

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
100 MISSION OWNER LLC, _____)
Appellant(s))
vs.)
SAN FRANCISCO PUBLIC WORKS)
BUREAU OF URBAN FORESTRY, _____)
Respondent

Appeal No. **24-022**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on March 7, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on February 27, 2024, of a Public Works Order (DENIAL of an application to remove ten street trees with replacement of eight trees; the applicant seeks removal for the purpose of construction repairs to address water intrusion into the building; the trees are adjacent to 100 Mission Street: Five of the trees are on the Mission Street frontage and five are around the corner at the same property adjacent to 60 Spear Street).

APPLICATION NO. 210167

FOR HEARING ON May 15, 2024

Address of Appellant(s):

Address of Other Parties:

100 Mission Owner LLC, Appellant(s) c/o John Kevlin, Attorney for Appellant(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104	N/A
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Date Filed: March 7, 2024

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 24-022

I / We, **100 Mission Owner LLC**, hereby appeal the following departmental action: **ISSUANCE OF PUBLIC WORKS No. 210167 (DENIAL of an application to remove 10 street trees)** which was issued or became effective on: **February 27, 2024**, to: 100 Mission Owner LLC, for the property located at: **100 Mission Street (Mission St. and Spear St. frontages)**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **April 25, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, and chris.buck@sfdpw.org.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **May 9, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, and jkevin@reubenlaw.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, May 15, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment.

Sabrina Eshaghi, attorney for appellant, filed this appeal by email.

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

March 7, 2024

Delivered Via Email (boardofappeals@sfgov.org)

President Jose Lopez
San Francisco Board of Appeals
49 South Van Ness Ave, Suite 1475
San Francisco, CA 94103

**Re: 100 Mission Street
Public Works Order No. 210167 Appeal**

Dear President Lopez and Board Members:

This office represents 100 Mission Owner LLC (the “Owner”), the owner of the property located at 100 Mission Street (the “Property”). By this letter, we are responding to Public Works Order No. 210167 issued on February 27, 2024, denying the Tree Removal Permit, which is necessary to complete waterproofing required to repair excessive water damage intrusion at the Property (the “Order”). This response is submitted within the 15-day deadline set forth in the Order, which is March 13, 2024.

We believe that the Order was issued in error and that the denial of the Tree Removal Permit was inconsistent with applicable law and guidelines. Therefore, we respectfully appeal the Order and request that the item be scheduled for a hearing before the Board of Appeals.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 210167

The Director of Public Works held a Public Hearing on Wednesday February 7th, 2024, commencing at 10:00 AM via teleconference to consider items related to tree removals. The hearing was held through videoconferencing to allow remote public comment.

The hearing was to consider Order 210054 (Removal Permit 794862) regarding the removal of ten (10) street trees adjacent to 100 Mission St. Five (5) of the street trees are on the Mission St. frontage and five (5) are around the corner at the same property adjacent to 60 Spear St. All five (5) trees on Mission St. can be replaced. Three (3) out of (five) 5 trees on Spear St. can be replaced. Two (2) trees on Spear St. cannot be replaced due to Muni signal conflicts. Staff approved the removals and the public protested.

Staff: Hearing Officer, Jumoke Akin-Taylor and Bureau of Urban Forestry (BUF), Sara Stacy

Agenda Item 2

Summary of Public Comment on department matters that are within the department’s jurisdiction but not on today’s agenda:

- Mr. Nulty thanked and acknowledged Public Works’ effort to clear debris and tree related failures from the February 4th and 5th category 4 storm event.
- Mr. Klipp recommended the department follow the Climate Action Plan mandates as set forth on p. 120 of the 2021 Climate Action Plan including policies of preservation in construction and development. He reiterated a call for a moratorium on the removal of healthy trees for construction, especially as the City is behind on replacing 1,000s of street trees.

Agenda Item 3

Findings:

Permit Application Removal or StreetTreeSF Removal: Permit 794862

Information Background: Sam White of 100 Mission Owner LLC submitted an application on November 3, 2023, for the removal of 10 street trees for the purpose of construction repairs to address water intrusion into the building. "The existing street trees at 100 Mission Street (60 Spear) were constructed with structural tree well above a basement. New waterproofing is required to repair excessive water damage from the streetscape". Drawings were included as part of the application package.

Description: Staff reviewed the condition of the ten (10) street trees; they are all *Ficus microcarpa nitida*; Ficus species. The trees are relatively medium in size with a trunk diameter of approximately 12” and in fine condition. They are planted in 4’ x 4’ below ground vaults and exist above the property’s basement structure. The tree vault does have an open edge or face onto the street that

allows root growth and development. Some have previous small branch failures and co-dominant stem structure, however the trees are not considered hazardous.

Assessment:

BUF supports the removal of the trees for the construction repairs required to repair the waterproof basement liner.

Appraisal Report Submitted: No

Appraisal Amount: Two standard in-lieu fees to be assessed for construction-related removals for loss of two permanent sites.

Mitigation: Yes. Eight trees to be replaced and two in-lieu fees assessed.

Applicant Comments: The removal of these trees is required for the necessary construction repairs of waterproofing to prevent the building from water intrusion. The new liner must be applied to the positive side of the building for it to be effective. The Hearing Officer requested additional documentation and analysis to determine if the only option to make the required repairs is to remove the trees.

Number of Public Comments Received: Three.

Public Comment Summary: Two speakers raised concerns about the removal of the trees. One written comment received that it is unacceptable to remove trees for construction because of the replacement deficit and lack of permanent funding to plant new trees.

Recommendation: After consideration of correspondence and testimony provided, the recommendation is to deny removal.

APPEAL:

This Order and permit may be appealed to the Board of Appeals within 15 days of February 27, 2024.

Board of Appeals
49 South Van Ness Ave. suite 1475 (14th Floor)
San Francisco, CA 94103
Phone: 628.652.1150 Email: Boardofappeals@sfgov.org
NOTE: Office visits by appointment only.

More information about how to file an appeal can be obtained by calling 628-652-1150 or by emailing the Board of Appeals at Boardofappeals@sfgov.org. For additional information on the San Francisco Board of Appeals and to view the Appeal Process Overview, please visit their website at

<http://sfgov.org/appeal/>

X

DocuSigned by:



Short, Carla -073CF73A4EA6486...

Director of Public Works

BRIEF SUBMITTED BY THE APPELLANT(S)

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
JKevlin@reubenlaw.com

April 25, 2024

President Jose Lopez
San Francisco Board of Appeals
49 South Van Ness Ave., Suite 1475
San Francisco, CA 94103

Re: Permit Holder Brief in Opposition of Appeals
Subject Property: 100 Mission Street (aka 88 Spear)
Appeal No: 24-022
Hearing Date: May 15, 2024

Dear President Lopez and Commissioners:

Our office represents 100 Mission Owner LLC (the “**Owner**” or “**Project Sponsor**”), the owner of the property located at 100 Mission Street (also known as 88 Spear Street) (the “**Property**”). The Owner appeals Public Works Order No. 210167 (the “**Order**”), which was issued on February 27, 2024, and denies the Owner’s application for a tree removal permit (Permit No. 794862) (the “**Permit**” or “**Tree Removal Permit**”). The Permit is necessary to allow the addition of much-needed waterproofing to protect a property that has experienced flooding and structural damage in the basement due to water intrusion. The aging tree wells at the Property have contributed to significant water intrusion and must be repaired to prevent further damage in the basement.

The Department of Public Works (“**DPW**”) Bureau of Urban Forestry (“**BUF**”) staff recommended approving the Tree Removal Permit to allow the removal of 10 trees and the planting of eight replacement trees at the Property (two trees on Spear cannot be replaced due to

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www.reubenlaw.com

DPW spacing guidelines). Despite the positive recommendation of BUF staff, the Permit was denied with no explanation or opportunity to respond to concerns. **The arbitrary denial of the Tree Removal Permit jeopardizes a project that represents a significant investment in the Downtown revitalization effort**, and we ask that the Board of Appeals authorize the removal of the 10 existing trees and replacement of eight trees, for the reasons described herein.

The Tree Removal Permit should be granted for the following reasons:

- The Owner proposes to renovate an aging 11-story office building and reactivate a prominent corner at Mission and Spear Streets by adding new public-facing ground floor and rooftop uses.
- The project is a multi-million-dollar investment in an existing building that would substantially contribute to the Downtown revitalization effort.
- The poor condition of the aging tree wells at the 1966 Property are contributing to significant water intrusion issues in the Property's basement, where the Owner proposes to add high-quality, experiential tenant amenity space.
- Waterproofing experts Thornton Thomasetti have proposed the waterproofing solution, which involves installing a hot rubberized asphalt, monolithic waterproofing membrane that extends across the entire width of the sidewalk and into the tree wells.
- Thornton Thomasetti determined that applying the waterproofing membrane to the exterior of the tree wells within the basement (versus the interior side of the tree wells) would not provide a long-term solution.
- The proposed waterproofing system is critical to prevent future water damage and ensure the structural integrity of the sidewalk and the building's structural slab sitting

below the sidewalk and forming the roof of the basement, and the work cannot be completed without removing the trees from the tree wells.

I. Project Description

a. Project Overview

The Owner proposes to renovate the existing building at 100 Mission Street, which was constructed in 1966. The proposal includes (1) adding a retail cafe (2,378 square feet) and associated coworking space (4,275 square feet) on the ground floor; (2) renovating the existing office space on the second floor to create a full floor plate, allowing for the addition of 2,480 square feet of office space; (3) constructing a new floor at the top of the building containing a 7,709 square foot restaurant space (and served by a dedicated entry on the ground floor); and (4) a major renovation and buildout of the basement level including 13,955square feet of amenity space serving the building’s office tenants in the basement (the “**Project**”). (Project Plans attached at **Exhibit A.**)

The Project will rejuvenate an aging office building—drawing new tenants with high-quality resort-like amenities in the basement and attracting the public with new ground floor café space and a roof-level restaurant with a dedicated street-level entry.

With this project, the Owner is investing millions of dollars to create a downtown office building where workers want to spend time. The Project will draw new office tenants, new public visitors, and will serve as an example of what successful Downtown office space looks like in the current post-pandemic climate. The resort-like basement amenities are a key aspect of the plan—one that depends on resolving the ongoing water intrusion in the basement.

b. Tree Removal and Replacement

The existing trees are planted in 4 ft. x 4 ft. below-grade vaults that sit above the basement. As described in more detail below, the Project requires removing the 10 existing trees in order to repair the aging tree wells that are contributing to water intrusion in the basement. The Owner proposes to replace the existing trees with eight new Bay Laurel trees, as recommended by BUF staff. (Tree Mitigation Plan attached at **Exhibit B**.) The Project will replace the brick sidewalk pavers removed by the tree replacement and waterproofing work with matching pavers.

Two trees are ineligible for replacement due to DPW's tree spacing guidelines, and the Owner will pay the in-lieu fee for those two trees. The Planting Guidelines state that trees cannot be placed within five feet of traffic control signs, utility poles, or three feet of parking meters and parking signs. (Tree Planting Guidelines, Director's Order No. 187,246 attached at **Exhibit C**.) SFMTA also has larger setbacks up to 25 feet from Muni signal poles. Along Spear Street, two existing trees adjacent to an existing Muni pole/signal, are within the setback requirement and cannot be replanted per the direction of SFMTA and BUF.

II. Standard of Review

Under Charter Section 4.106(b), the Board of Appeals "shall hear and determine appeals with respect to any person who has been denied a permit or license . . . who believes that his or her interest or the public interest will be adversely affected by the grant, denial, suspension or revocation of a license or permit. The denial of the Tree Removal Permit in this case will adversely affect both the Owner's interest in their asset and the public's safety interest.

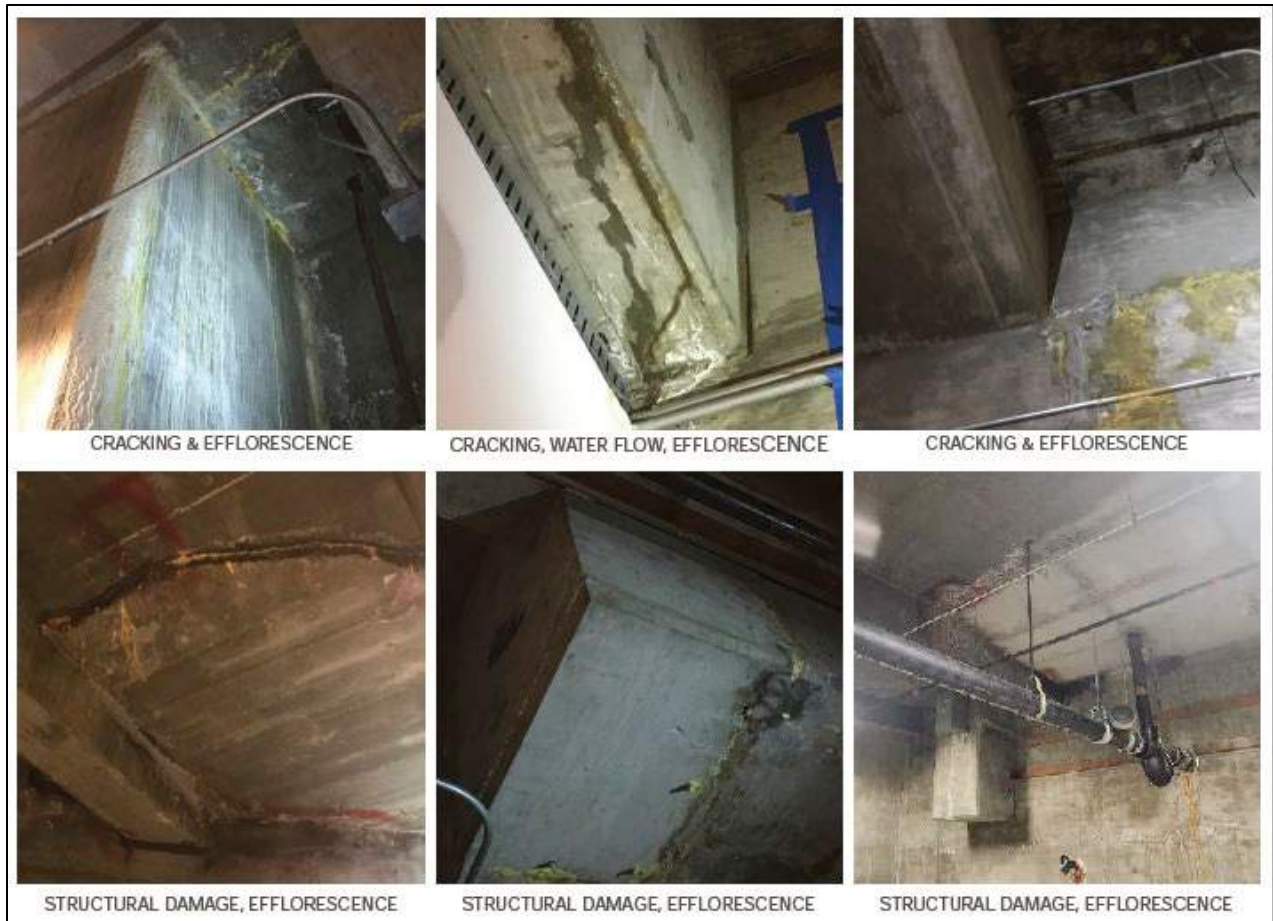
Denial of the Permit would limit the Owner's ability to renovate the aging office building at 88 Spear and create the basement-level amenities that are a key component of repositioning the

Property, as described above. Denial of the Permit could also jeopardize public safety if the structural degradation of the building's structural slab—which sits below the sidewalk—is allowed to progress.

III. Water Intrusion and Necessity of Tree Removal Proposal

The Property has experienced ongoing water intrusion issues due to deteriorating waterproofing membranes at the basement envelope. This deterioration has contributed to multiple occurrences of flooding in the basement, significant structural damage including visible cracks, and other visible signs of water intrusion at each of the tree wells within the basement. (Thornton Thomasetti Water Intrusion Report (February 9, 2024); attached at **Exhibit D.**) As explained by Thornton Thomasetti (and depicted in the photos below):

The concrete at the underside of each of the tree wells exhibits evidence of prolonged exposure to moisture intrusion and subsequent repair work. Efflorescence is visible on the horizontal surfaces of tree wells and is particularly pronounced at certain tree wells. This moisture intrusion may **lead to potential structural deterioration of the concrete and reinforcing steel**. One tree well has injection port nozzles protruding from the concrete surface and what appears to be a reconstructed concrete corner. A pronounced glaze of efflorescence and dissolved compounds coats the front and side of the structural column directly adjacent to the tree well. (Thornton Tomasetti Waterproofing Memo (February 15, 2024) (*emphasis added*); attached at **Exhibit E.**)



Thornton Thomasetti recommended the waterproofing solution that the Owner plans to implement. This solution involves installing a hot rubberized asphalt, monolithic waterproofing membrane that would extend across the entire width of the sidewalk and into the tree wells. The membrane must be applied to the inside of the tree wells to effectively prevent further moisture intrusion and structural degradation, which necessitates removing the existing trees from the tree wells. (See Thornton Tomasetti Waterproofing Memo at page 2.) Thornton Thomasetti determined that placing waterproofing on the negative side of the tree wells inside the basement would allow moisture to continue to penetrate into the concrete from the tree well side and would not prevent ongoing water leakage and continued structural degradation of the concrete and

reinforcing steel. (See Thornton Tomasetti Waterproofing Memo at page 2.) The Tree Removal Permit must be granted in order to allow the necessary repairs and waterproofing to occur and in order to ensure the structural integrity of the sidewalk and the building's structural slab supporting the sidewalk and forming the roof of the basement.

The decision to deny the Permit could lead to significant delays in the project, exacerbating the existing damage and potentially leading to increased repair costs and safety risks.

IV. Permit Denial was Arbitrary

The denial of the Tree Removal Permit resulted from an arbitrary process. To date, the **Owner has not been given any rationale justifying the denial**, which goes against the recommendation of BUF staff.

Prior to the Public Works hearing, the Owner communicated with BUF staff in advance, incorporated staff recommendations into the tree mitigation plan, went into the Public Works hearing with BUF staff support, and walked away from the hearing with a permit denial and no explanation supporting that denial and no opportunity to address whatever concerns DPW has.

In preparation for the Public Works hearing, detailed plans and assessments were submitted, developed in consultation with experienced arborists and the waterproofing consultancy Thornton Tomasetti. These documents (also attached to this brief) comprehensively detail the need for the proposed tree removal and the planned method of infrastructure repair. There is no alternative method that could retain the trees and provide a reliable, long-term waterproofing solution.

The staff assessment detailed in the Order itself reads as follows:

Assessment: **BUF supports the removal of the trees** for the construction repairs required to repair the waterproof basement liner. (*Emphasis added.*)

Despite the BUF recommendation to approve the Permit, and despite the submission of a detailed report addressing public comments and providing robust technical justifications for the tree removal, DPW has not responded to the report or provided a clear explanation for the permit denial. This arbitrary Permit denial is the result of a procedural failure that we respectfully ask the Board of Appeals to correct.

V. Conclusion

The 88 Spear Project is a multi-million-dollar investment in the effort to revitalize Downtown. The Owner's goal for this building is to create an experience that lures tenants to their offices. Here, that experience would include a rooftop restaurant, sauna rooms, swimming pools, a coworking space, a café, and a full-service gym with room for physical therapy, acupuncture and personal training. Because many of these amenities would be located in the basement, the Project hinges on the ability to first repair the building's structural envelope and implement a reliable solution to the ongoing water intrusion issue.

DPW's arbitrary denial of the Tree Removal Permit contradicts the recommendation of BUF staff to approve it and indicates a procedural failure that the Owner has not had the opportunity to respond to. We hope that the Board of Appeals will correct this procedural failure and approve the tree removal and replacement as proposed and allow this desirable Downtown project to move forward.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in cursive script, appearing to read "John Kevlin".

