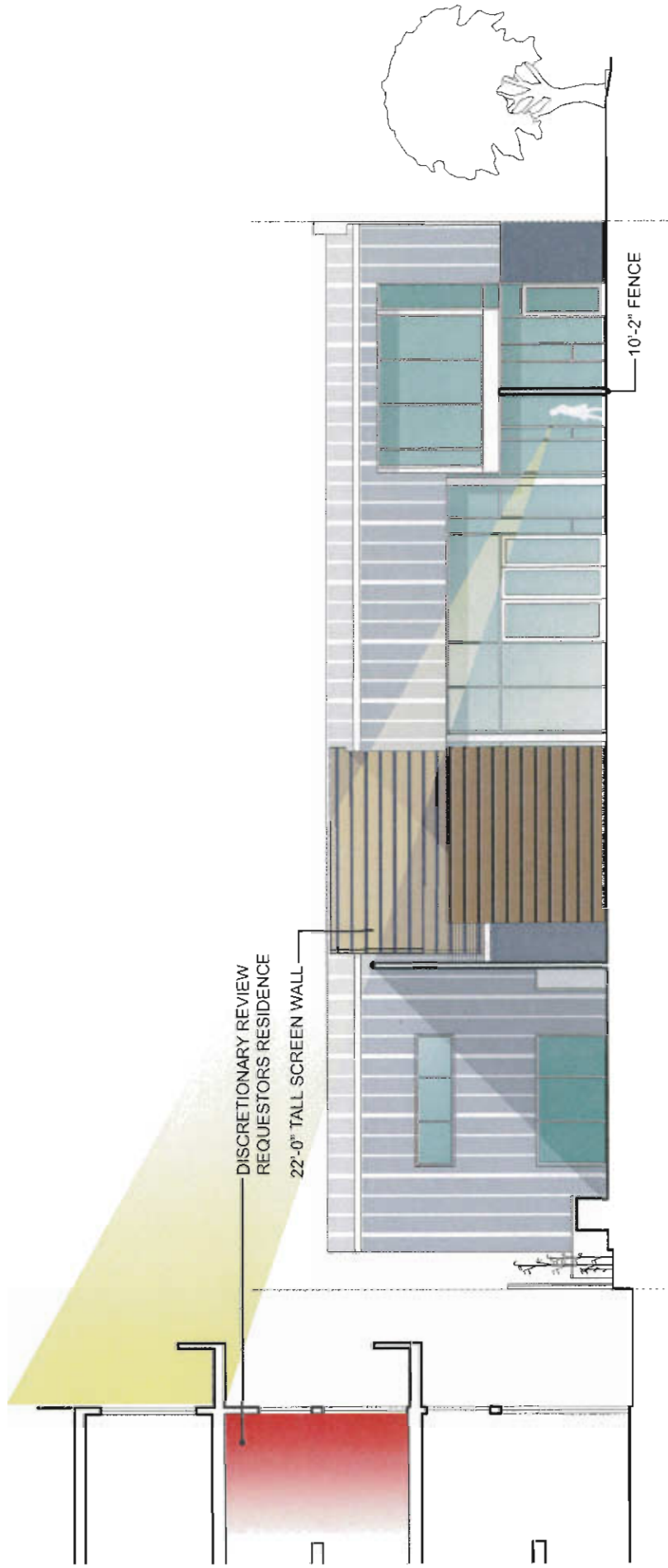
cc: **Sean Burgess**
sean.burgess@mac.com

Appendix A
Measured Hourly Noise Levels (dBA)

Date	Time	Along 18 th St.	Along Tennessee St.	Date	Time	Along 18 th St.	Along Tennessee St.
27-May THU	11 a.m.	65	65	29-May SAT	10 a.m.	62	62
	12 p.m.	68	65		11 a.m.	67	71
	1 p.m.	67	67		12 p.m.	63	62
	2 p.m.	66	65		1 p.m.	64	64
	3 p.m.	66	65		2 p.m.	66	68
	4 p.m.	67	65		3 p.m.	63	63
	5 p.m.	66	65		4 p.m.	68	69
	6 p.m.	66	64		5 p.m.	67	68
	7 p.m.	65	64		6 p.m.	65	64
	8 p.m.	64	63		7 p.m.	66	64
	9 p.m.	63	61		8 p.m.	64	63
	10 p.m.	62	60		9 p.m.	64	65
11 p.m.	60	59	10 p.m.	66	70		
28-May FRI	12 a.m.	59	58	11 p.m.	59	58	
	1 a.m.	60	55	12 a.m.	58	57	
	2 a.m.	57	56	1 a.m.	59	57	
	3 a.m.	56	53	2 a.m.	56	54	
	4 a.m.	60	57	3 a.m.	58	59	
	5 a.m.	65	64	4 a.m.	55	53	
	6 a.m.	65	64	5 a.m.	57	57	
	7 a.m.	65	66	6 a.m.	61	61	
	8 a.m.	67	65	7 a.m.	60	57	
	9 a.m.	65	65	8 a.m.	61	59	
	10 a.m.	67	66	9 a.m.	62	73	
	11 a.m.	66	66	10 a.m.	61	60	
12 p.m.	67	66	11 a.m.	63	63		
1 p.m.	65	66	12 p.m.	62	62		
2 p.m.	65	64	1 p.m.	65	62		
3 p.m.	67	65	2 p.m.	64	61		
4 p.m.	67	65	3 p.m.	63	60		
5 p.m.	66	66	4 p.m.	63	63		
6 p.m.	65	66	5 p.m.	64	65		
7 p.m.	65	64	6 p.m.	64	64		
8 p.m.	64	63	7 p.m.	63	63		
9 p.m.	64	62	8 p.m.	64	62		
10 p.m.	69	72	9 p.m.	69	63		
11 p.m.	61	59	10 p.m.	63	62		
29-May SAT	12 a.m.	60	58	11 p.m.	61	62	
	1 a.m.	62	61	12 a.m.	61	60	
	2 a.m.	58	57	1 a.m.	59	56	
	3 a.m.	56	54	2 a.m.	57	55	
	4 a.m.	56	56	3 a.m.	56	59	
	5 a.m.	59	58	4 a.m.	58	64	
	6 a.m.	61	60	5 a.m.	58	62	
	7 a.m.	63	61	6 a.m.	59	65	
	8 a.m.	63	62				
9 a.m.	63	61					

Attachment 7

Line of Sight Diagram



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LINE OF SIGHT STUDY
OF COURTYARD SPACE