John Kevlin

cc: Alex Lemberg, Vice-President
Rick Swig, Commissioner
John Trasviña, Commissioner
J.R. Eppler, Commissioner
Julie Rosenberg, Executive Director

Exhibits

- Exhibit A: 88 Spear Project Plans
- Exhibit B: Tree Mitigation Plan
- Exhibit C: DPW Tree Planting Guidelines
- Exhibit D: Water Intrusion Report
- Exhibit E: Tree Well Waterproofing Memo

EXHIBIT A

DRAWING INDEX

SHEET #	SHEET NAME	PLANNING SUBMISSION
G000	COVER SHEET	X
G002	PROJECT APPLICATION	X
G003	PROJECT SITE CONTEXT	X
G004	RENDERED EAST ELEVATION	X
G005	RENDERED SOUTH ELEVATION	X
G006	RENDERED WEST ELEVATION	X
G007	3D VIEWS	X
G008	MATERIALS & COLORS	X
A-001	PROPOSED SITE PLAN	X
A-100	BASEMENT PLAN	X
A-101	LEVEL 01 PLAN	X
A-102	LEVEL 02 PLAN	X
A-112	LOWER ROOF - PENTHOUSE PLAN	X
A-113	RESTAURANT PLAN	X
A-114	ELEVATOR MACHINE RM LEVEL	X
A-200	PROPOSED BUILDING SECTION	X
A-201	PROPOSED EAST ELEVATION	X
A-202	PROPOSED NORTH ELEVATION	X
A-203	PROPOSED SOUTH ELEVATION	X
A-204	PROPOSED WEST ELEVATION	X
A-205	ENLARGED ELEVATIONS - GROUND FLOOR	X
A-206	ENLARGED ELEVATIONS - ROOF	X
A-207	ENLARGED ELEVATIONS - ROOF	X
AE-001	EXISTING SITE PLAN	X
AE-100	EXISTING BASEMENT PLAN	X
AE-101	EXISTING PLAN LEVEL 01	X
AE-102	EXISTING PLAN LEVEL 02	X
AE-107	EXISTING PLAN - PENTHOUSE ROOF	X
AE-108	EXISTING PLAN - ROOF	X
AE-200	EXISTING BUILDING SECTION	X
AE-201	EXISTING EAST ELEVATION	X
AE-202	EXISTING NORTH ELEVATION	X
AE-203	EXISTING SOUTH ELEVATION	X
AE-204	EXISTING WEST ELEVATION	X

PROJECT INFORMATION

BUILDING INFORMATION

BUILDING ADDRESS:	88 SPEAR ST SAN FRANCISCO, CA 94105
APN:	3712-23
LOT AREA:	18,923SF/.43 ACRES
ZONING DISTRICT:	C-3-0(SD)
CONSTRUCTION TYPE:	TYPE IA
LAND USE:	COMMERCIAL/RETAIL
HEIGHT & BULK DISTRICT:	300-S
PARKING:	12 SPACES
EXISTING LAND USE:	OFFICE, RETAIL
INTENDED LAND USE:	OFFICE, RETAIL
SPRINKLERED:	FULLY SPRINKLERED
ROOF AREA:	13,682 SF
BICYLCE PARKING:	34 CLASS I PARKING SPACES PROVIDED. CLASS II SPACES PROVIDED - TBD REFER TO SHEET G002 FOR ADDITIONAL INFO.

CLASSIFICATION OF WORK: MIXED USE

OCCUPANCY CLASSIFICATION: A-2, A-3, B, S-1

PROJECT DESCRIPTION

THE EXISTING PROPERTY AT 88 SPEAR STREET IS 11 STORIES OVER A BASEMENT WITH ROOFTOP PENTHOUSE. IT WAS ORIGINALLY BUILT IN 1966 AS AN OFFICE BUILDING FOR MATSON NAVIGATION COMPANY WITH DESIGN BY JOHN S BOLLES ARCHITECT.

100 MISSION OWNER LLC (THE "OWNER") PROPOSES TO MAKE MINOR RENOVATIONS TO THE EXISTING BUILDING, INCLUDING (1) ESTABLISHMENT OF A RETAIL CAFÉ (1,873 SQUARE FEET) AND ASSOCIATED COWORKING SPACE (4,275 SQUARE FEET) ON THE GROUND FLOOR; (2) RENOVATING THE EXISTING OFFICE SPACE ON THE SECOND FLOOR TO CREATE A FULL FLOOR PLATE, ALLOWING FOR THE ADDITION OF 2,480 SQUARE FEET OF OFFICE SPACE; (3) CONSTRUCTING A NEW FLOOR AT THE TOP OF THE BUILDING CONTAINING A 7,709 SQUARE FOOT RESTAURANT SPACE (AND SERVED BY A DEDICATED ENTRY ON THE GROUND FLOOR); AND (4) ESTABLISHING AN ADDITIONAL 3,869 SQUARE FEET OF AMENITY SPACE SERVING THE BUILDING'S OFFICE TENANTS IN THE BASEMENT. **IN TOTAL, THE PROJECT CONSISTS OF 17,771 SQUARE FEET OF NEWLY CONSTRUCTED SPACE AND AN INCREASE IN GROSS FLOOR AREA (AS DEFINED BY THE PLANNING CODE) OF 8,824 SQUARE FEET.**

88 SPEAR ST RENOVATION

RETAIL AND OFFICE REDENOVATION
88 SPEAR ST
SAN FRANCISCO, CA 94105

ISSUE: PROJECT APPLICATION 03.06.2024

SIGN ID#: ORIG626



PROJECT SPONSOR:
PRESIDIO BAY VENTURES
160 PACIFIC AVENUE, SUITE 204
SAN FRANCISCO, CA 94111



APPLICABLE CODES

2022 SAN FRANCISCO ADMINISTRATIVE CODE
2022 SAN FRANCISCO PLANNING CODE
2022 SAN FRANCISCO BUILDING INSPECTION COMMISSION CODES
2022 SAN FRANCISCO BUILDING CODE
2022 SAN FRANCISCO EXISTING BUILDING CODE
2022 SAN FRANCISCO ELECTRICAL CODE
2022 SAN FRANCISCO MECHANICAL
2022 SAN FRANCISCO PLUMBING CODE
2022 SAN FRANCISCO FIRE CODE
2022 SAN FRANCISCO GREEN BUILDING CODE

2022 CALIFORNIA REFERENCED STANDARDS, C.C.R. TITLE 24, PART 12
2022 CALIFORNIA FIRE MARSHAL REGULATIONS, C.C.R. TITLE 19 PUBLIC SAFETY

2022 NATIONAL FIRE PROTECTION ASSOCIATION REGULATIONS
NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
AMERICANS WITH DISABILITIES ACT, TITLE II

VICINITY MAP



88 SPEAR ST - PROJECT SITE



CLIENT

88 SPEAR ST
RENOVATION

88 Spear St, San Francisco, CA 94105

CONSULTANTS

ARCHITECT
OTJ ARCHITECTS
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SAN FRANCISCO, CA, 94111
626.222.4999

MEP CONSULTANT
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LYNWOOD, WA 98306
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CIVIL ENGINEER
BKF ENGINEERS
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LANDSCAPE ARCHITECT
CREO
466 GEARY ST, SUITE #300
SAN FRANCISCO, CA 94102
415.688.2506

STRUCTURAL ENGINEER
DCI ENGINEERS
135 MAIN ST
San Francisco, CA 94105
415.781.1505

SEAL / SIGNATURE

ISSUES

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project No: 12005.00

SHEET NAME

COVER SHEET



G000

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PLANNING AREA REQUIREMENT EXCERPTS

FLOOR AREA, GROSS. IN DISTRICTS OTHER THAN C-3, AND THE CENTRAL SOMA SPECIAL USE DISTRICT AND THE VAN NESS SPECIAL USE DISTRICT, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF WALL SEPARATING TWO BUILDINGS, WHERE COLUMNS ARE OUTSIDE AND SEPARATED FROM ANY EXTERIOR WALL (CURTAIN WALL) THAT ENCLOSES THE BUILDING SPACE OR ARE OTHERWISE SO ARRANGED THAT THE CURTAIN WALL IS CLEARLY SEPARATE FROM THE STRUCTURAL MEMBERS, THE EXTERIOR FACE OF THE CURTAIN WALL SHALL BE THE LINE OF MEASUREMENT, AND THE AREA OF THE COLUMNS THEMSELVES AT EACH FLOOR SHALL ALSO BE COUNTED.

IN THE C-3 AND CENTRAL SOMA AND VAN NESS SPECIAL USE DISTRICTS, THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED ALONG THE GLASS LINE AT WINDOWS AT A HEIGHT OF FOUR FEET ABOVE THE FINISHED FLOOR AND ALONG A PROJECTED STRAIGHT LINE PARALLEL TO THE OVERALL BUILDING WALL PLANE CONNECTING THE ENDS OF INDIVIDUAL WINDOWS, PROVIDED, HOWEVER, THAT SUCH LINE SHALL NOT BE INWARD OF THE INTERIOR FACADE OF THE WALL.

(A) EXCEPT AS SPECIFICALLY EXCLUDED IN THIS DEFINITION, "GROSS FLOOR AREA" SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- BASEMENT AND CELLAR SPACE, INCLUDING TENANTS STORAGE AREAS AND ALL OTHER SPACES EXCEPT THAT ARE USED ONLY FOR STORAGE OR SERVICES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING ITSELF.
- ELEVATOR SHAFTS, STAIRWELLS, EXIT ENCLOSURES, AND SMOKE-PROOF ENCLOSURES AT EACH FLOOR;
- FLOOR SPACE IN PENTHOUSES EXCEPT AS SPECIFICALLY EXCLUDED IN THIS DEFINITION;
- ATTIC SPACE (WHETHER OR NOT A FLOOR HAS BEEN LAID) CAPABLE OF BEING MADE INTO HABITABLE SPACE;
- FLOOR SPACE IN BALCONIES OR MEZZANINES IN THE INTERIOR OF THE BUILDING;
- FLOOR SPACE IN OPEN OR ROOFED PORCHES, ARCADES, OR EXTERIOR BALCONIES, IF SUCH PORCH, ARCADE OR BALCONY IS LOCATED ABOVE THE GROUND FLOOR OR FIRST FLOOR OF OCCUPANCY ABOVE BASEMENT OR GARAGE AND IS USED AS THE PRIMARY ACCESS TO THE INTERIOR SPACE IT SERVES;
- IN DISTRICTS OTHER THAN THE C-3 AND CENTRAL SOMA SPECIAL USE DISTRICT, FLOOR SPACE IN ACCESSORY BUILDINGS; AND
- IN THE C-3 AND CENTRAL SOMA SPECIAL USE DISTRICTS, ANY FLOOR AREA DEDICATED TO ACCESSORY OR NON-ACCESSORY PARKING, REQUIRED OFF-STREET LOADING, AND ACCESSORY PARKING AS SPECIFIED IN THE SUBSECTION (b)(7); AND ANY OTHER FLOOR SPACE NOT SPECIFICALLY EXCLUDED IN THIS DEFINITION.

(B) "GROSS FLOOR AREA" SHALL NOT INCLUDE THE FOLLOWING:

- BASEMENT AND CELLAR SPACE USED ONLY FOR STORAGE OR SERVICES NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING ITSELF.
- ELEVATOR SHAFTS, STAIRWELLS, EXIT ENCLOSURES, AND SMOKE-PROOF ENCLOSURES AT EACH FLOOR;
- ELEVATOR OR STAIR PENTHOUSES, ACCESSORY WATER TANKS OR COOLING TOWER, AND OTHER MECHANICAL EQUIPMENT, APPURTENANCES, AND AREAS NECESSARY TO THE OPERATION AND MAINTENANCE OF THE BUILDING ITSELF, IF LOCATED AT THE TOP OF THE BUILDING OR SEPARATED THEREFROM ONLY BY OTHER SPACE NOT INCLUDED IN THE GROSS FLOOR AREA;
- MECHANICAL EQUIPMENT, APPURTENANCES, AND AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING ITSELF.

(A) IF LOCATED AT AN INTERMEDIATE STORY OF THE BUILDING AND FORMING A COMPLETE FLOOR LEVEL; OR

(B) IN THE C-3 AND CENTRAL SOMA SPECIAL USE DISTRICTS, IF LOCATED ON A NUMBER OF INTERMEDIATE STORIES OCCUPYING LESS THAN A FULL FLOOR LEVEL, PROVIDED THAT THE MECHANICAL EQUIPMENT, APPURTENANCES, AND AREAS ARE PERMANENTLY SEPARATED FROM OCCUPIED FLOOR AREAS AND IN AGGREGATE AREA DO NOT EXCEED THE AREA OF AN AVERAGE FLOOR AS DETERMINED BY THE ZONING ADMINISTRATOR.

10. BALCONIES, PORCHES, ROOF DECKS, TERRACES, COURTS AND SIMILAR FEATURES, EXCEPT THOSE USED FOR PRIMARY ACCESS AS DESCRIBED IN PARAGRAPH (A)(6) ABOVE, PROVIDED THAT:

(B) IF MORE THAN 70 PERCENT OF THE PERIMETER OF SUCH AN AREA IS ENCLOSED, EITHER BY BUILDING WALLS (EXCLUSIVE OF A RAILING OR PARAPET NOT MORE THAN THREE FEET EIGHT INCHES HIGH), OR BY SUCH WALLS AND INTERIOR LOT LINES, AND THE CLEAR SPACE IS 15 FEET OR MORE IN BOTH DIMENSIONS: (I) THE AREA SHALL BE EXCLUDED FROM GROSS FLOOR AREA IF IT IS FULLY OPEN TO THE SKY (EXCEPT FOR ROOF EAVES, CORNICES, OR BELT COURSES THAT PROJECT NO MORE THAN TWO FEET FROM THE FACE OF THE BUILDING WALL); AND (II) THE AREA MAY HAVE ROOFED AREAS ALONG ITS PERIMETER WHICH ARE ALSO EXCLUDED FROM GROSS FLOOR AREA IF THE MINIMUM CLEAR OPEN SPACE BETWEEN ANY SUCH ROOF AND THE OPPOSITE WALL OR ROOF (WHICHEVER IS CLOSER) IS MAINTAINED AT 15 FEET (WITH THE ABOVE EXCEPTIONS) AND THE ROOFED AREA DOES NOT EXCEED 10 FEET IN DEPTH; (III) IN ADDITION, WHEN THE CLEAR OPEN AREA EXCEEDS 625 SQUARE FEET, A CANOPY, GAZEBO, OR SIMILAR ROOFED STRUCTURE WITHOUT WALLS MAY COVER UP TO 10 PERCENT OF SUCH OPEN SPACE WITHOUT BEING COUNTED AS GROSS FLOOR AREA.

13. GROUND FLOOR AREA IN THE C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), AND C-3-G DISTRICTS, AND IN THE CENTRAL SOMA SPECIAL USE DISTRICT DEVOTED TO BUILDING OR PEDESTRIAN CIRCULATOIN AND BUILDING SERVICE

14. IN THE C-3-O, C-3-O(SD), C-3-S, C-3-S(SU), AND C-3-G DISTRICTS, SPACE DEVOTED TO PERSONAL SERVICES, RESTAURANTS, AND RETAIL SALES OF GOODS INTENDED TO MEET THE CONVENIENCE SHOPPING AND SERVICE NEEDS OF DOWNTOWN WORKERS AND RESIDENTS, NOT TO EXCEED 5,000 OCCUPIED SQUARE FEET PER USE AND, IN TOTAL, NOT TO EXCEED 75 PERCENT OF THE AREA OF THE GROUND FLOOR OF THE BUILDING PLUS THE GROUND LEVEL, ON-SITE OPEN SPACE. SAID USES SHALL BE LOCATED ON THE GROUND FLOOR EXCEPT THAT, IN ORDER TO FACILITATE THE CREATION OF MORE SPACIOUS GROUND FLOOR INTERIOR SPACES, A PORTION OF THE SAID USES, IN AN AMOUNT TO BE DETERMINED PURSUANT TO THE PROVISIONS OF SECTION 309 MAY BE LOCATED ON A MEZZANINE LEVEL

EXISTING GFA

FLOOR	GROSS AREA (SF)	EXCLUSIONS				GROSS FLOOR AREA AS DEFINED BY SF PLANNING CODE SEC 102 (SF)
		ROOFTOP: ELEVATOR, STAIR, MEP, PENTHOUSE SEC 102(B)(3)	BASEMENT: SEC 102(B)(1)	MECHANICAL, OPS/MAINTENANCE: SEC 102(B)(4)	LOBBY & RETAIL SEC 102(B)(13&14)	
PENTHOUSE LEVEL	7220	7220				-
11	13859			374		13485
10	13859			374		13485
9	13859			374		13485
8	13859			374		13485
7	13859			374		13485
6	13859			374		13485
5	13859			374		13485
4	13859			374		13485
3	13859			374		13485
2	8484			545		7939
1	13445			1768	2022	9655
BASEMENT	22402		5185			17217
TOTAL	176282	7220	5185	6679	2022	156176

PROPOSED GFA

FLOOR	GROSS AREA (SF)	EXCLUSIONS				GROSS FLOOR AREA AS DEFINED BY SF PLANNING CODE SEC 102 (SF)
		ROOFTOP: ELEVATOR, STAIR, MEP, PENTHOUSE SEC 102(B)(3)	BASEMENT: SEC 102(B)(1)	MECHANICAL, OPS/MAINTENANCE: SEC 102(B)(4)	LOBBY & RETAIL SEC 102(B)(13&14)	
ELEVATOR PENTHOUSE	542	542				-
RESTAURANT LEVEL	8171			462		7709
PENTHOUSE LEVEL	13862			4711	6689	2462
11	13859			374		13485
10	13859			374		13485
9	13859			374		13485
8	13859			374		13485
7	13859			374		13485
6	13859			374		13485
5	13859			374		13485
4	13859			374		13485
3	13859			374		13485
2	10771			352		10419
1	13574			1765	5447	6362
BASEMENT	22402		5719			16683
TOTAL	194953	542	5719	19656	5447	165000

EXISTING GFA BY PROGRAM

FLOOR	OFFICE AREA (SF)	RETAIL AREA (SF)	TOTAL (SF)
PENTHOUSE LEVEL			-
3-11	121365		121365
2	7939		7939
1	1389	8266	9655
BASEMENT	12614	4403	17217
TOTAL	143507	12669	156176

PROPOSED GFA BY PROGRAM

FLOOR	OFFICE AREA (SF)	RETAIL AREA (SF)	TOTAL (SF)
ELEVATOR PENTHOUSE			-
RESTAURANT		7709	7709
PENTHOUSE LEVEL	2462		2462
3-11	121365		121365
2	10419		10419
1	6362		6362
BASEMENT	16683		16683
TOTAL	157291	7709	165000

8824 TOTAL SF INCREASE

BICYCLE PARKING CALCULATION (EXISTING) PER SEC 155.2

USE	REQUIRED		PROVIDED	
	CLASS I	CLASS II	CLASS I	CLASS II
OFFICE	29		5	
RETAIL	2		17	
TOTAL	30		22	0

BICYCLE PARKING CALCULATION (PROPOSED) PER SEC 155.2

USE	REQUIRED		PROVIDED	
	CLASS I	CLASS II	CLASS I	CLASS II
OFFICE	31		5	
RETAIL	1		10	
TOTAL	32		15	34



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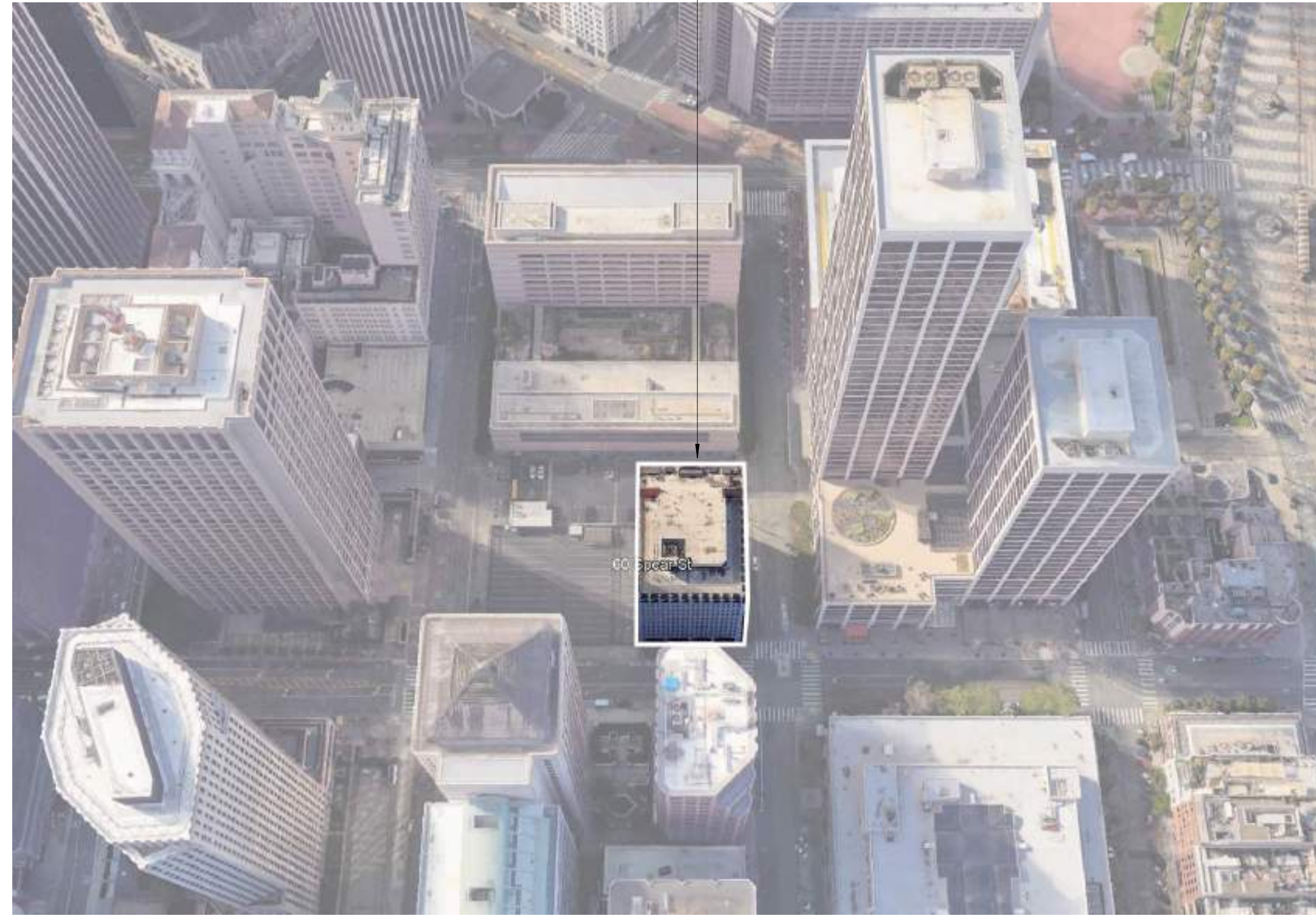
Project No: 12005.00

SHEET NAME

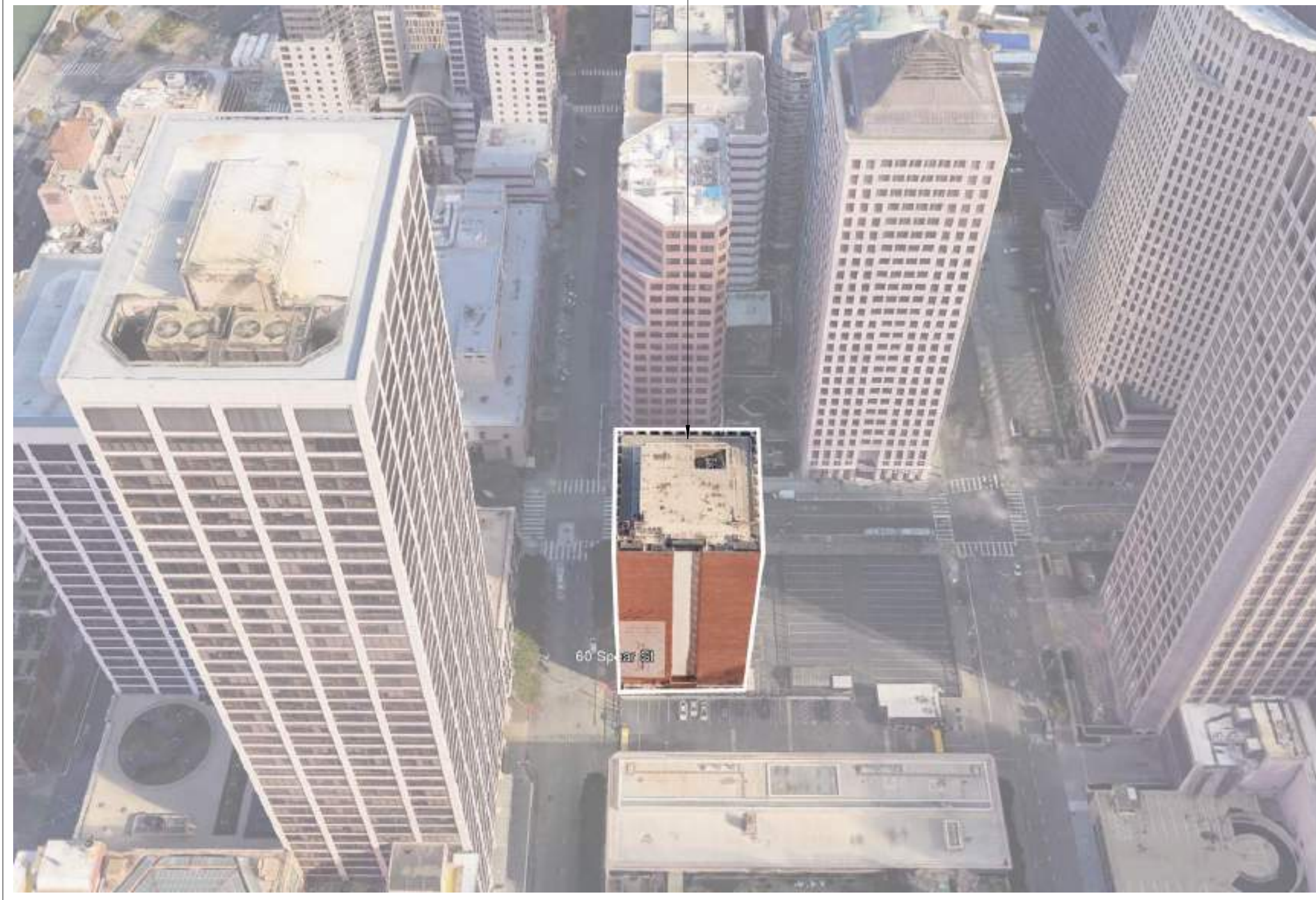
PROJECT APPLICATION

G002

EXISTING AERIAL FACING NORTH



EXISTING AERIAL FACING SOUTH



MISSION FACADE FACING NORTHWEST



SPEAR ST FACING SOUTH WEST



WEST FACADE FACING NORTHEAST



NORTH FACADE FACING SOUTHWEST



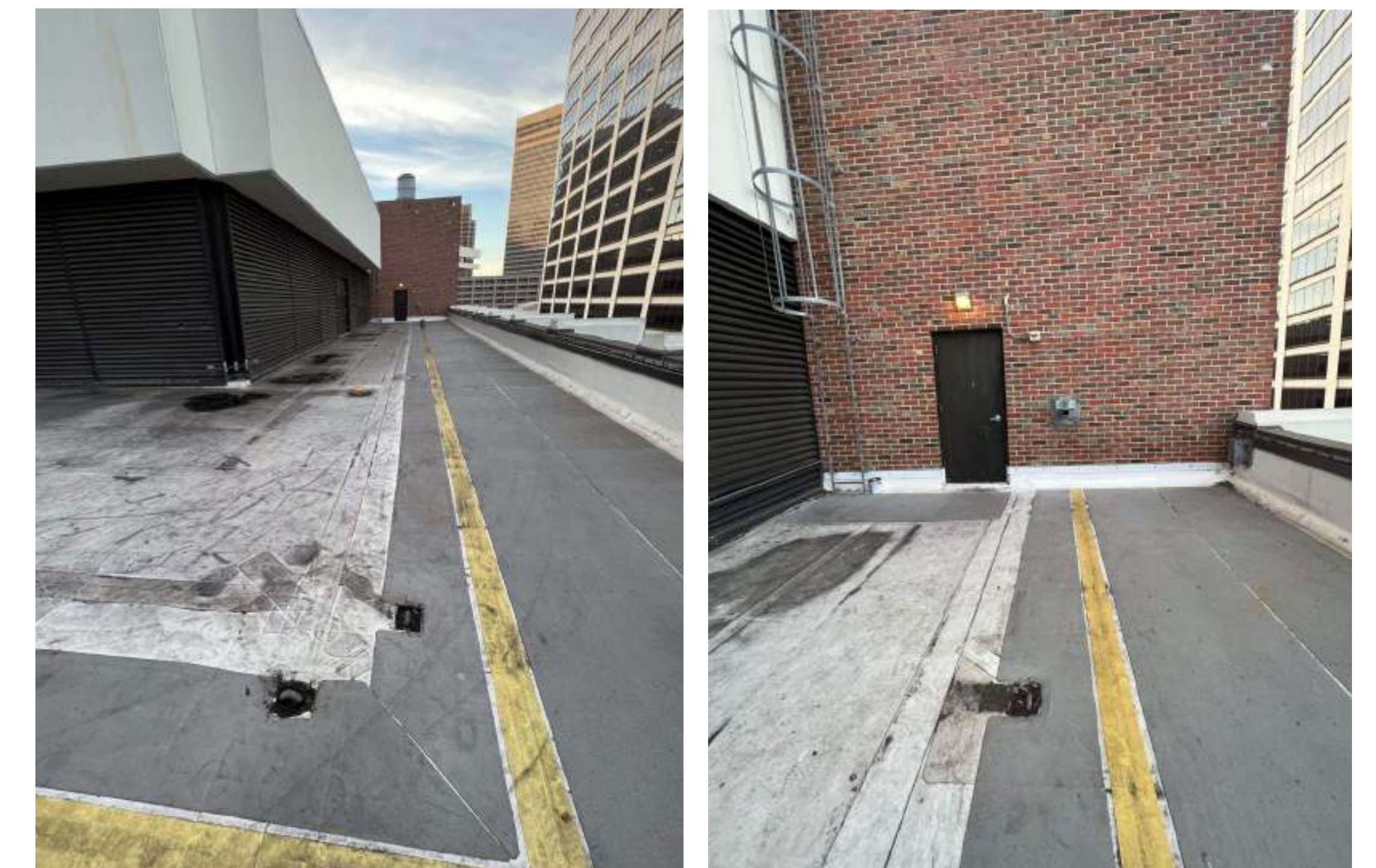
88 SPEAR ST MAIN ENTRANCE



EXISTING ROOF FACING SOUTHEAST



EXISTING PENTHOUSE ROOF



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PROJECT SITE CONTEXT

G003



PRESIDIO BAY VENTURES

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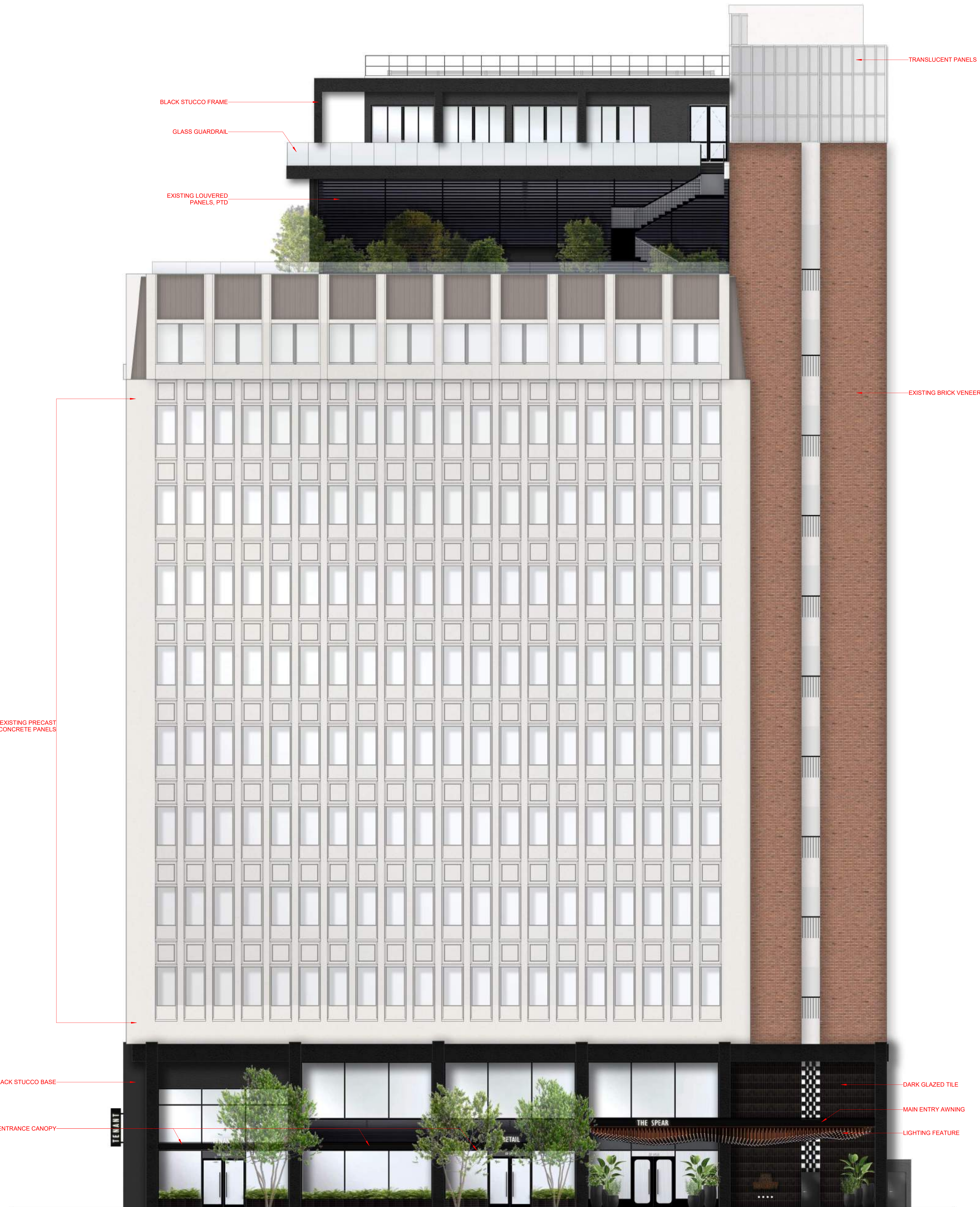
SHEET NAME

RENDERED EAST ELEVATION

G004

SCALE
1/8" = 1'-0"

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1 RENDERED EAST ELEVATION
1/8" = 1'-0"



PRESIDIO BAY VENTURES

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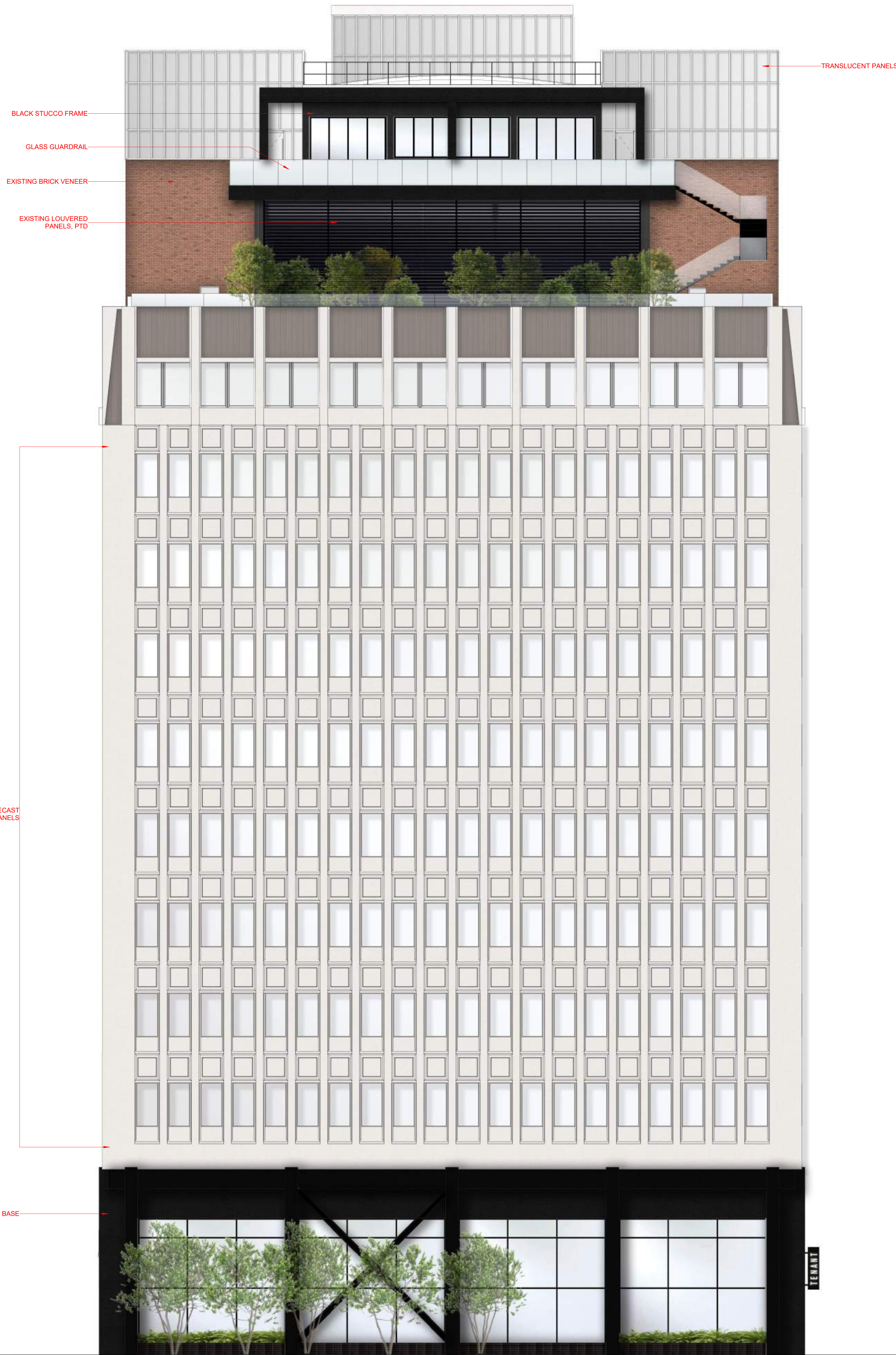
SHEET NAME

RENDERED SOUTH ELEVATION

G005

SCALE
1/8" = 1'-0"