EAST-WEST SECTION

NOT TO SCALE

Attachment 8

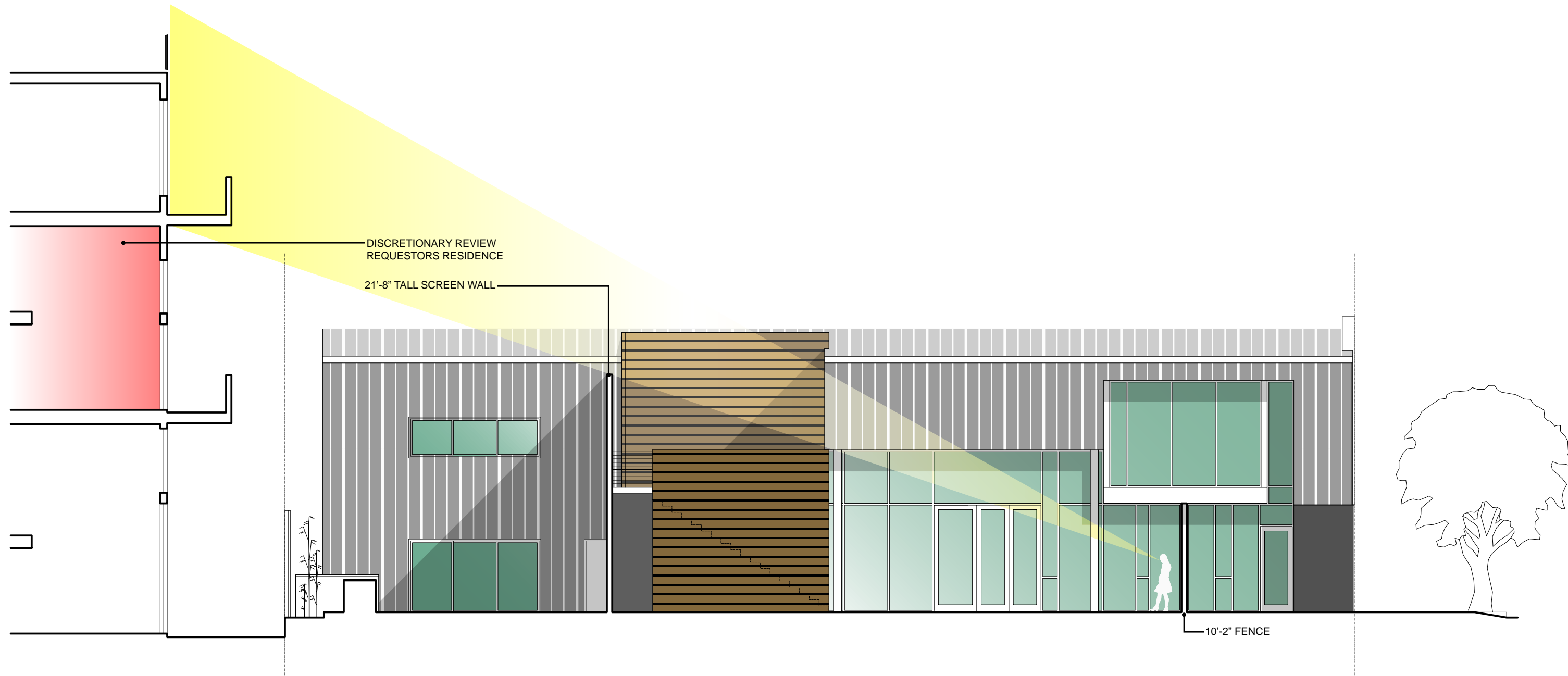
Public Transit and Parking Overlay Map

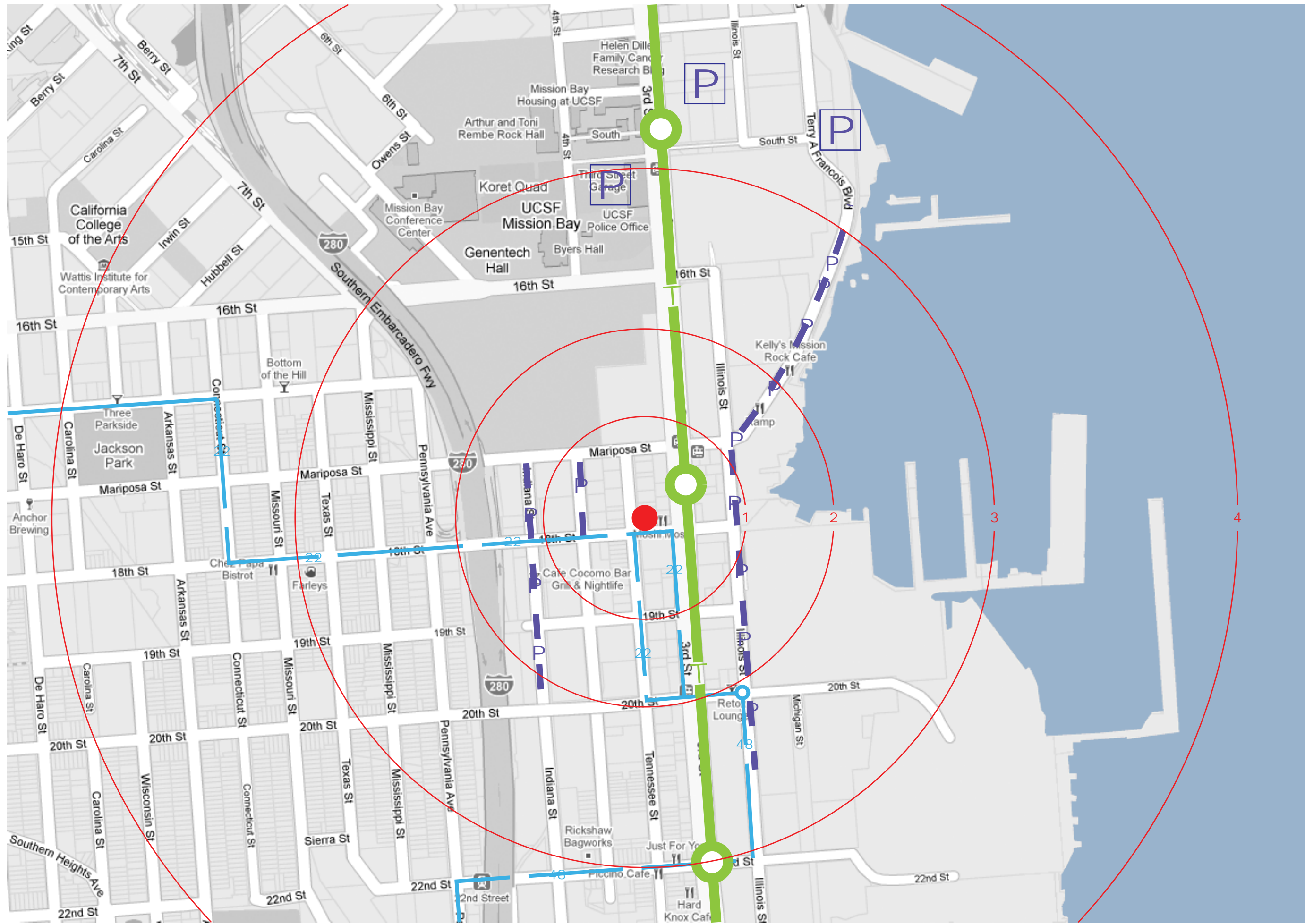


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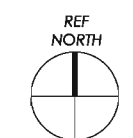
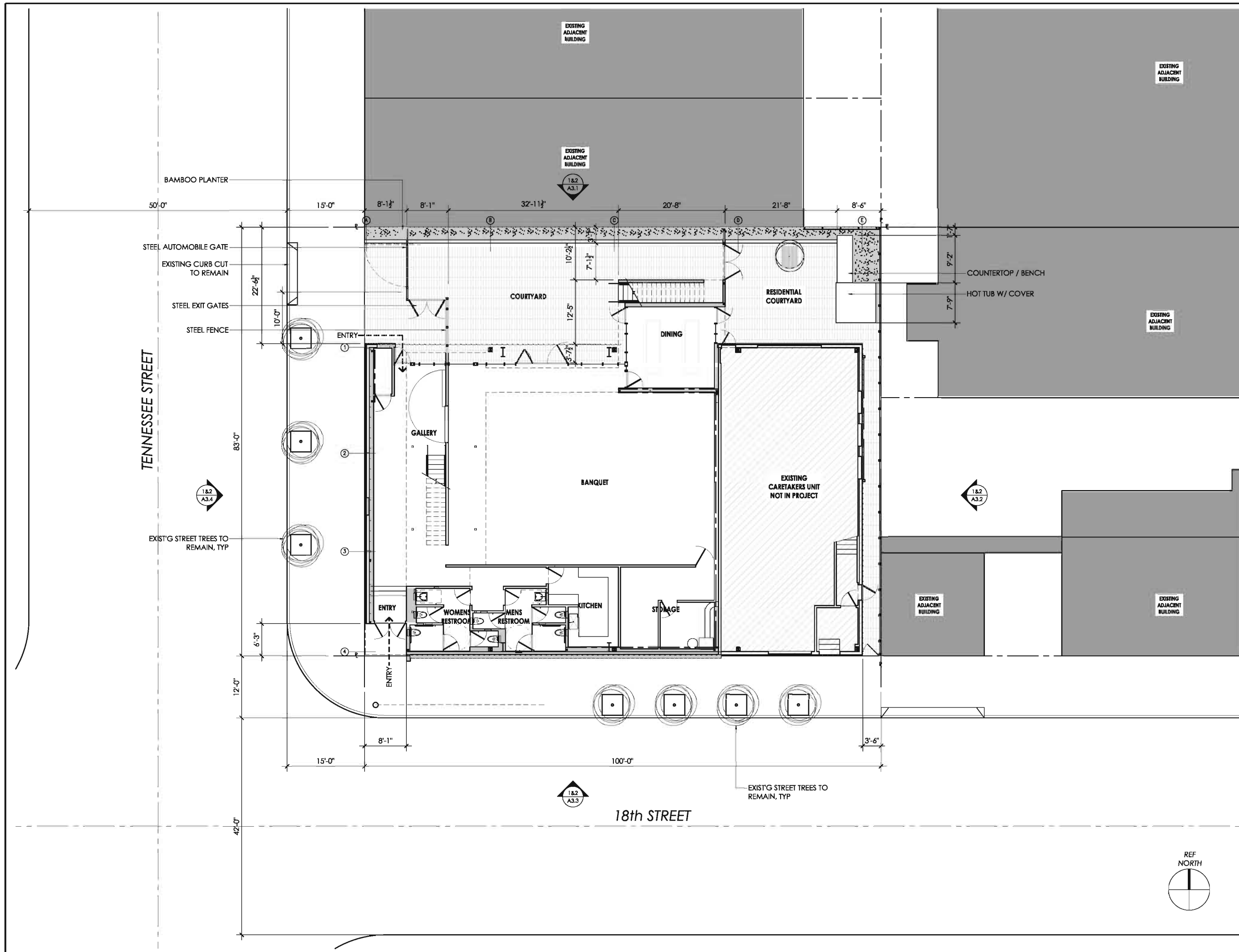
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SITE PLAN