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BLACK STUCCO FRAME

GLASS GUARDRAIL

EXISTING BRICK VENEER

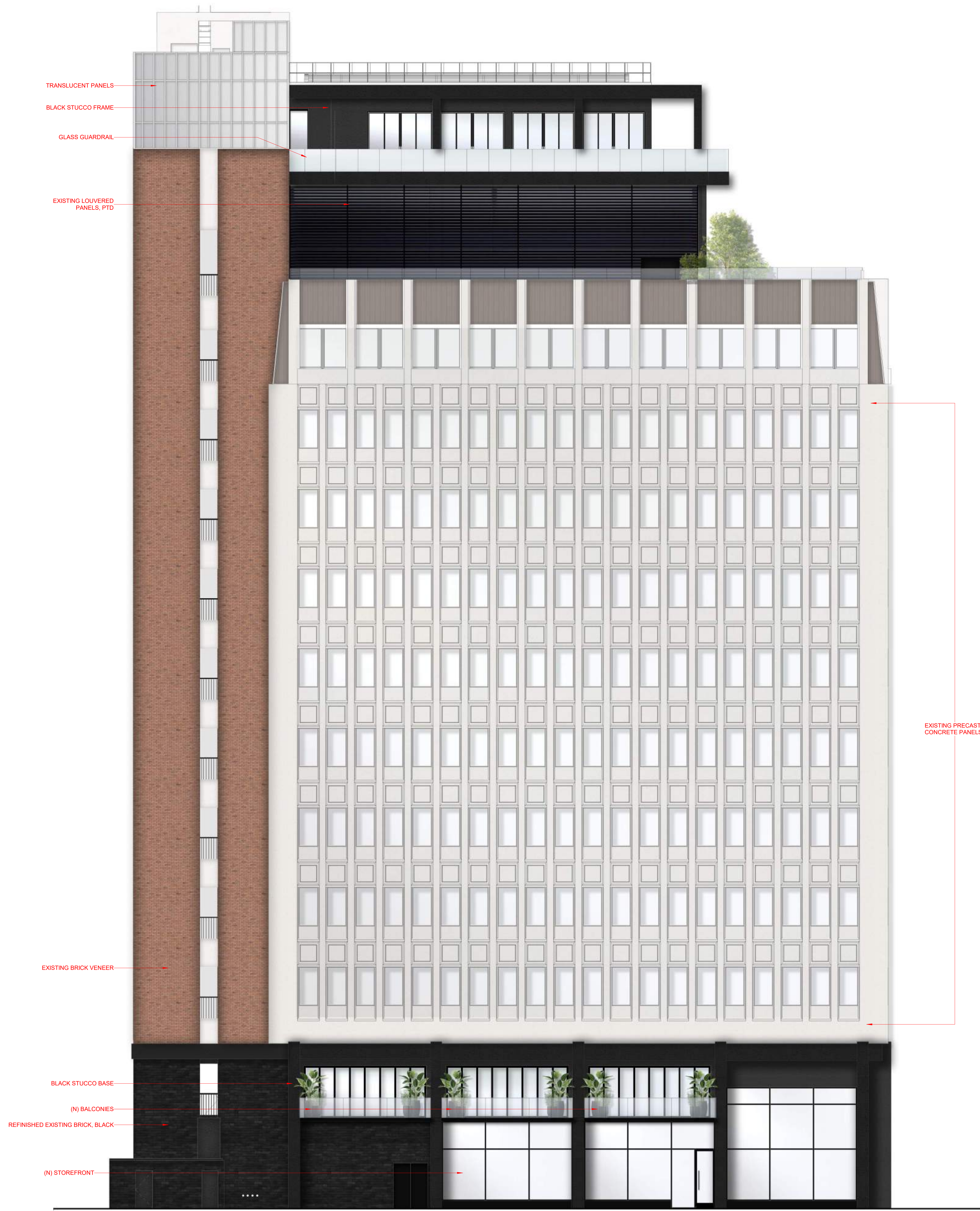
EXISTING LOUVERED PANELS, PTD

TRANSLUCENT PANELS

EXISTING PRECAST CONCRETE PANELS

BLACK STUCCO BASE

1 RENDERED SOUTH ELEVATION
1/8" = 1'-0"



TRANSLUCENT PANELS
 BLACK STUCCO FRAME
 GLASS GUARDRAIL
 EXISTING LOUVERED
 PANELS, PTD

EXISTING BRICK VENEER

BLACK STUCCO BASE
 (N) BALCONIES
 REFINISHED EXISTING BRICK, BLACK
 (N) STOREFRONT

EXISTING PRECAST
 CONCRETE PANELS

1 RENDERED WEST ELEVATION
 1/8" = 1'-0"



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 Project No: 12005.00

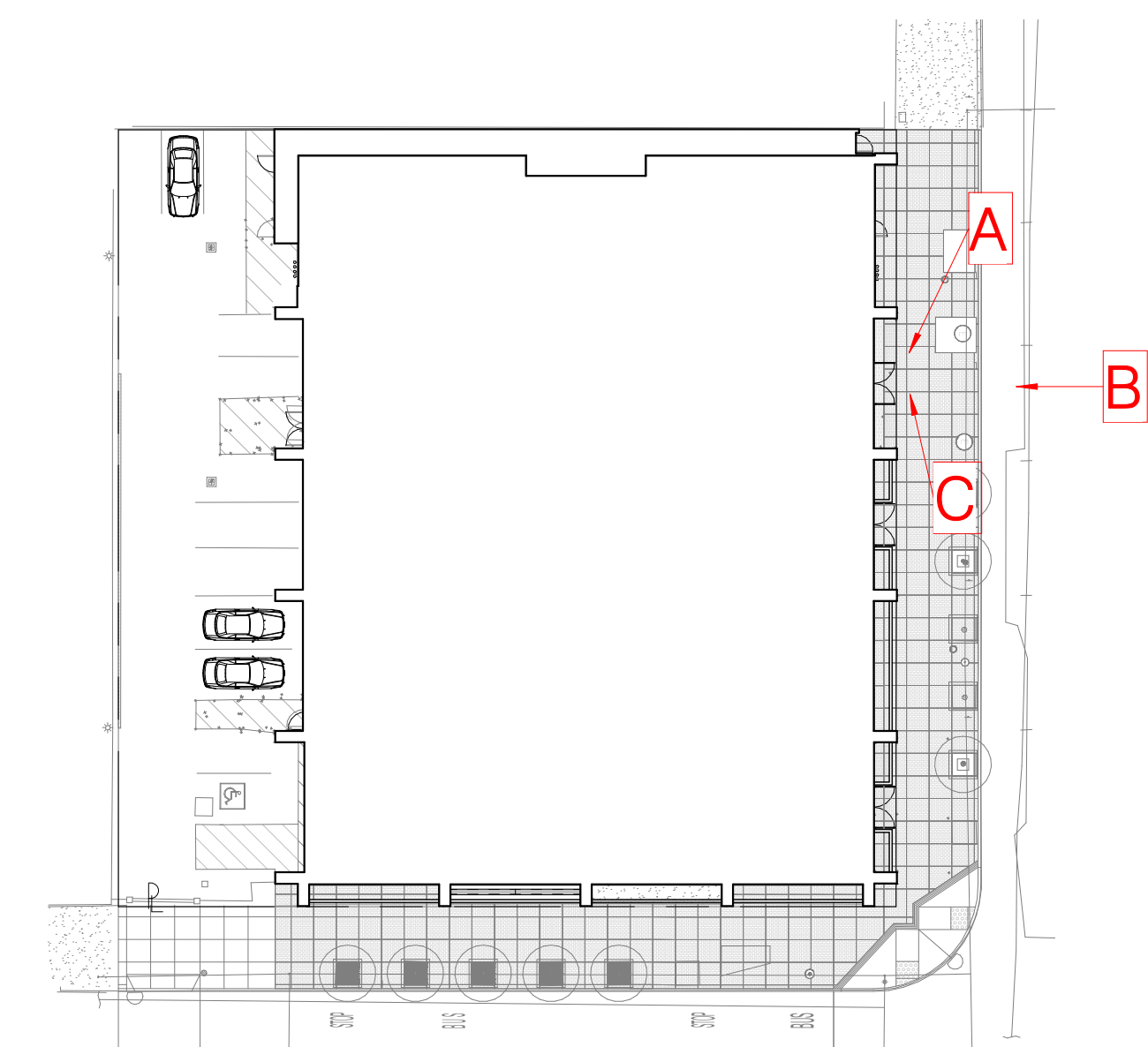
SHEET NAME
**RENDERED WEST
 ELEVATION**

G006
 SCALE
 1/8" = 1'-0"