A1.1

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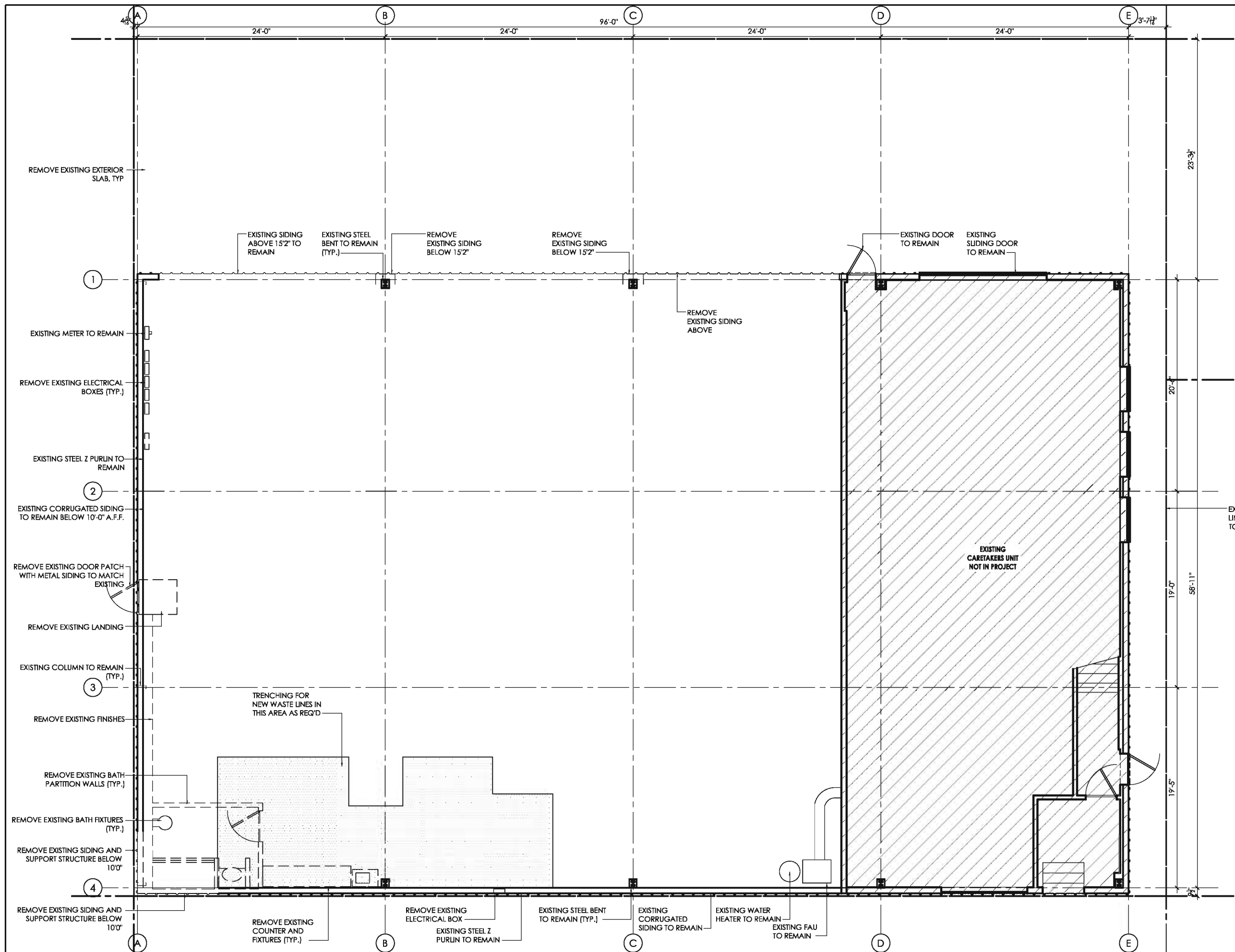
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GROUND FLOOR DEMO PLAN

A2.1

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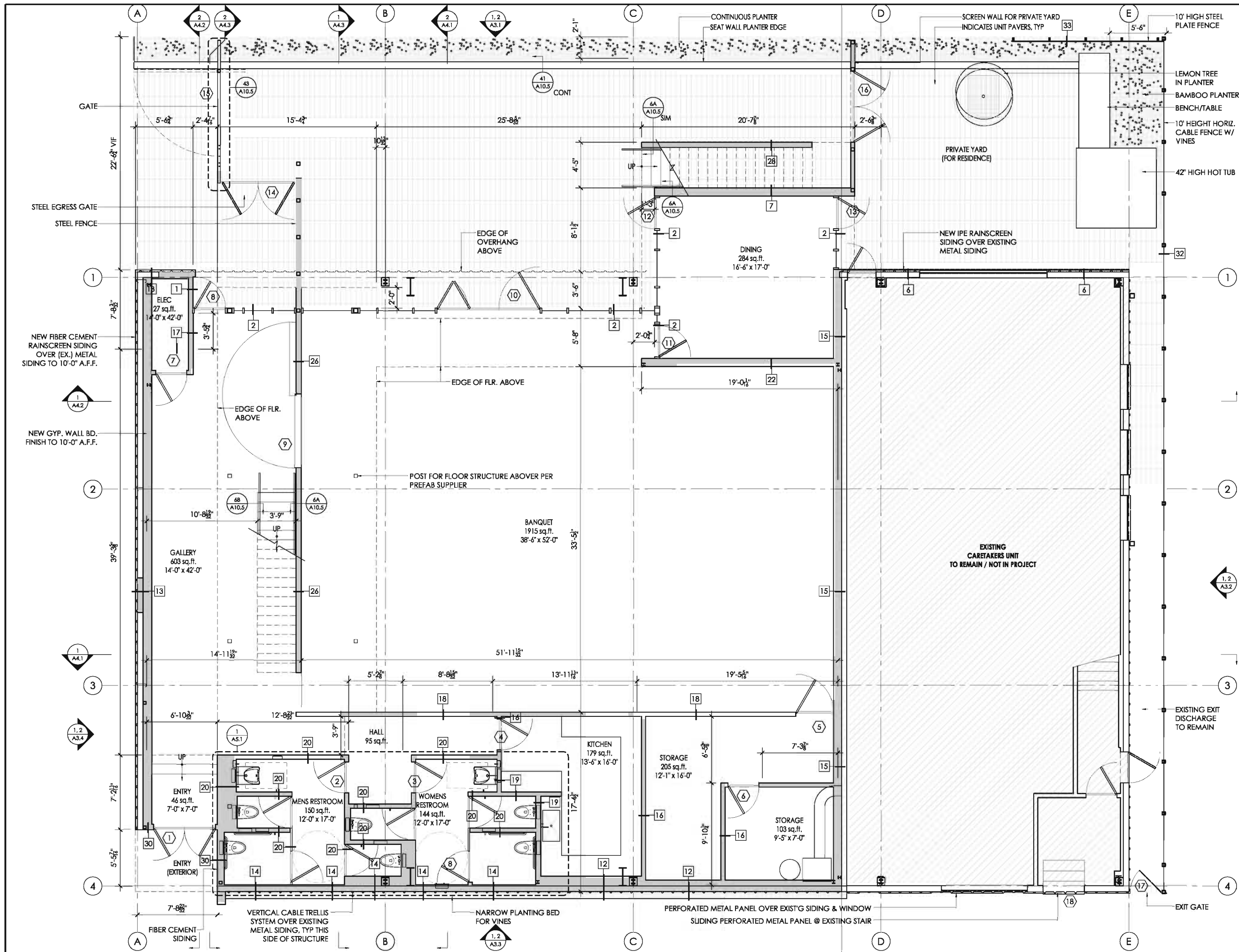
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NEW GROUND FLOOR PLAN

A2.2

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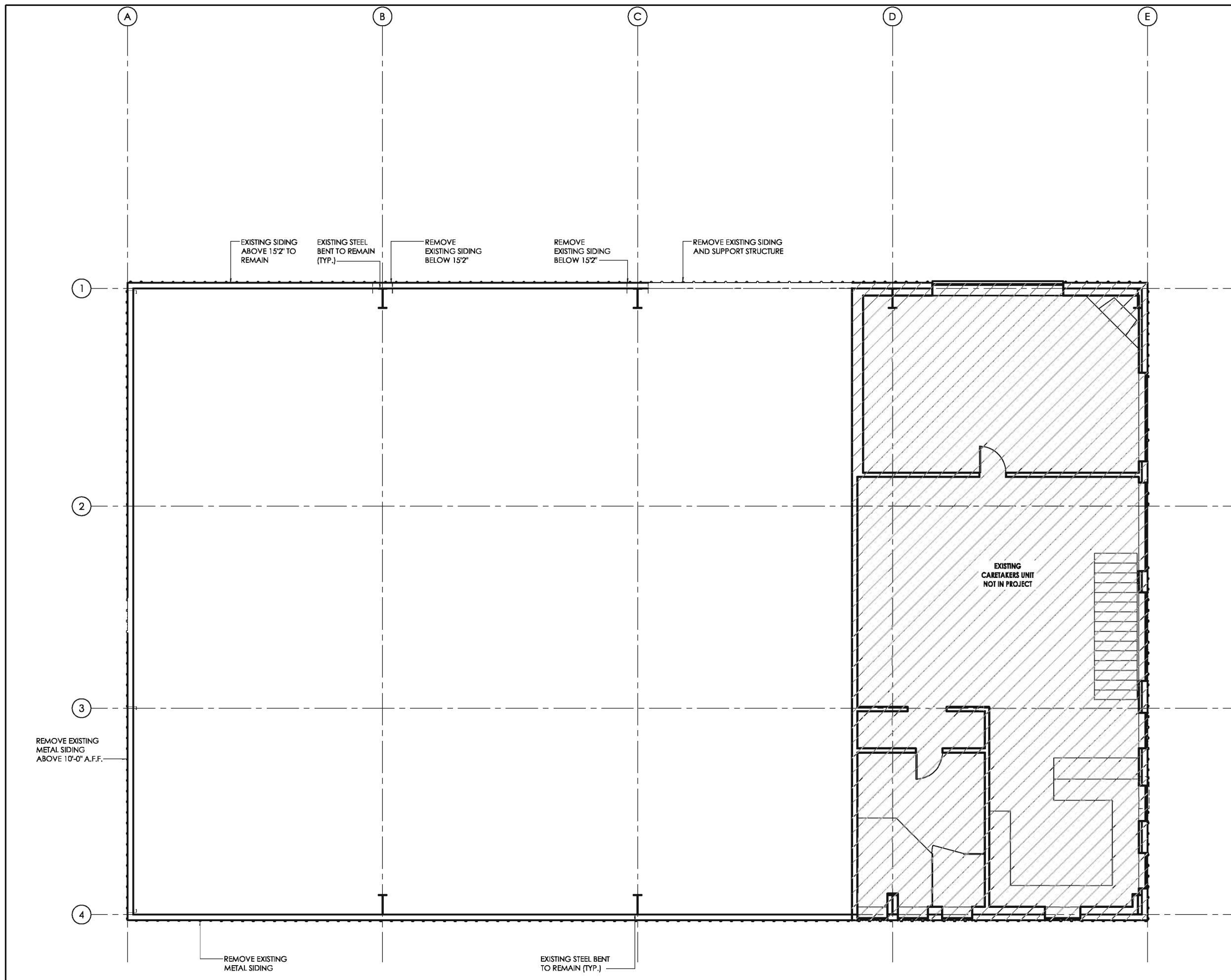
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SECOND FLOOR
DEMO PLAN

A2.3

Date: August 31, 2010 - 312 App Revision-1
Project # 0906



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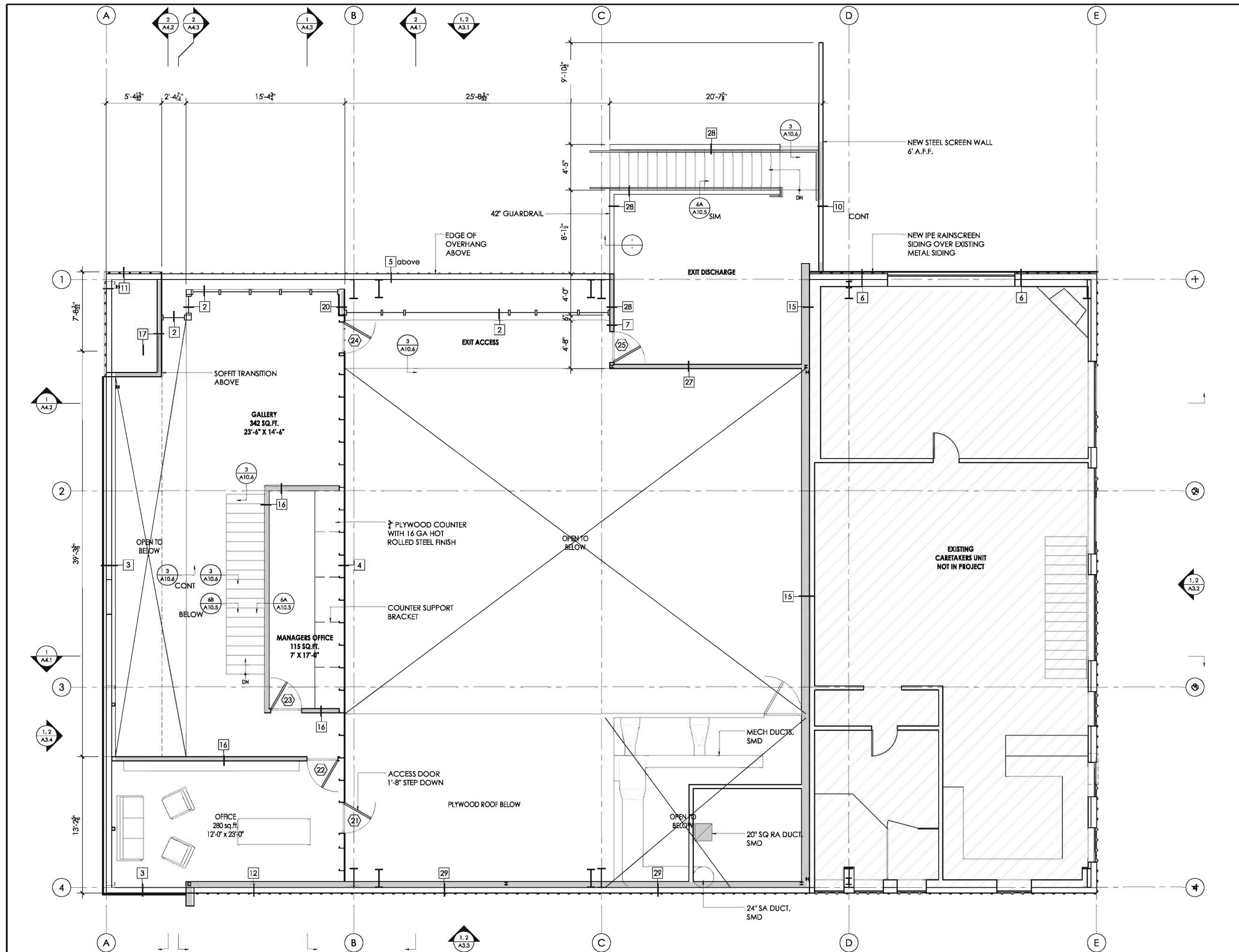
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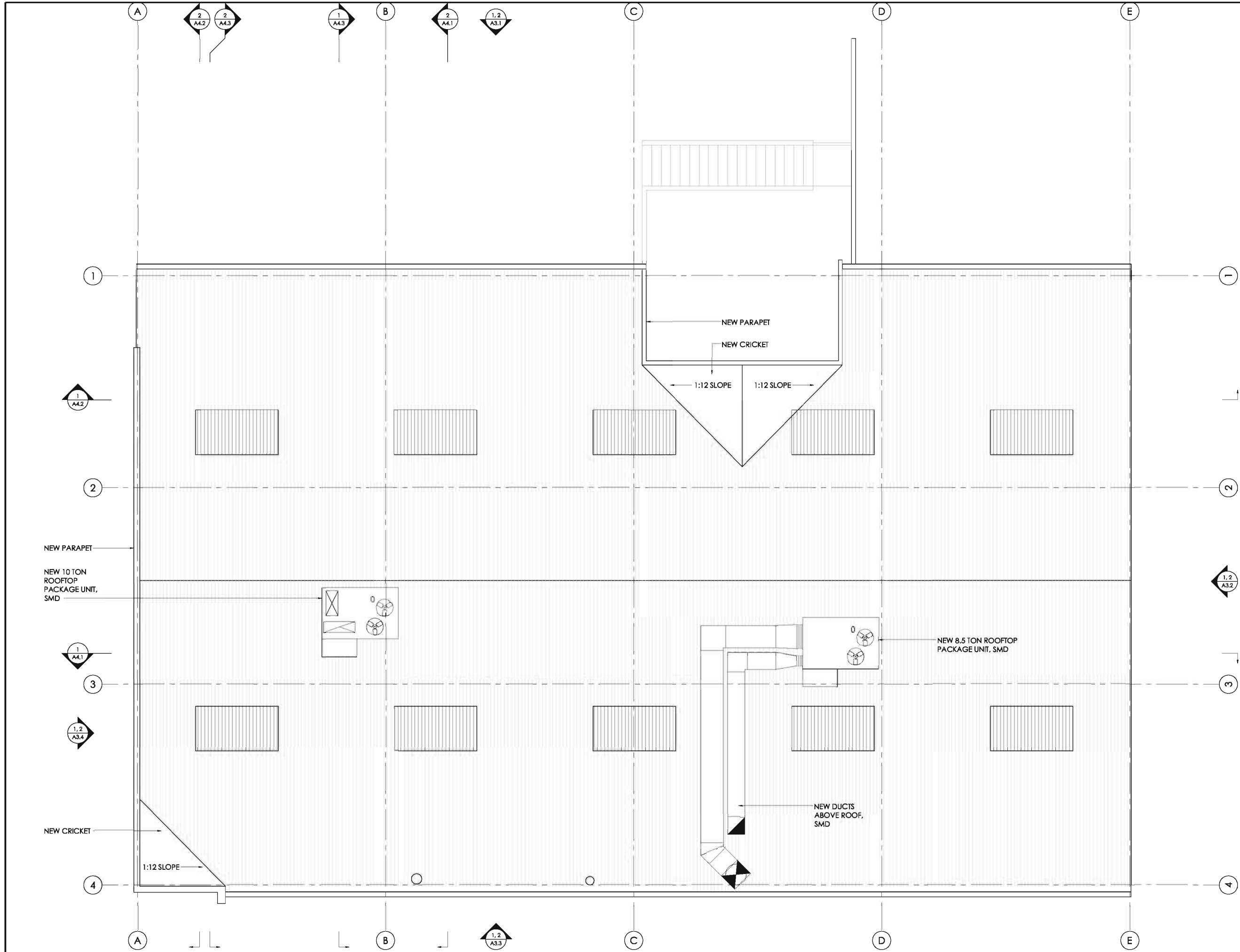
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NEW SECOND FLOOR PLAN