AWNING ENLARGED VIEWS



KEY PLAN



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 Project No: 12005.00

SHEET NAME
 3D VIEWS

 **G007**
 SCALE
 1" = 30'-0"

MATERIALS - GLAZING/MULLIONS



STOREFRONT WINDOWS & DOORS
BLACK PAINTED MULLION, CLEAR LAMINATED GLASS



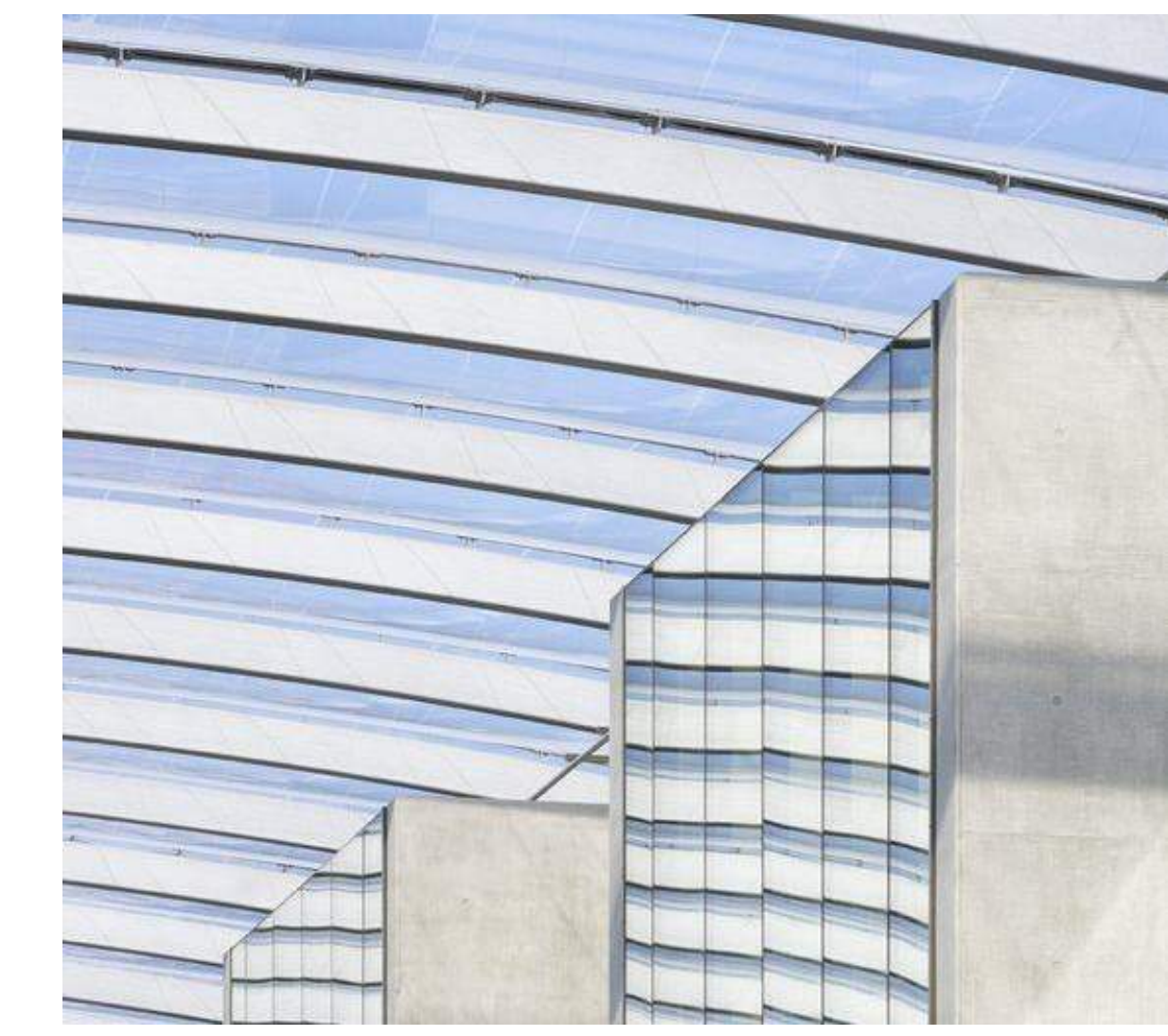
FOLDING GLASS DOOR SYSTEM
BLACK PAINTED FRAME, MULTI PANEL FOLDING DOOR SYSTEM



TINTED GLASS
MEDIUM - DARK TINT
AT MAIN ENTRY STOREFRONT

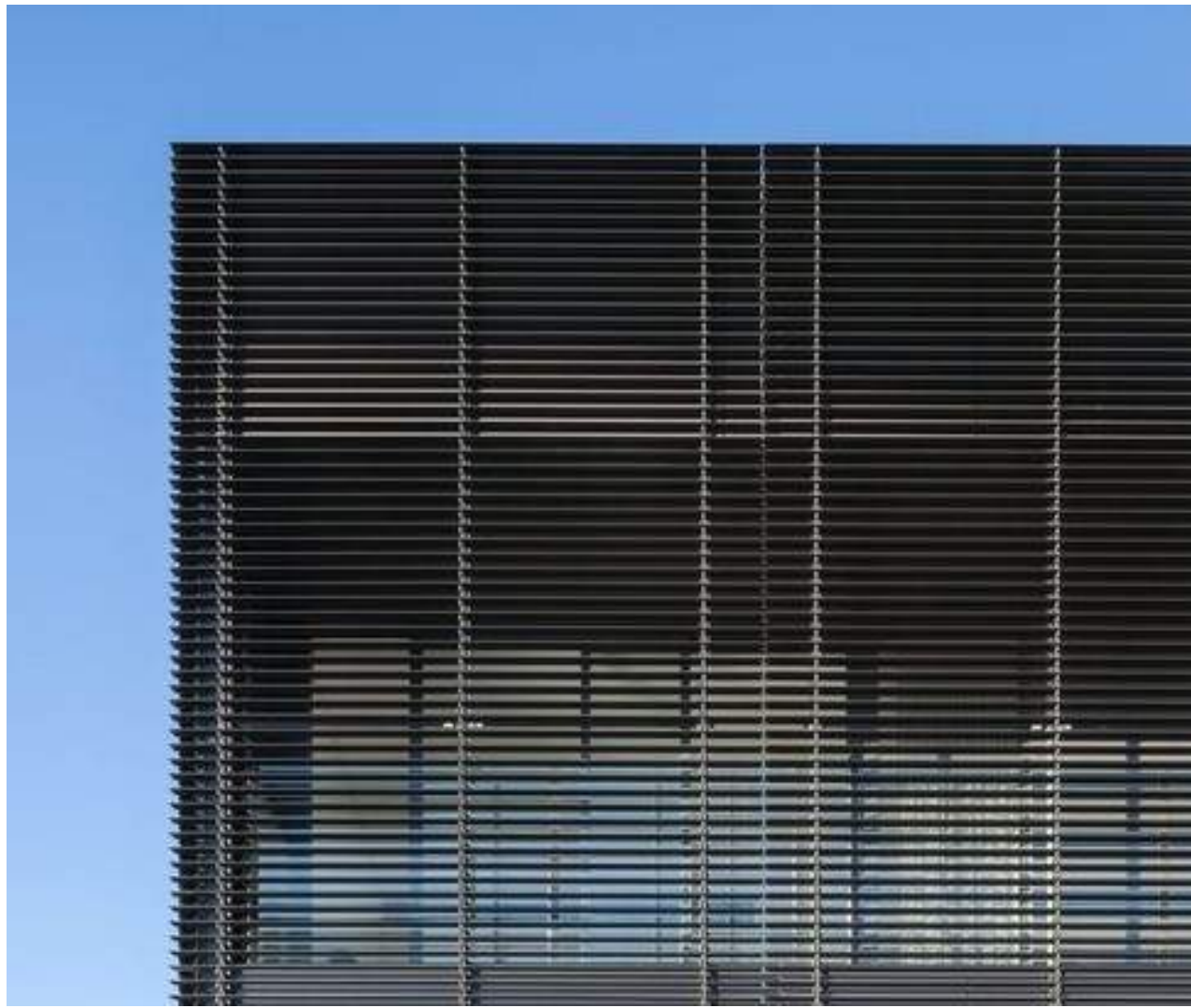


FLUTED GLASS
AT MAIN ENTRY STOREFRONT



ETFE ROOF

MATERIALS - METALS



LOUVERED ALUMINUM PANEL SCREEN
BLACK PAINTED MULLION, CLEAR LAMINATED GLASS



PERFORATED METAL SCREEN
LIGHT ALUMINUM METAL PERFORATED SCREEN



ANTIQUED BRONZE METAL PANEL



REFINISHED METAL ROOF

MATERIALS - EXTERIOR CANOPY/AWNINGS

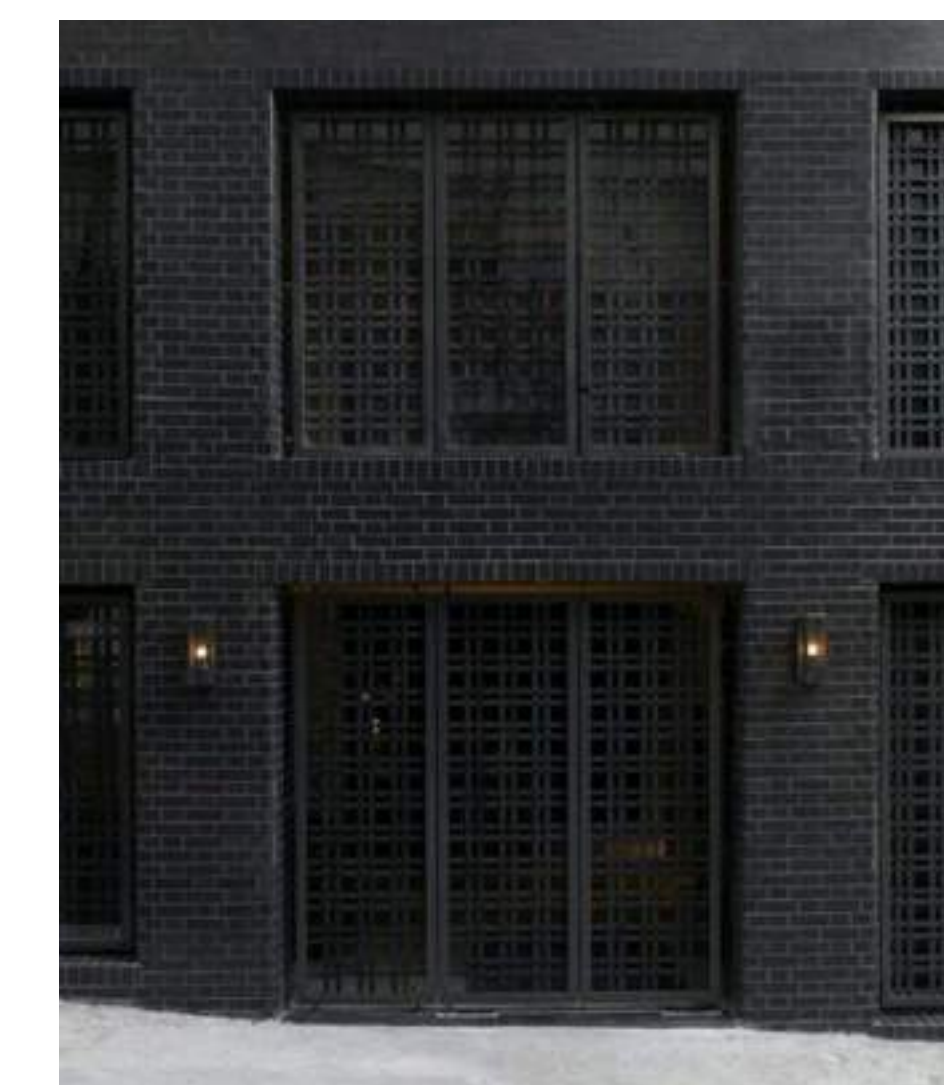


PAINTED STEEL AWNING

MATERIALS - CEMENTITIOUS MATERIALS & BRICK



DARK STUCCO
INTEGRAL COLOR



BLACK PAINTED BRICK
REFINISHED EXISTING BRICK



RED BRICK
EXISTING BRICK

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Project No: 12005.00

SHEET NAME

MATERIALS & COLORS

G008

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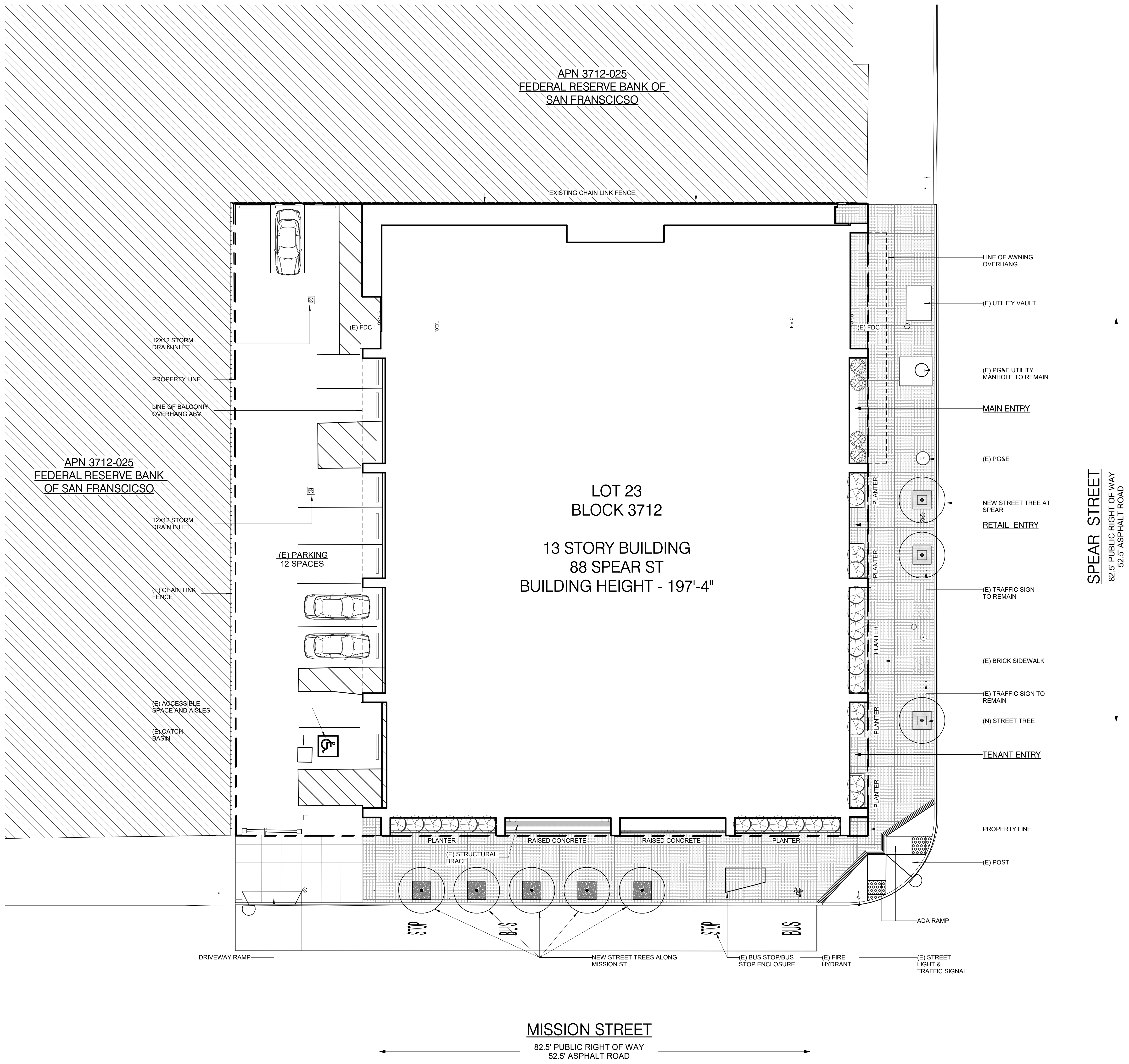
ISSUES

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION
Project No: 12005.00

SHEET NAME
PROPOSED SITE PLAN

A-001
SCALE
1" = 10'-0"



1 SITE PLAN
1" = 10'-0"

PROPOSED AREAS

- BOH
- OFFICE AMENITY
- OFFICE SERVICE AREA
- VERTICAL CIRCULATION



1 FLOOR PLAN - BASEMENT
1/8" = 1'-0"



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FILE INFORMATION
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SHEET NAME
BASEMENT PLAN

A-100
SCALE
1/8" = 1'-0"

PROPOSED AREAS

- BOH
- OFFICE
- OFFICE AMENITY
- OFFICE SERVICE AREA
- RETAIL
- RETAIL SERVICE AREA
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



CLIENT
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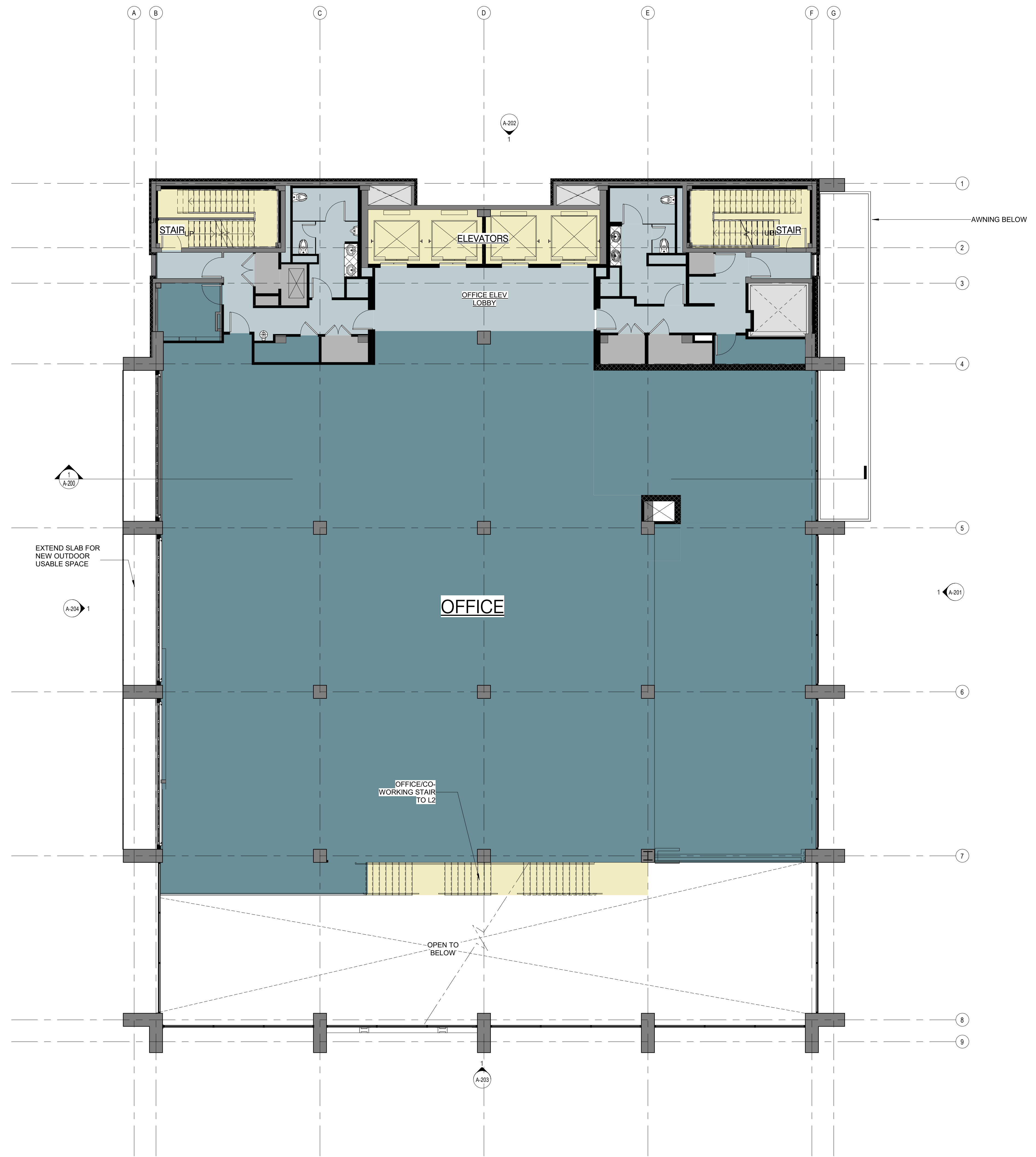
FILE INFORMATION
Project No: 12005.00

SHEET NAME
LEVEL 01 PLAN

A-101
SCALE
1/8" = 1'-0"

PROPOSED AREAS

- BOH
- OFFICE
- OFFICE SERVICE AREA
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



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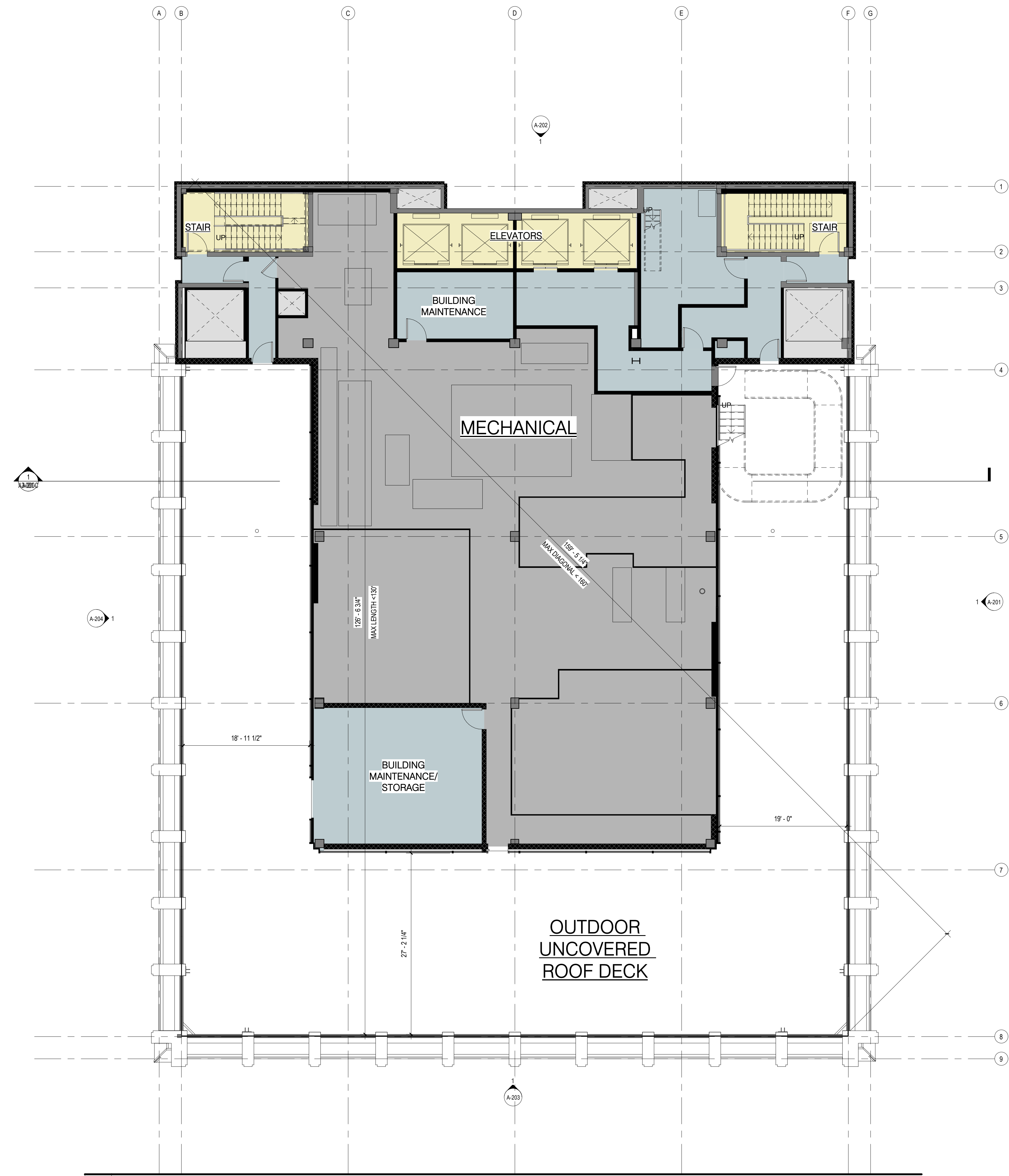
SHEET NAME
LEVEL 02 PLAN

A-102
 SCALE
 1/8" = 1'-0"

1 LEVEL 02 - CONSTRUCTION PLAN
 1/8" = 1'-0"

PROPOSED AREAS

- BOH
- OFFICE SERVICE AREA
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



1 ROOF - PENTHOUSE - CONSTRUCTION PLAN
1/8" = 1'-0"



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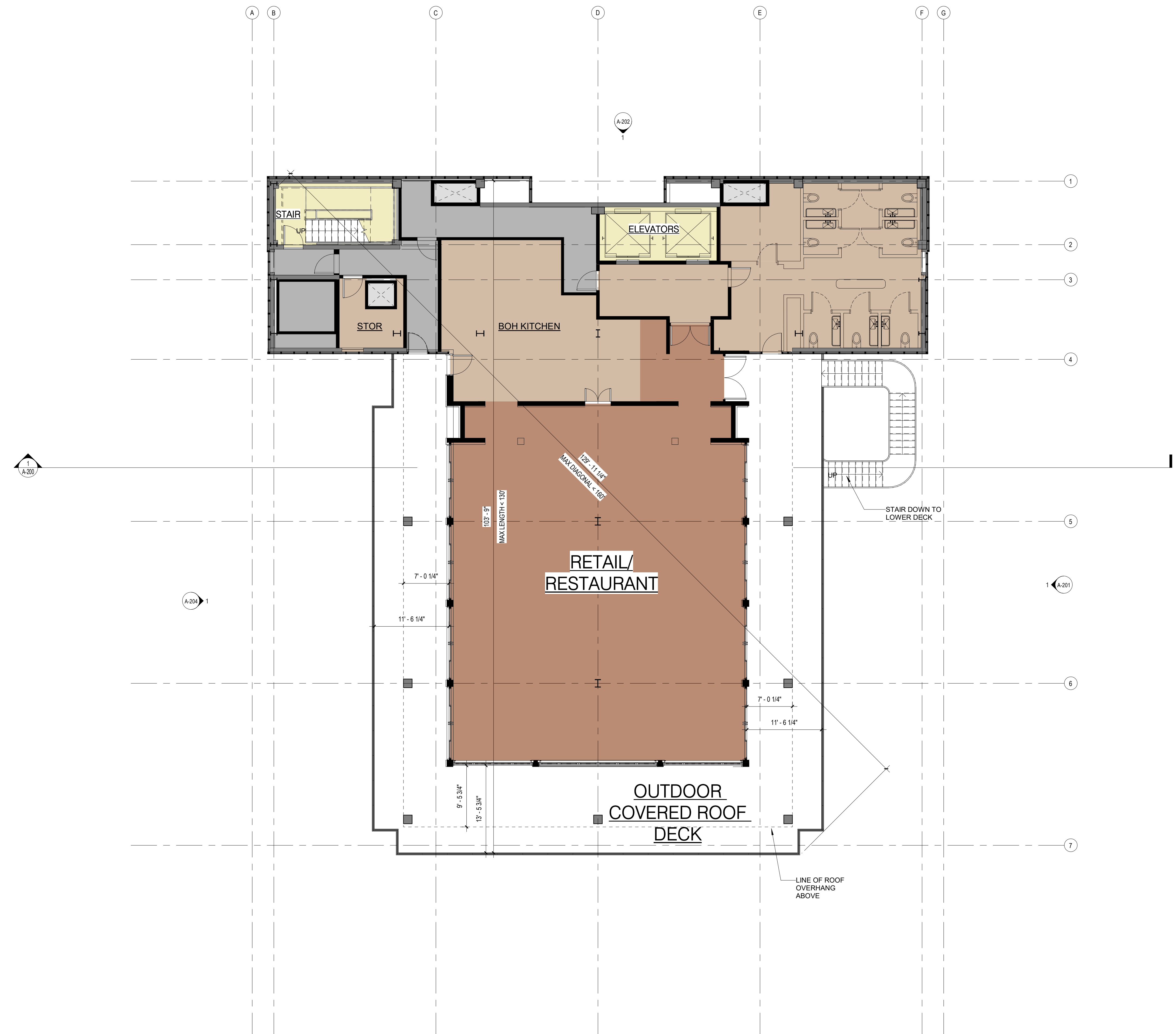
FILE INFORMATION
Project No: 12005.00

SHEET NAME
LOWER ROOF - PENTHOUSE PLAN

A-112
SCALE
1/8" = 1'-0"

PROPOSED AREAS

- BOH
- RETAIL
- RETAIL SERVICE AREA
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



1 (E) PENTHOUSE ROOF
1/8" = 1'-0"



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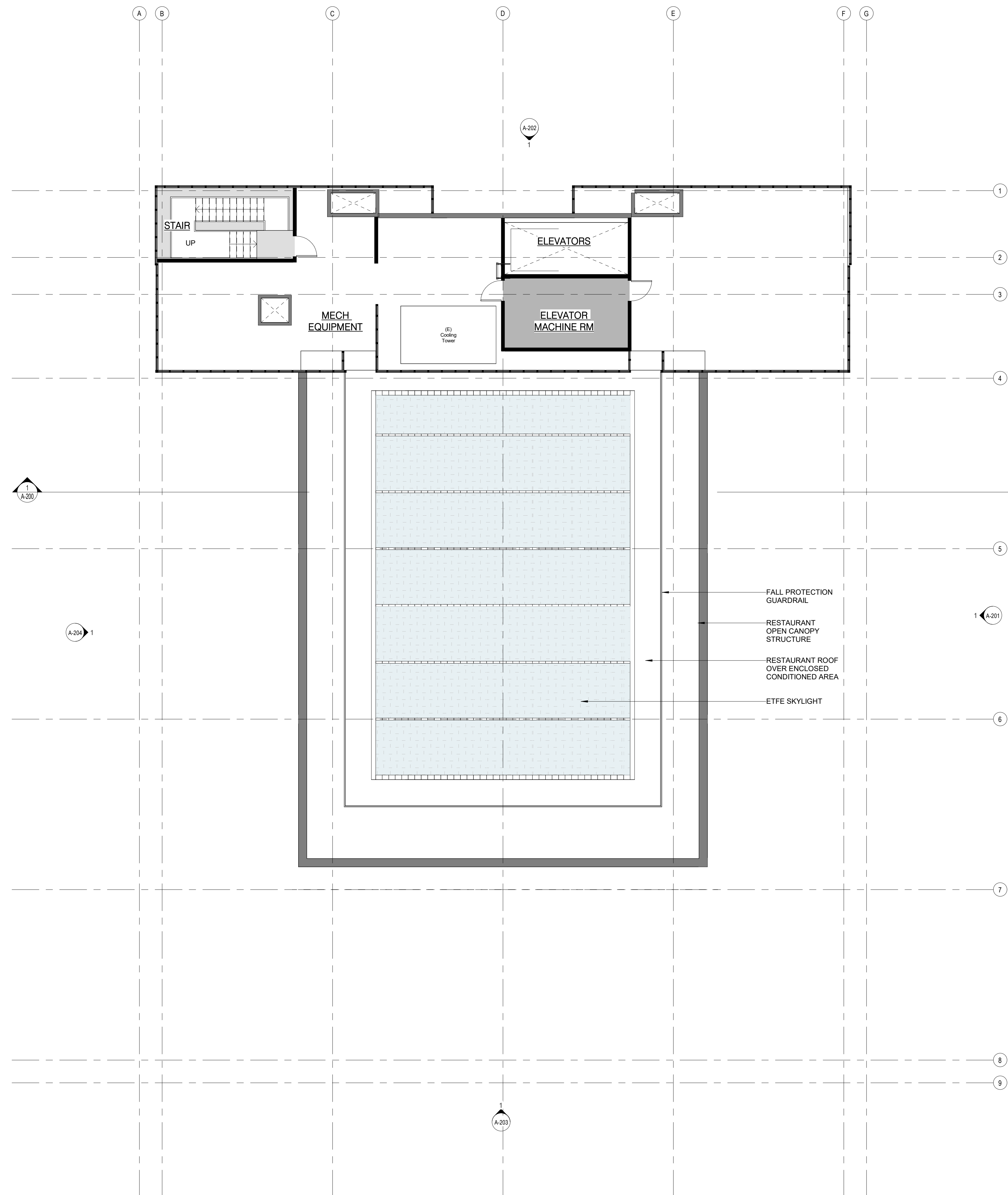
FILE INFORMATION
Project No: 12005.00