A2.4

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**691 TENNESSEE
 ADDITION &
 REMODEL**

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**NEW ROOF LEVEL
 PLAN**

A2.6

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architecture & planning
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Contractor
 TBD

Revisions
 Project

691 TENNESSEE ADDITION & REMODEL

691 TENNESSEE
 SAN FRANCISCO, CA 94107
 APN 3995 020

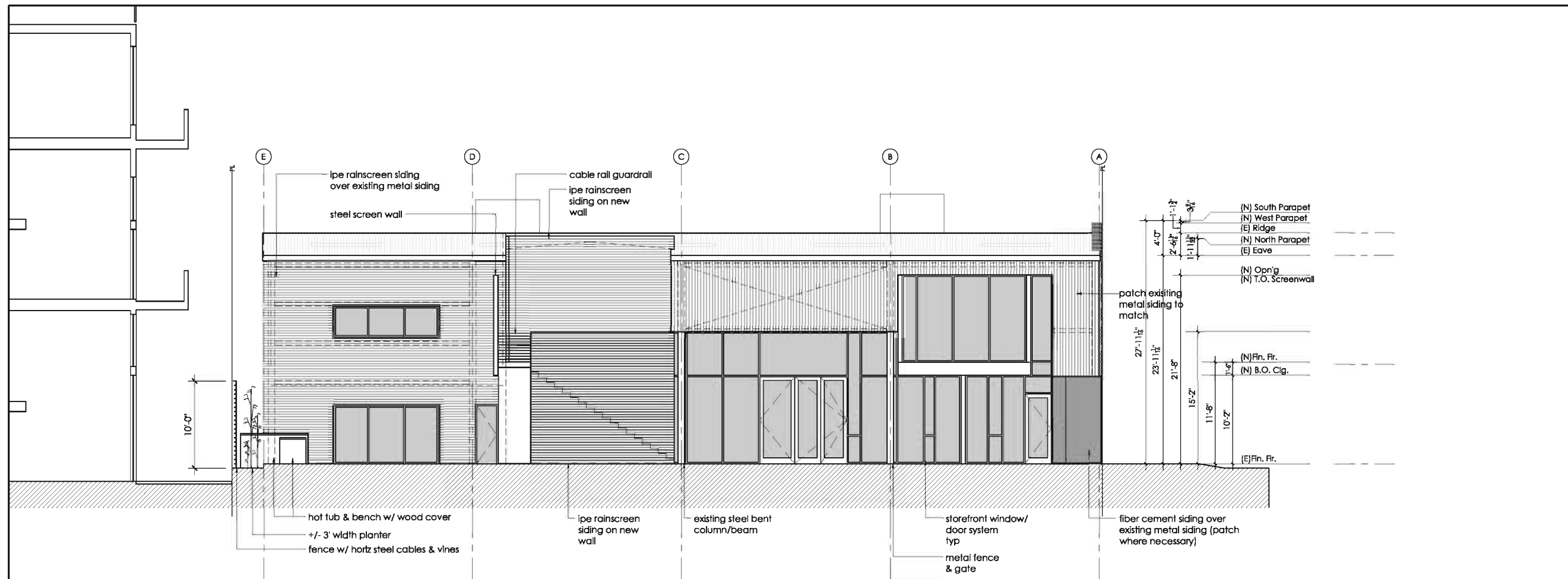
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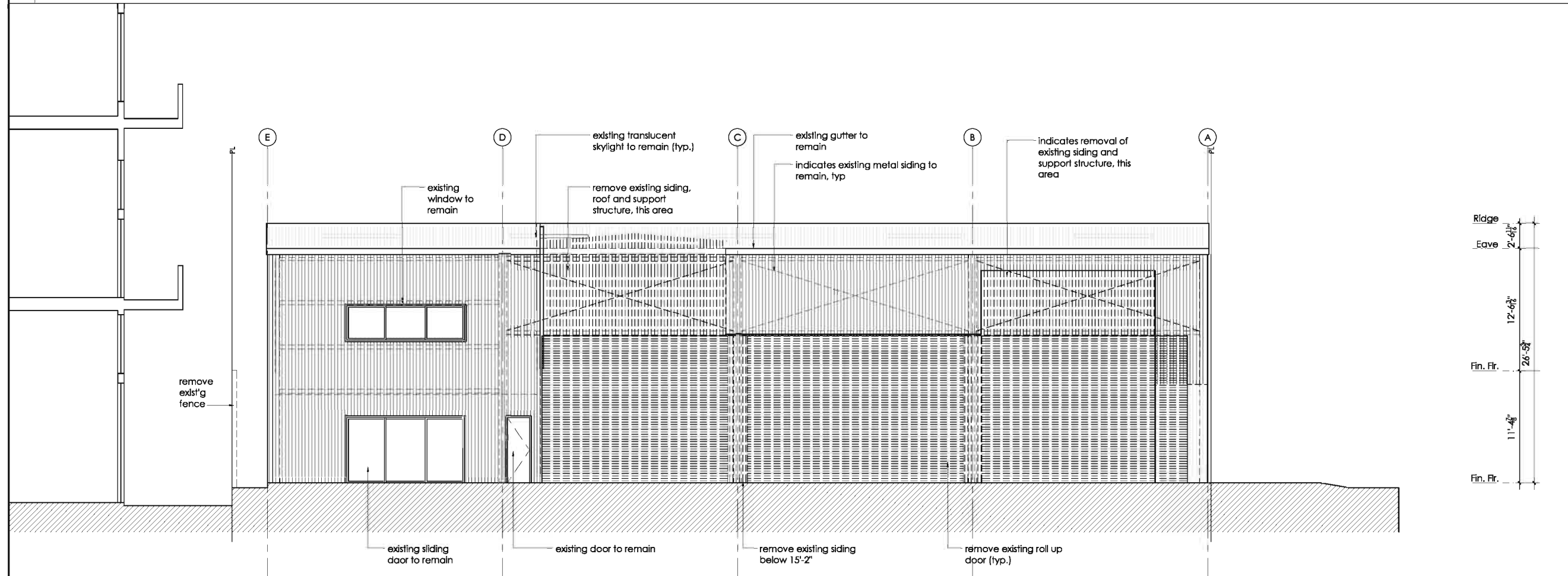
NORTH
 EXTERIOR ELEVATIONS