SHEET NAME
RESTAURANT PLAN

A-113
SCALE
1/8" = 1'-0"

PROPOSED AREAS

- BOH
- VERTICAL PENETRATION



1 RESTAURANT MEZZANINE
1/8" = 1'-0"

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SHEET NAME
**ELEVATOR MACHINE RM
LEVEL**

 **A-114**

SCALE
1/8" = 1'-0"



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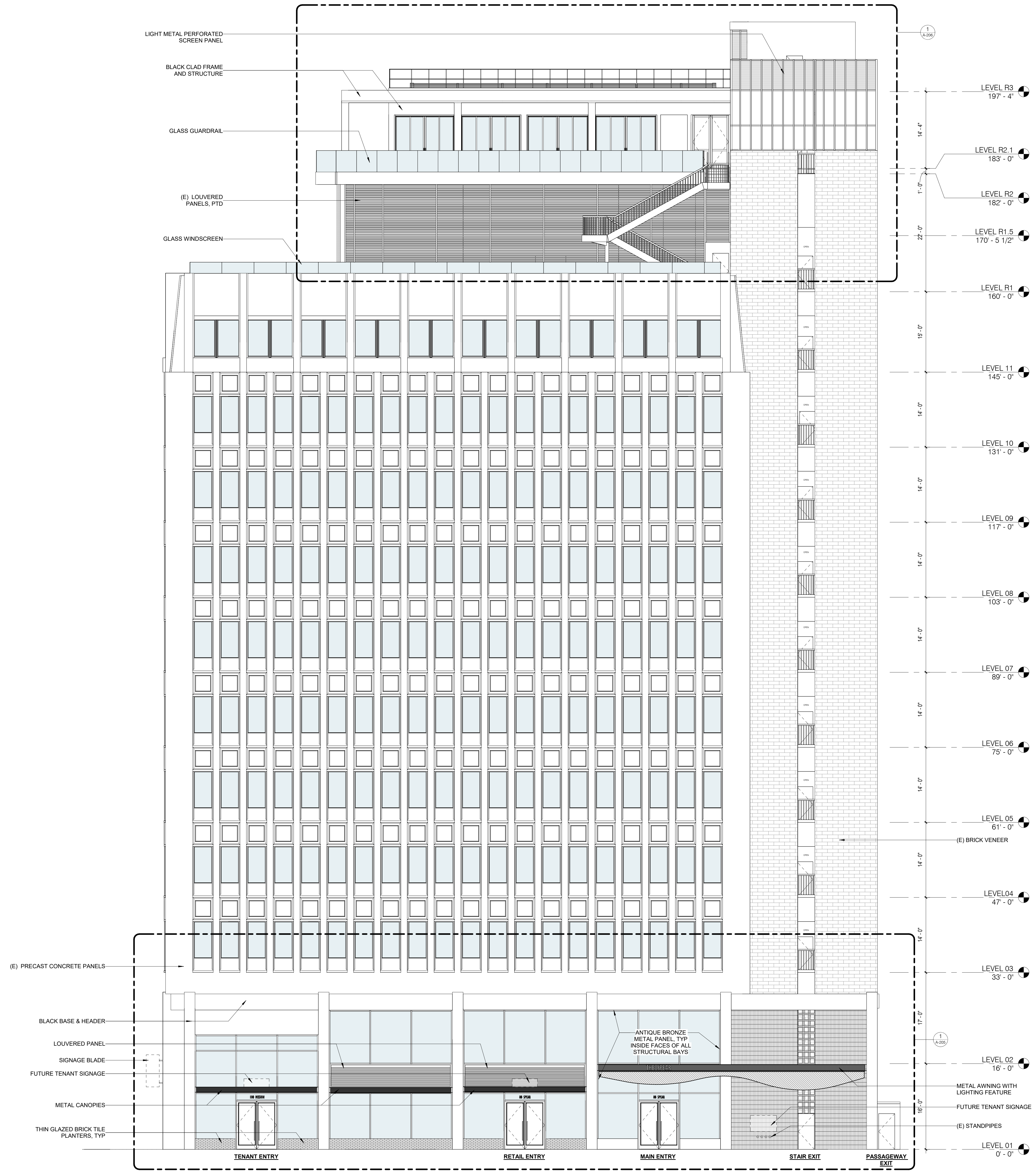
SHEET NAME

PROPOSED EAST ELEVATION

A-201

SCALE
1/8" = 1'-0"

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1 ELEVATION - EAST FAÇADE
1/8" = 1'-0"

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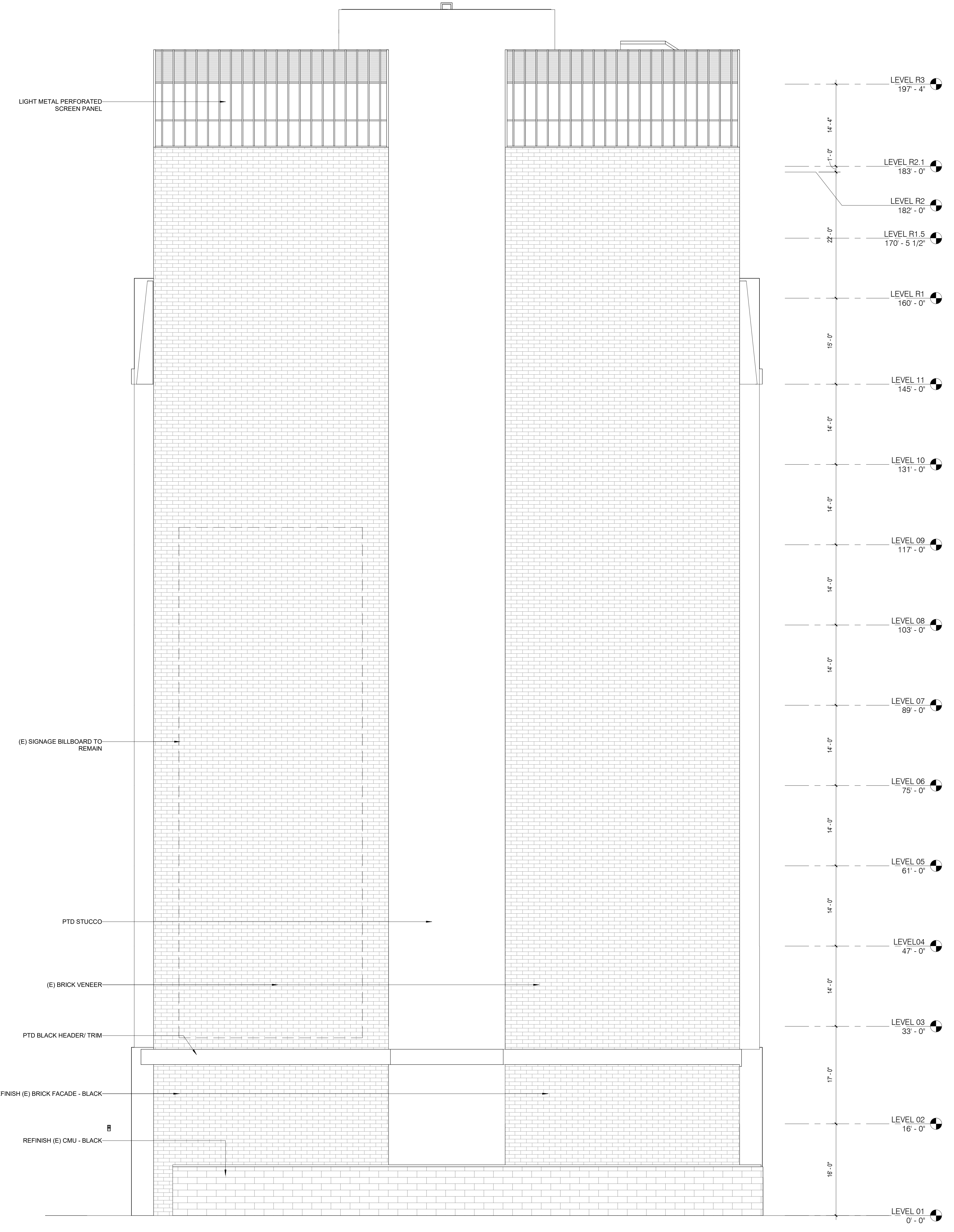
DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION
Project No: 12005.00

SHEET NAME
**PROPOSED NORTH
ELEVATION**

A-202

SCALE
1/8" = 1'-0"
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1 ELEVATION - NORTH FACADE
1/8" = 1'-0"



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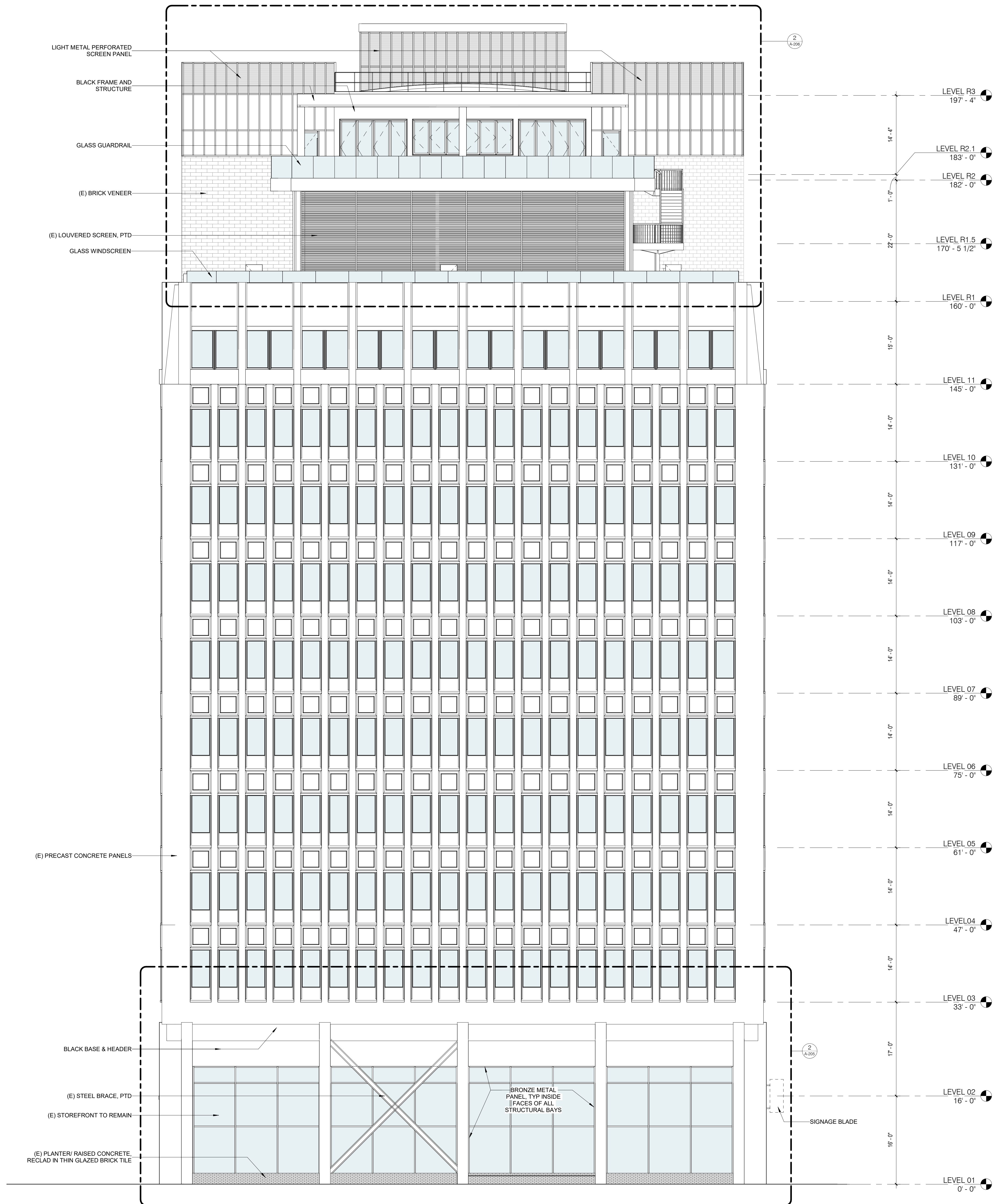
SHEET NAME

PROPOSED SOUTH ELEVATION

A-203

SCALE
1/8" = 1'-0"

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1 ELEVATION - SOUTH FACADE
1/8" = 1'-0"

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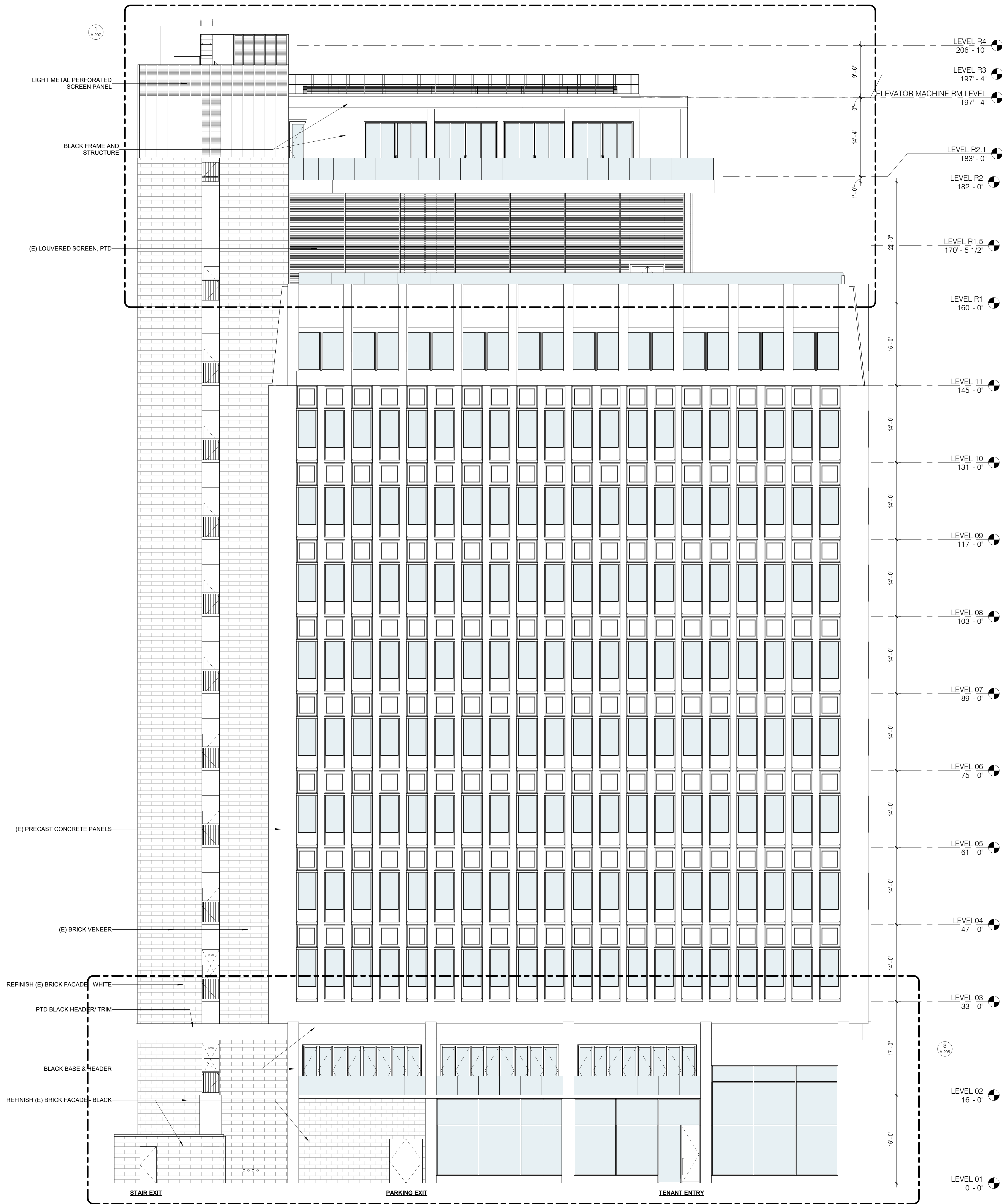
FILE INFORMATION
Project No: 12005.00

SHEET NAME
PROPOSED WEST ELEVATION

A-204

SCALE
1/8" = 1'-0"

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1 ELEVATION - WEST FACADE
1/8" = 1'-0"



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SCHEMATIC DESIGN	C	02.01.2024

FILE INFORMATION

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SHEET NAME

ENLARGED ELEVATIONS - GROUND FLOOR



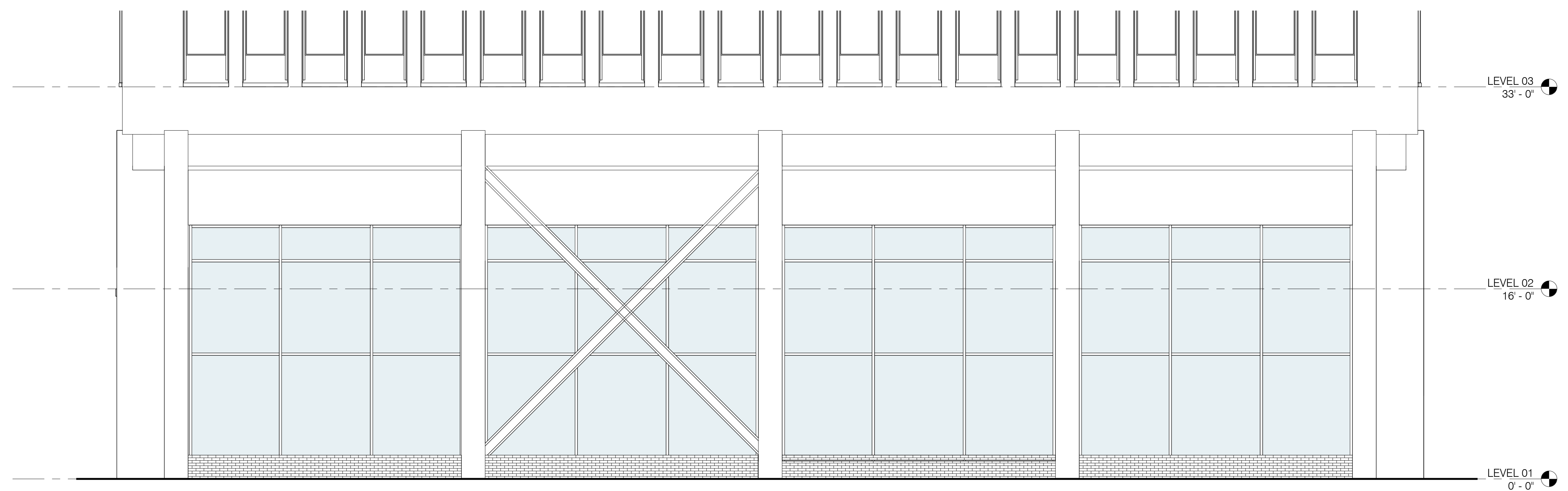
A-205

SCALE
3/16" = 1'-0"

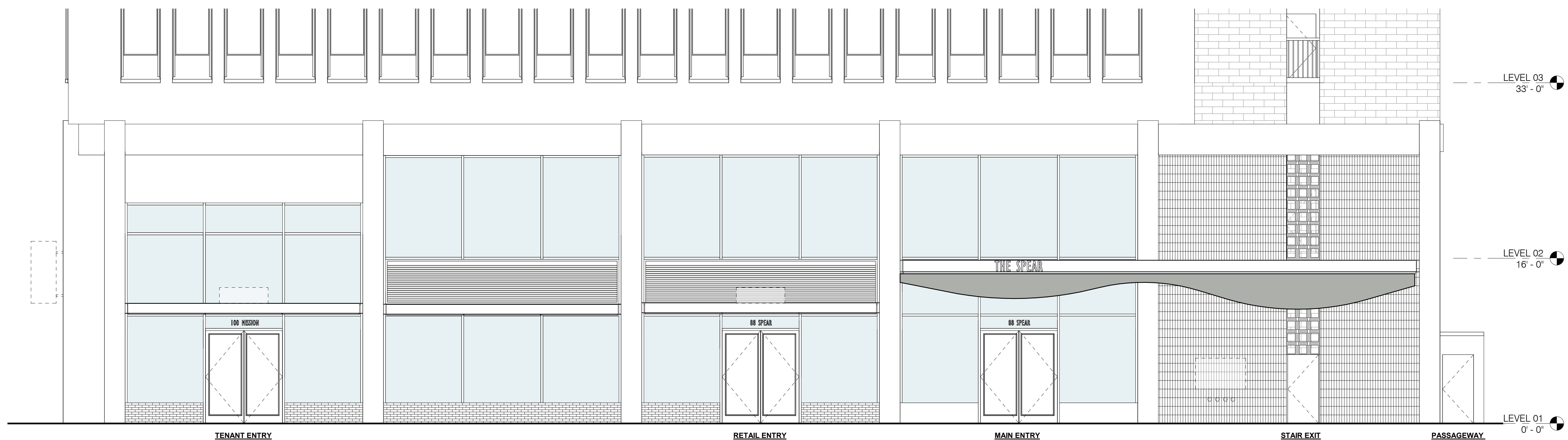
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3 ENLARGED ELEVATION - WEST FACADE
3/16" = 1'-0"



2 ENLARGED ELEVATION - SOUTH FACADE
3/16" = 1'-0"



1 ENLARGED ELEVATION - EAST FACADE
3/16" = 1'-0"



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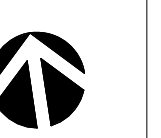
DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project No: 12005.00

SHEET NAME

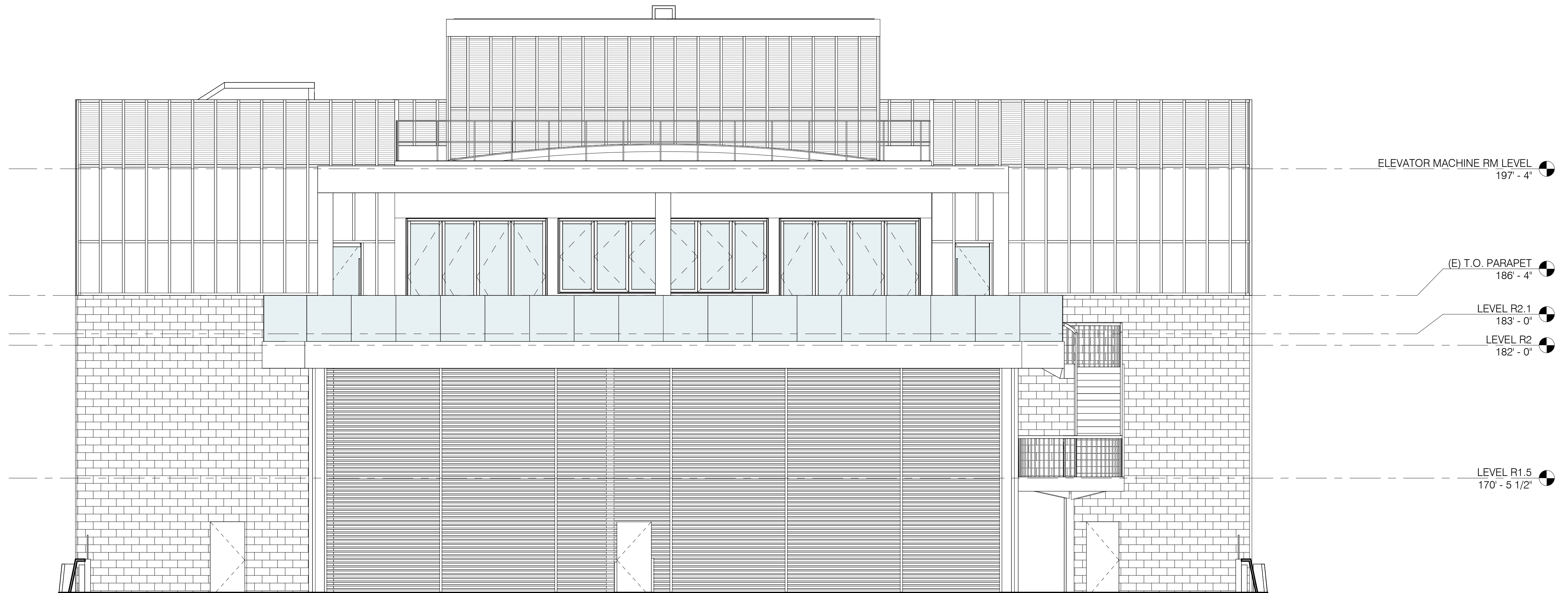
ENLARGED ELEVATIONS - ROOF



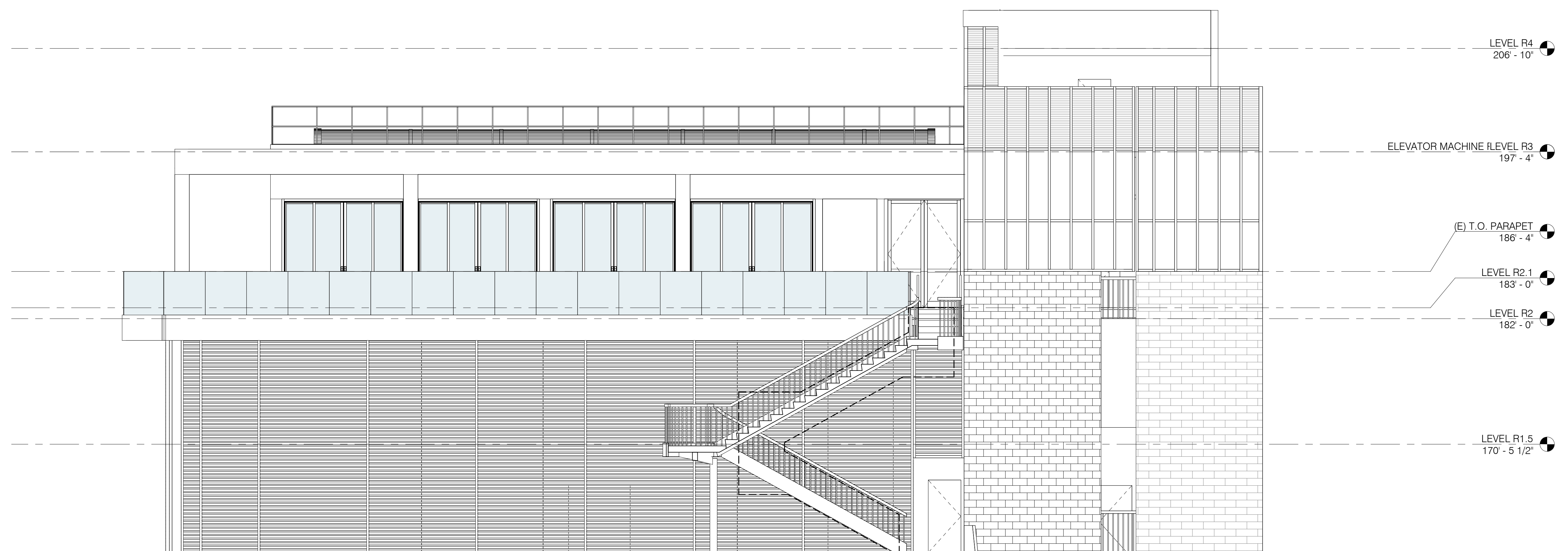
A-206

SCALE
3/16" = 1'-0"

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2 ENLARGED ELEVATION - SOUTH
3/16" = 1'-0"



1 ENLARGED ELEVATION - EAST
3/16" = 1'-0"



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VENTURES

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FILE INFORMATION

Project No: 12005.00

SHEET NAME

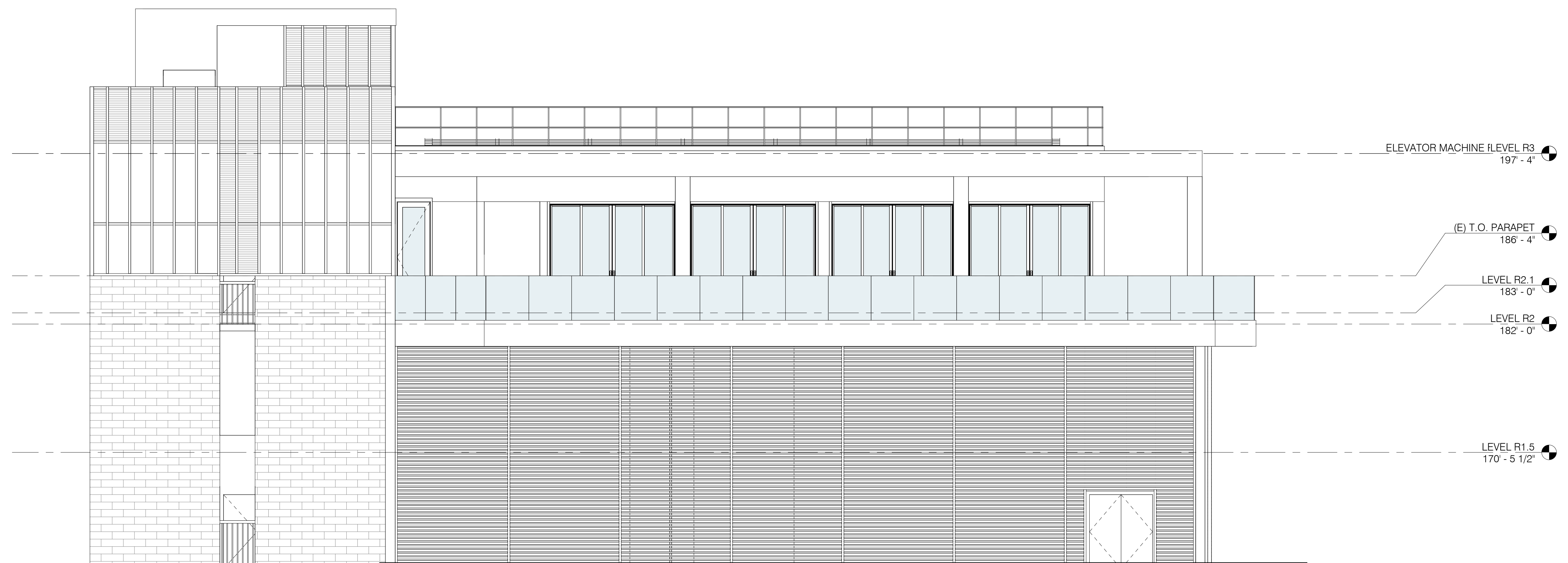
**ENLARGED ELEVATIONS
- ROOF**



A-207

SCALE
3/16" =
1'-0"

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1 ENLARGED ELEVATION - WEST
3/16" = 1'-0"

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FILE INFORMATION

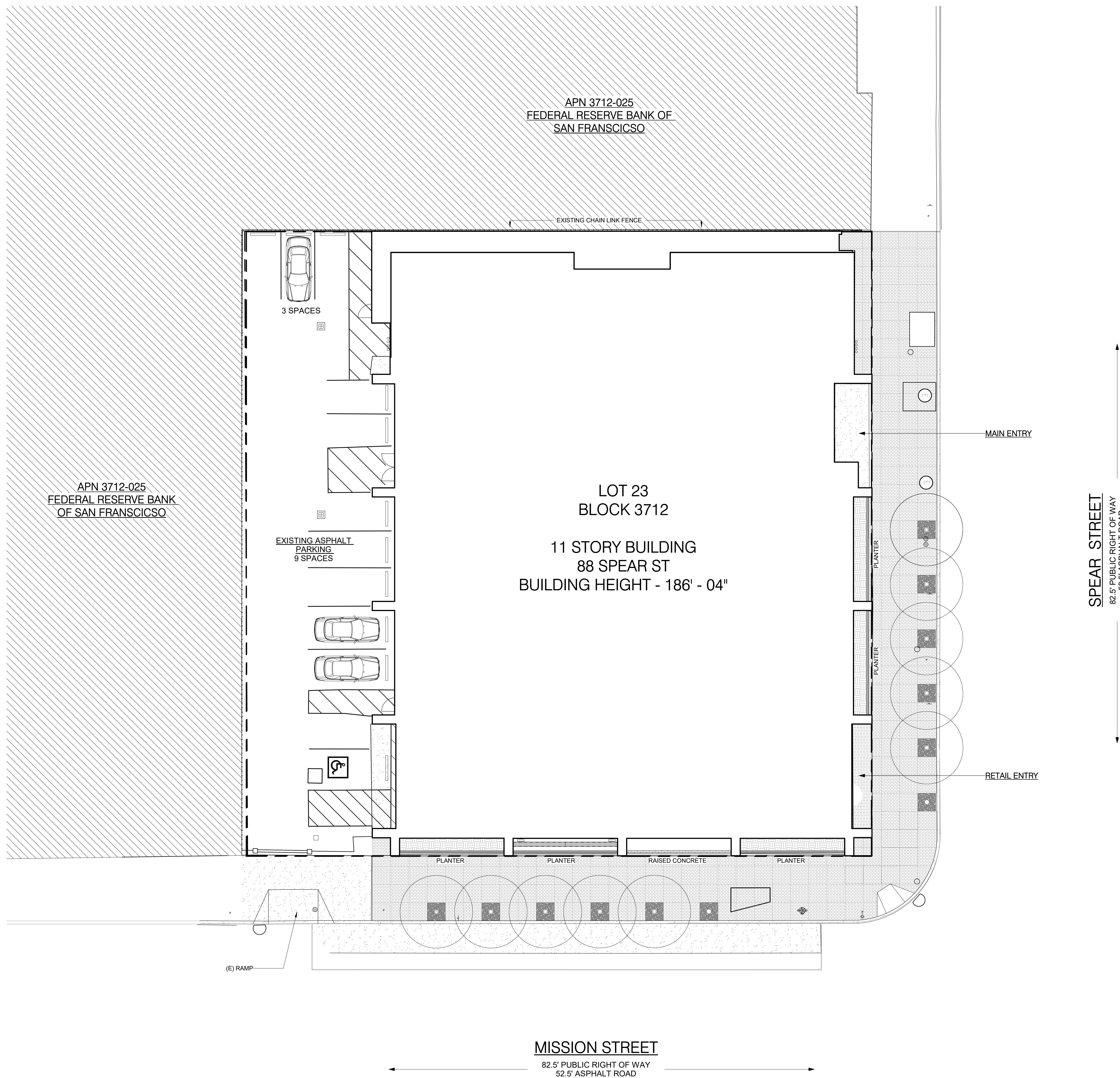
Project No: 12005.00

SHEET NAME

EXISTING SITE PLAN

 **AE-001**

SCALE
1" = 10'-0"



1 EXISTING SITE PLAN
1" = 10'-0"

EXISTING AREAS

- BOH
- OFFICE
- OFFICE SERVICE AREA
- RETAIL
- RETAIL SERVICE AREA
- VERTICAL CIRCULATION



1 BASEMENT EXISTING PLAN
1/8" = 1'-0"



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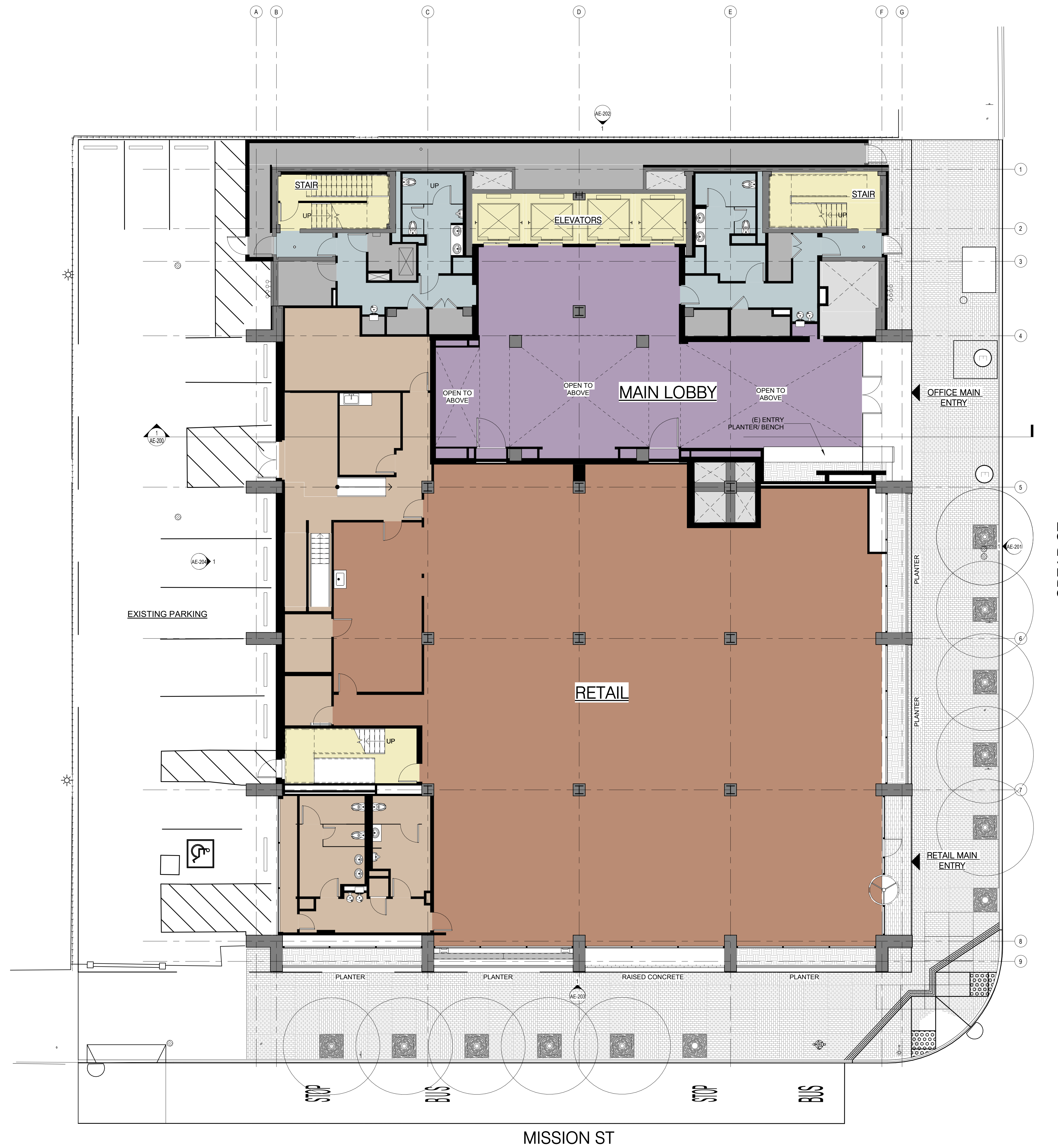
FILE INFORMATION
Project No: 12005.00

SHEET NAME
**EXISTING BASEMENT
PLAN**

AE-100
SCALE
1/8" = 1'-0"

EXISTING AREAS

- BOH
- OFFICE AMENITY
- OFFICE SERVICE AREA
- RETAIL
- RETAIL SERVICE AREA
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