A3.1

Date: JULY 23, 2010 - PROGRESS PRINT
 Project # 0906



2 NEW NORTH ELEVATION



1 EXISTING/DEMO NORTH ELEVATION

SPACE

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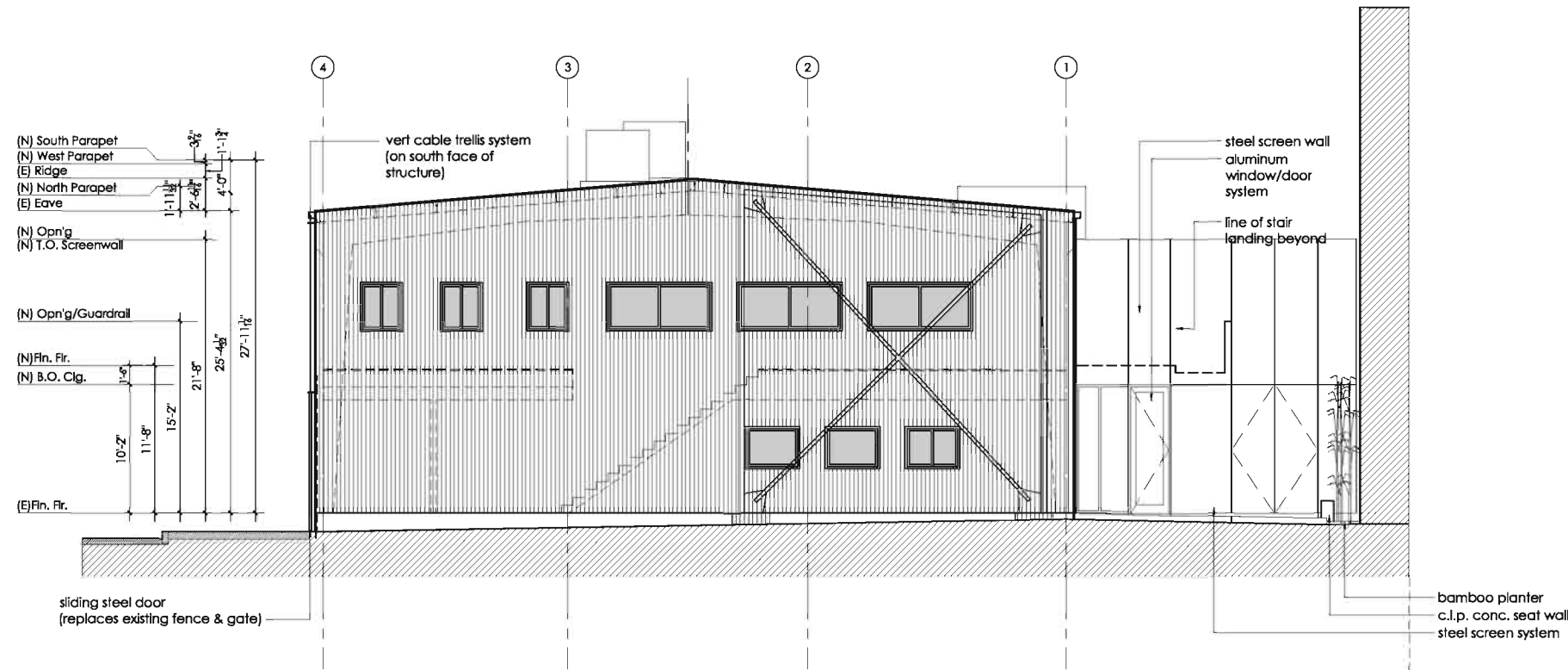
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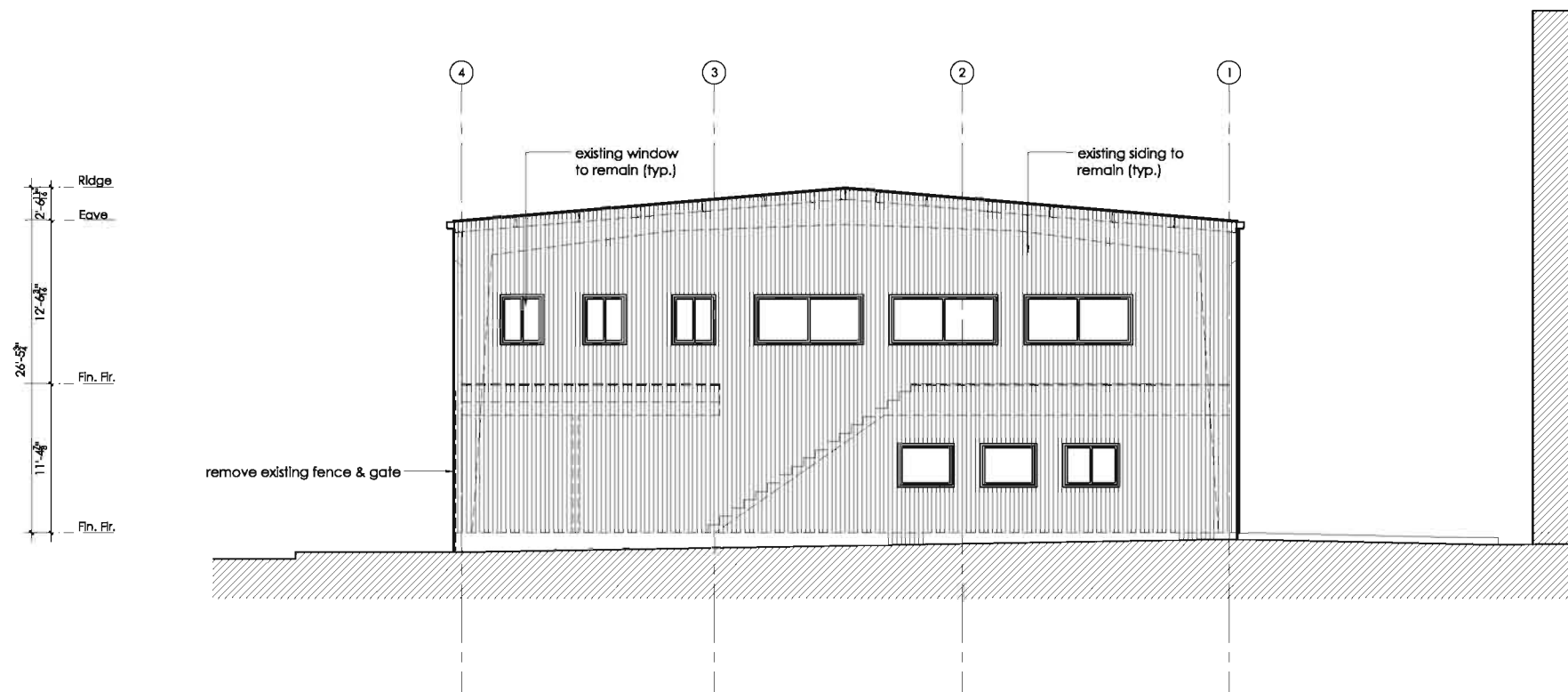
EAST EXTERIOR
 ELEVATIONS

A3.2

Date: JULY 23, 2010 - PROGRESS PRINT
 Project # 0906



1 EXISTING/DEMO EAST ELEVATION



1 EXISTING/DEMO EAST ELEVATION

SPACE

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691 TENNESSEE ADDITION & REMODEL

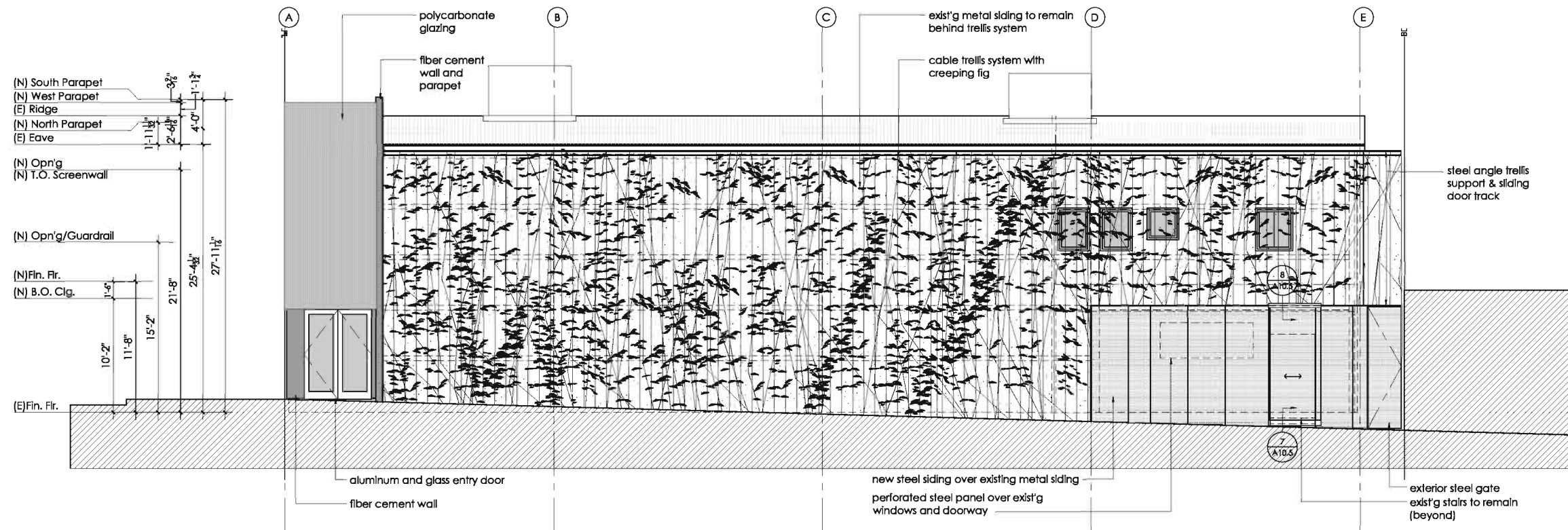
691 TENNESSEE
 SAN FRANCISCO, CA 94107
 APN 3995 020

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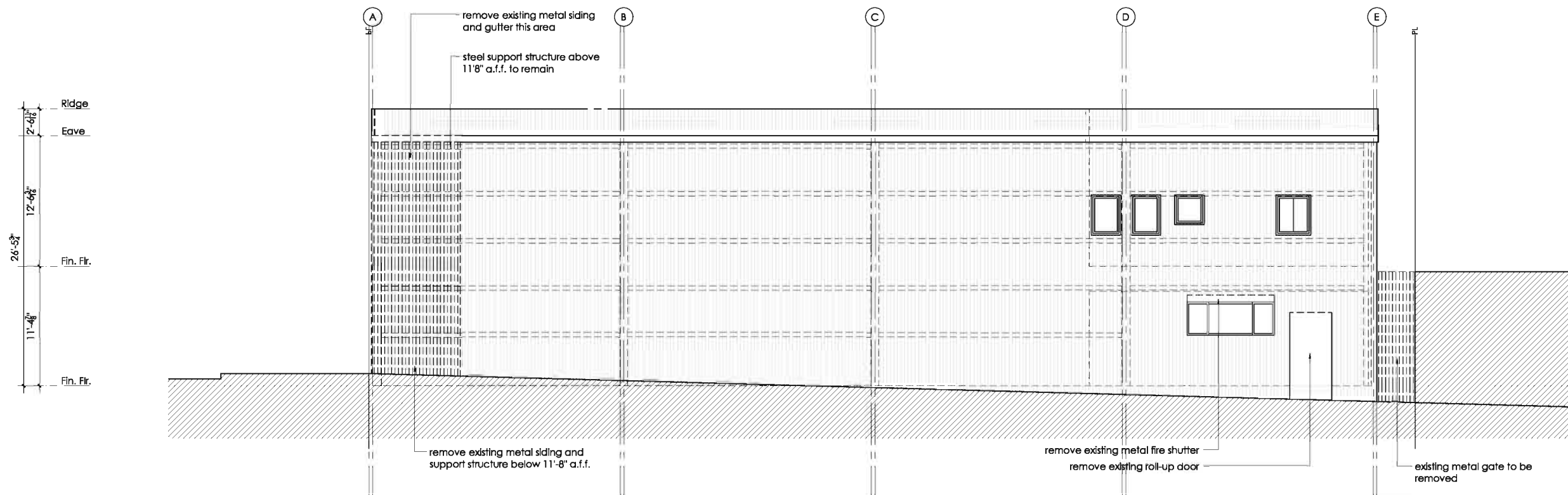
SOUTH EXTERIOR
 ELEVATIONS

A3.3

Date: JULY 23, 2010 - PROGRESS PRINT
 Project # 0906



2 NEW SOUTH ELEVATION



1 EXISTING/DEMO SOUTH ELEVATION

SPACE

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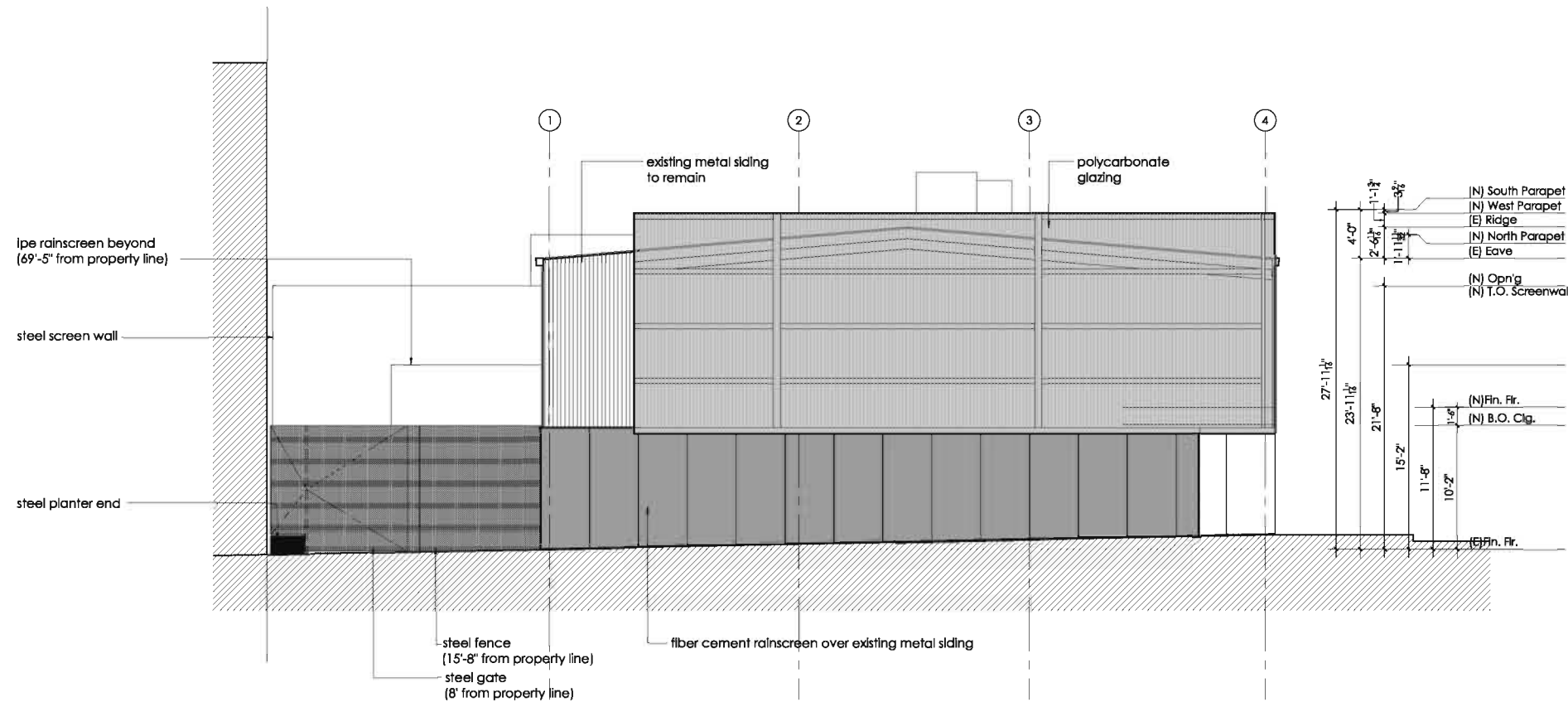
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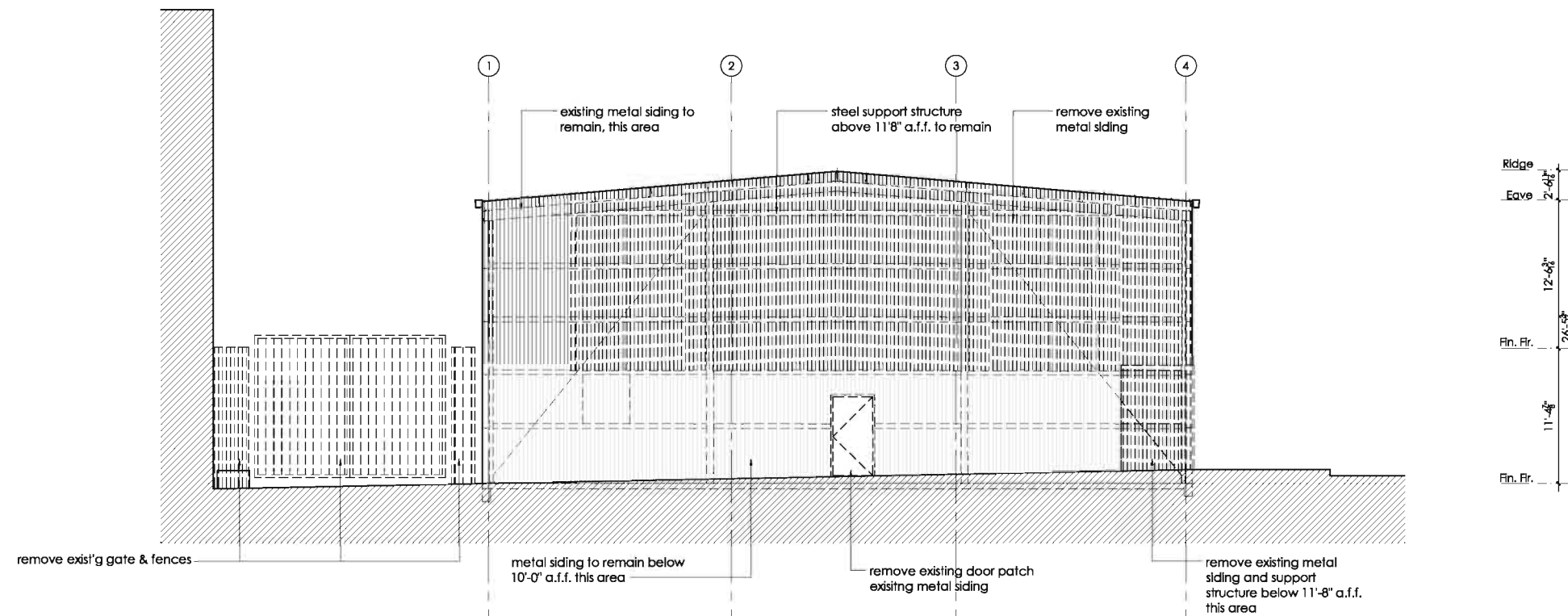
WEST EXTERIOR
 ELEVATIONS

A3.4

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 Project # 0906



2 NEW WEST ELEVATION



1 EXISTING/DEMO WEST ELEVATION



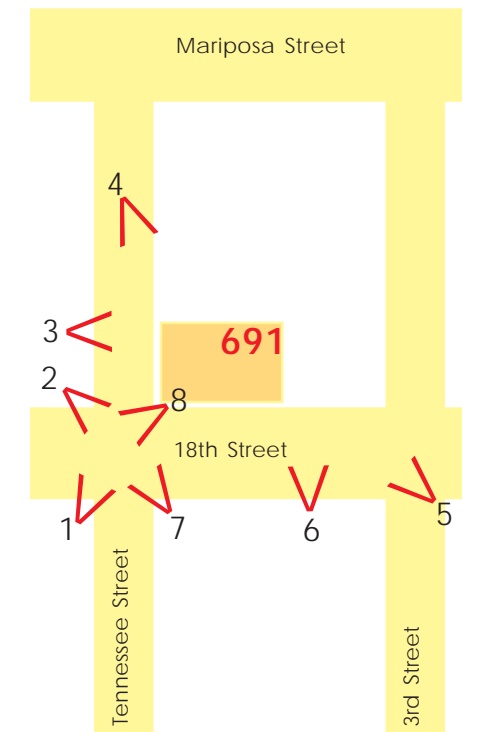
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subject property



2

subject property





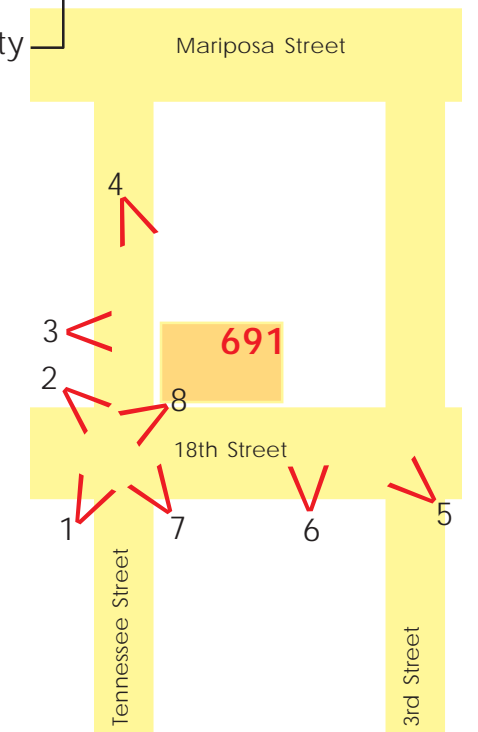
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subject property



4

subject property





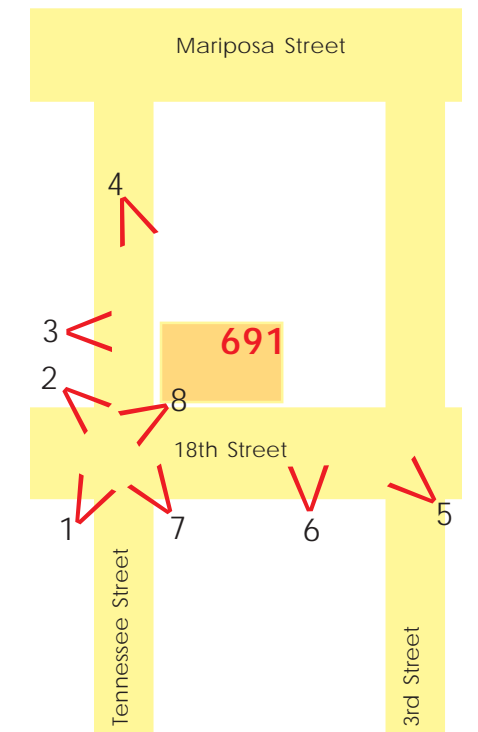
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subject property



6

subject property





7



8