1 LEVEL 01 - EXISTING PLAN
1/8" = 1'-0"

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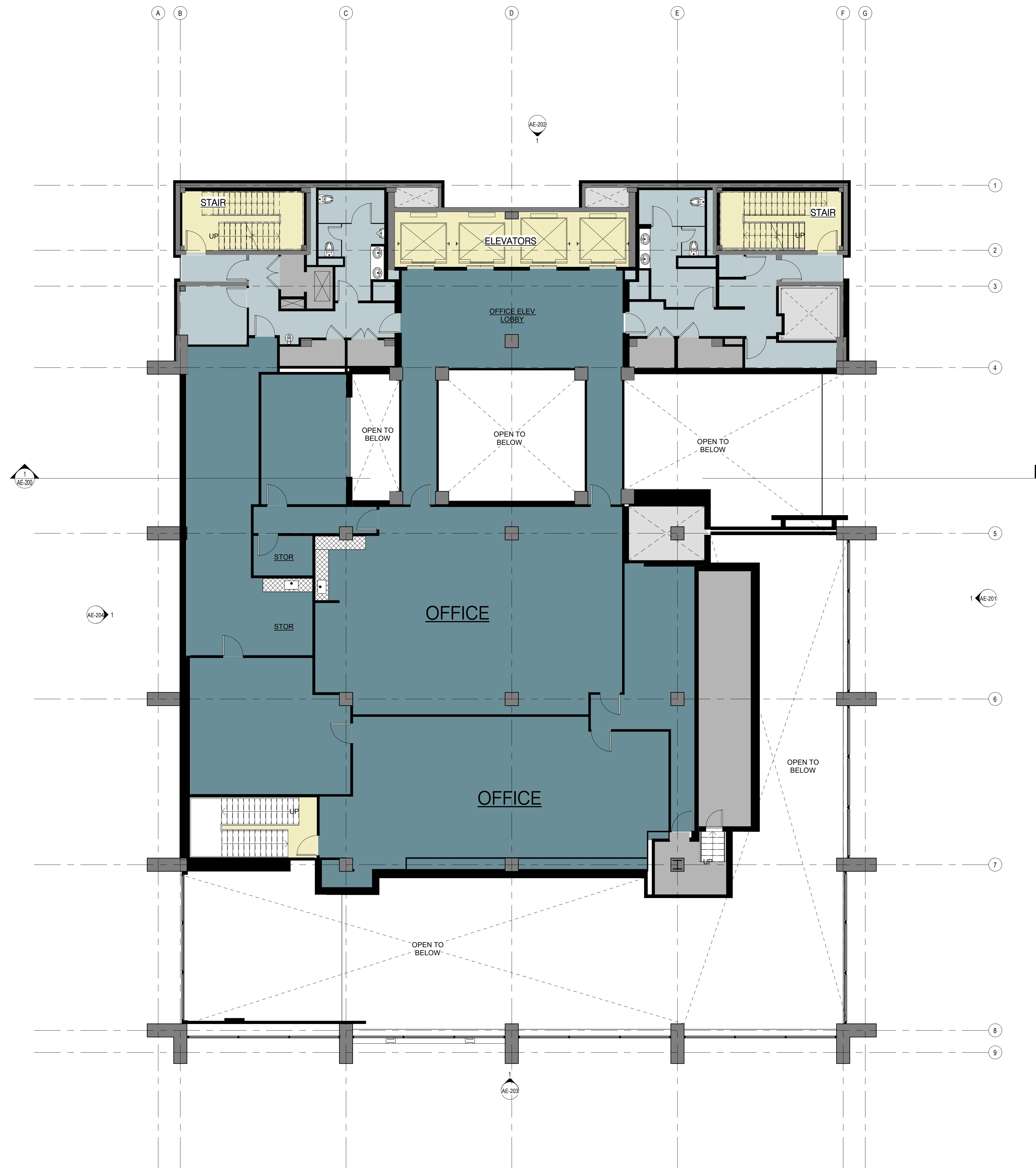
FILE INFORMATION
Project No: 12005.00

SHEET NAME
EXISTING PLAN LEVEL 01

AE-101
SCALE
1/8" = 1'-0"

EXISTING AREAS

- BOH
- OFFICE
- OFFICE SERVICE AREA
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



1 LEVEL 02 - EXISTING PLAN
1/8" = 1'-0"



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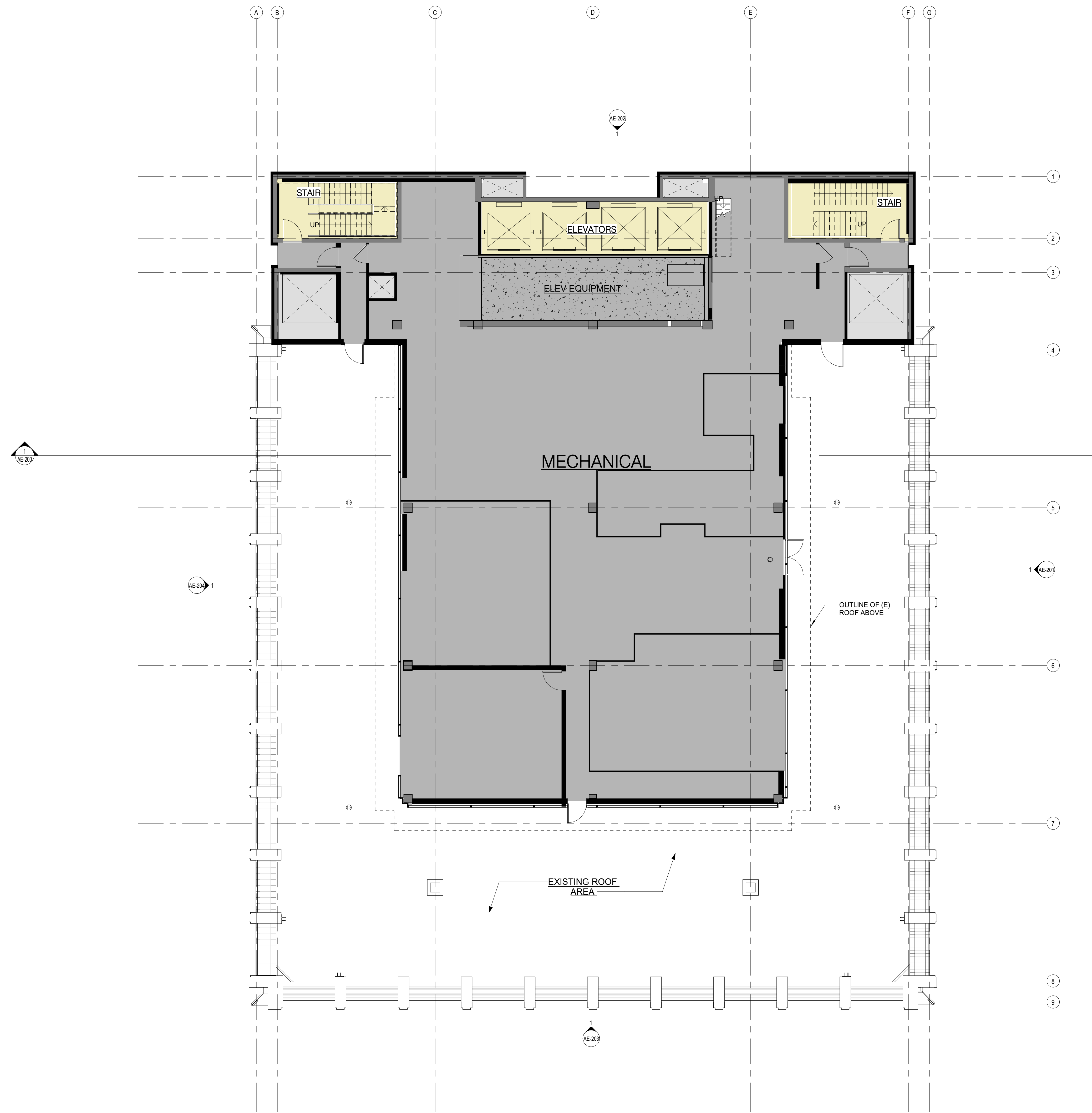
FILE INFORMATION
Project No: 12005.00

SHEET NAME
EXISTING PLAN LEVEL 02

AE-102
SCALE
1/8" = 1'-0"

EXISTING AREAS

- BOH
- VERTICAL CIRCULATION
- VERTICAL PENETRATION



1 LEVEL ROOF - PENTHOUSE EXISTING PLAN
1/8" = 1'-0"



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FILE INFORMATION
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SHEET NAME
 EXISTING PLAN - PENTHOUSE ROOF

AE-107
 SCALE
 1/8" = 1'-0"



PRESIDIO BAY VENTURES

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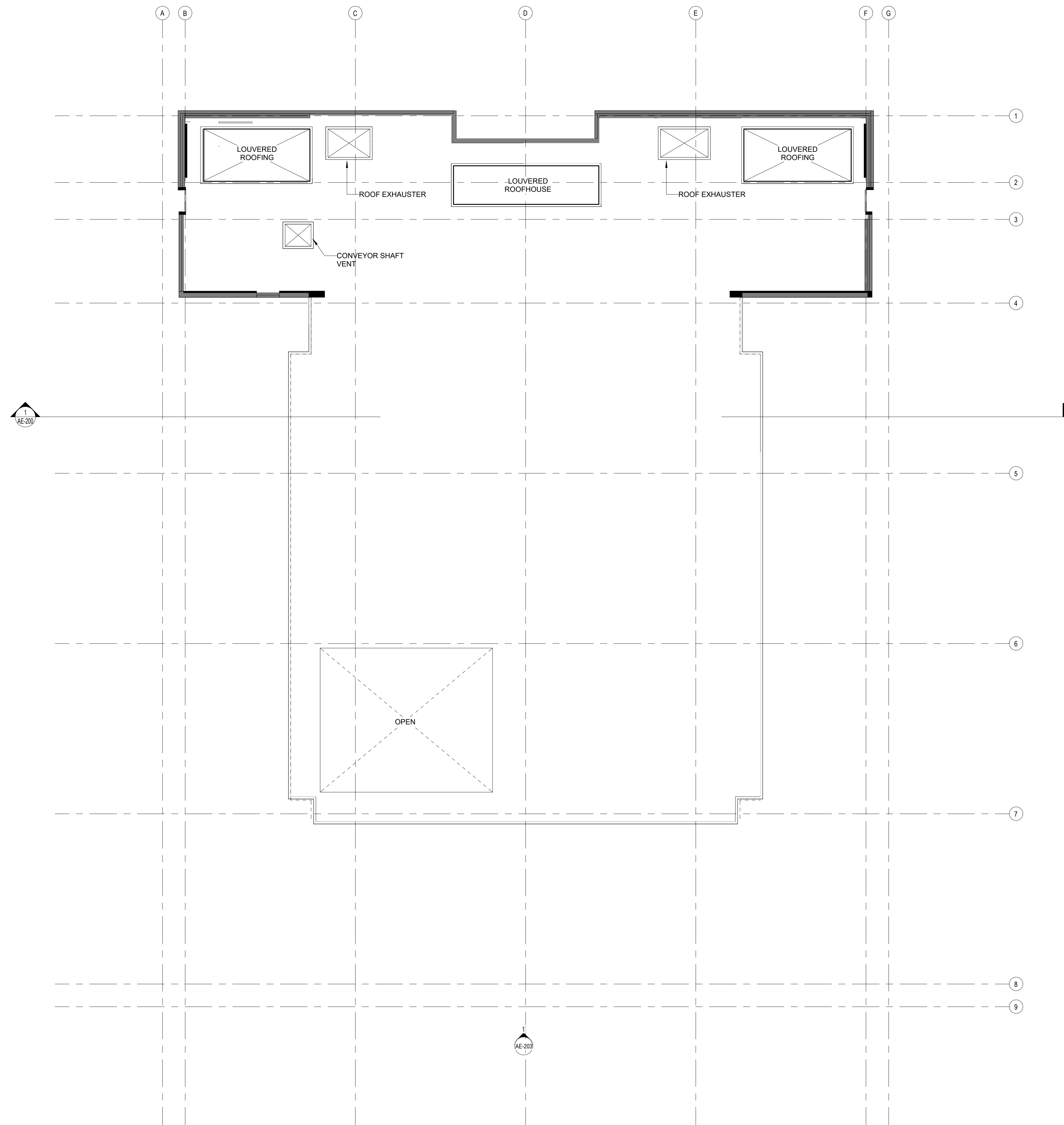
EXISTING PLAN - ROOF



AE-108

SCALE
1/8" = 1'-0"

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1 PENTHOUSE ROOF EXISTING
1/8" = 1'-0"



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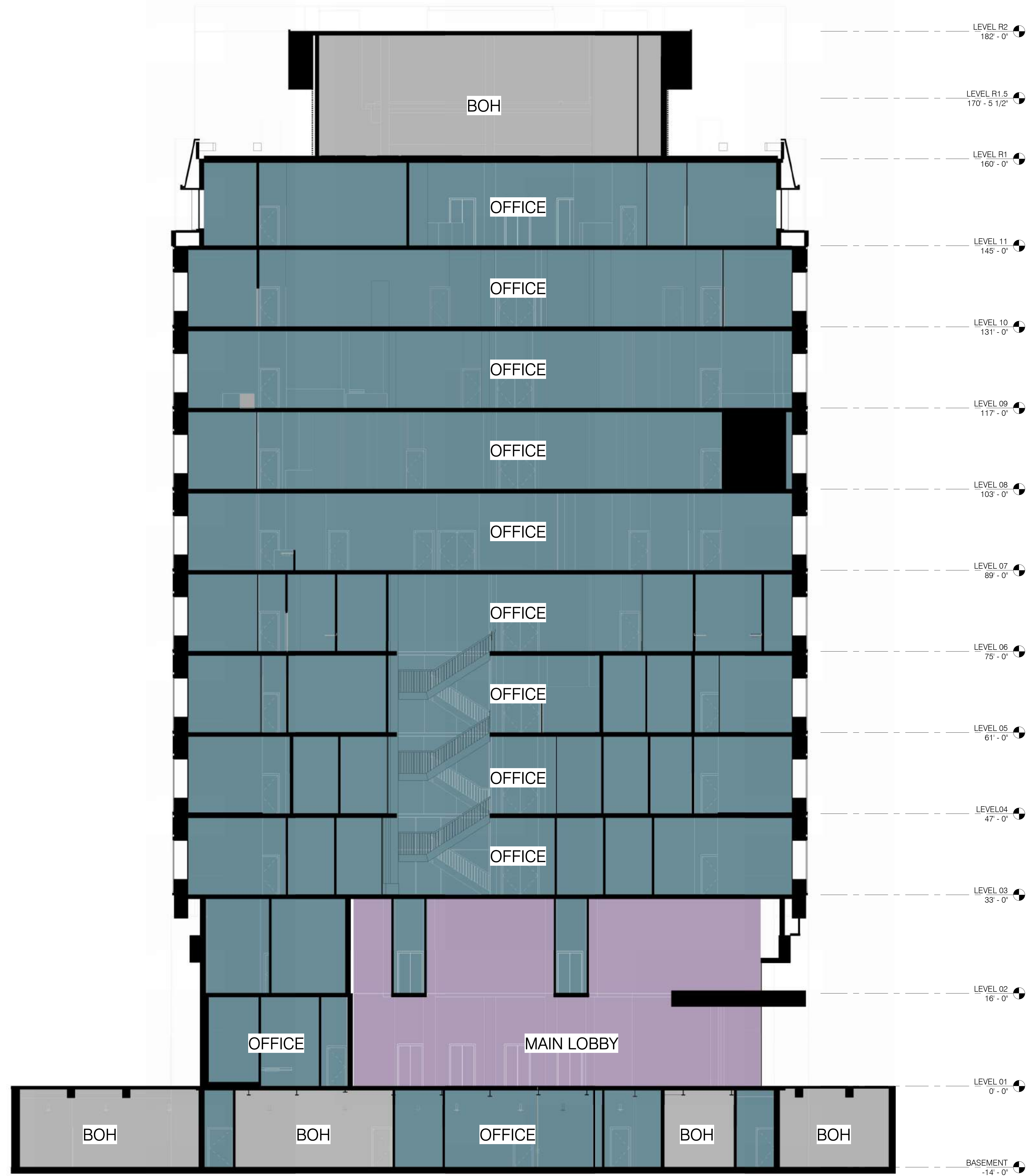
EXISTING BUILDING SECTION



AE-200

SCALE
1/8" = 1'-0"

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1 SECTION - EXISTING
1/8" = 1'-0"

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SEAL / SIGNATURE

ISSUES

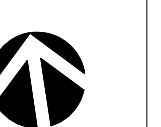
DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project No: 12005.00

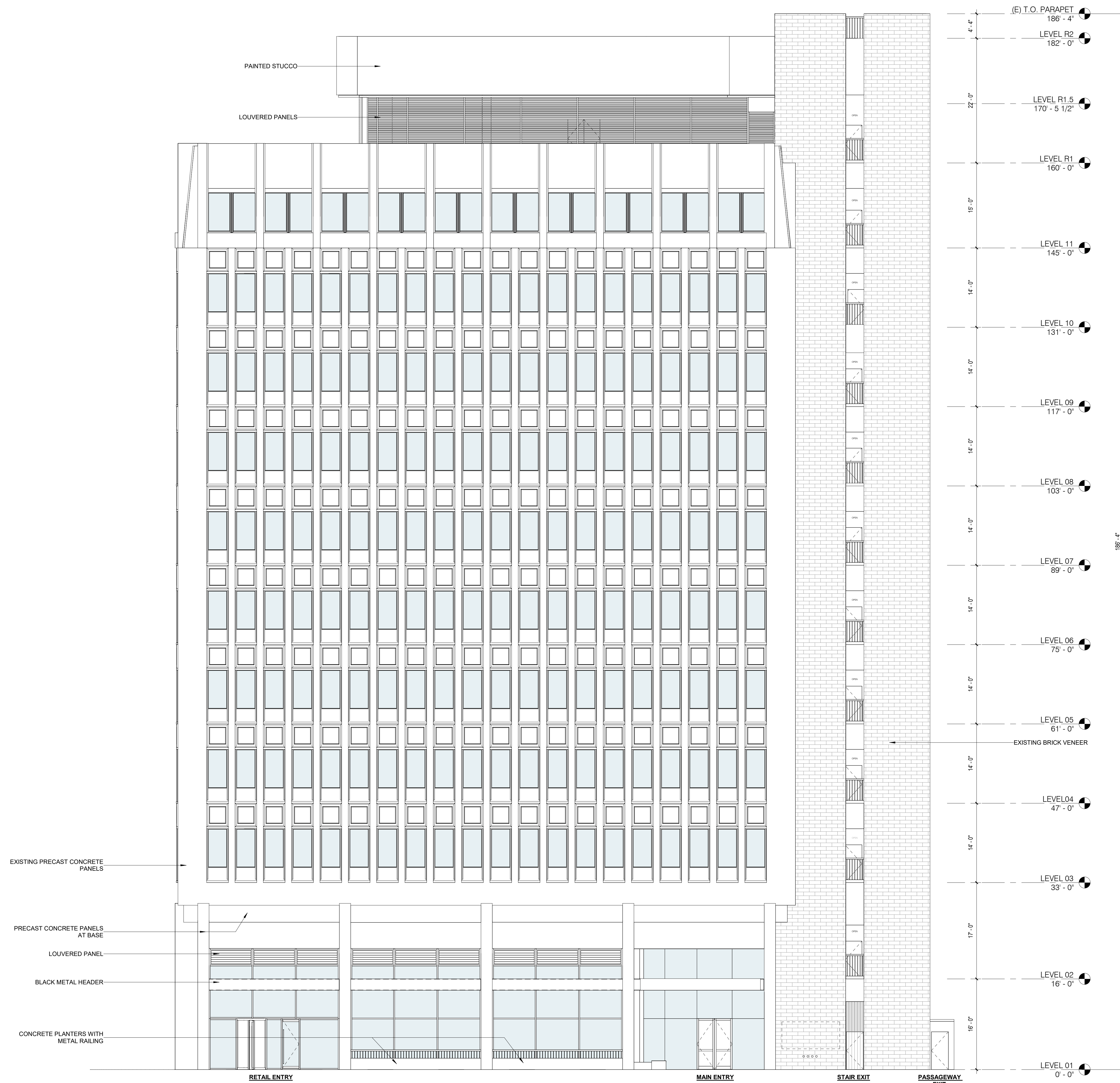
SHEET NAME

EXISTING EAST
ELEVATION



AE-201

SCALE
1/8" = 1'-0"



1 ELEVATION - EXISTING EAST FACADE
1/8" = 1'-0"



PRESIDIO BAY VENTURES

OTJ

CLIENT

88 SPEAR ST RENOVATION

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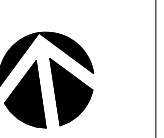
DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project No: 12005.00

SHEET NAME

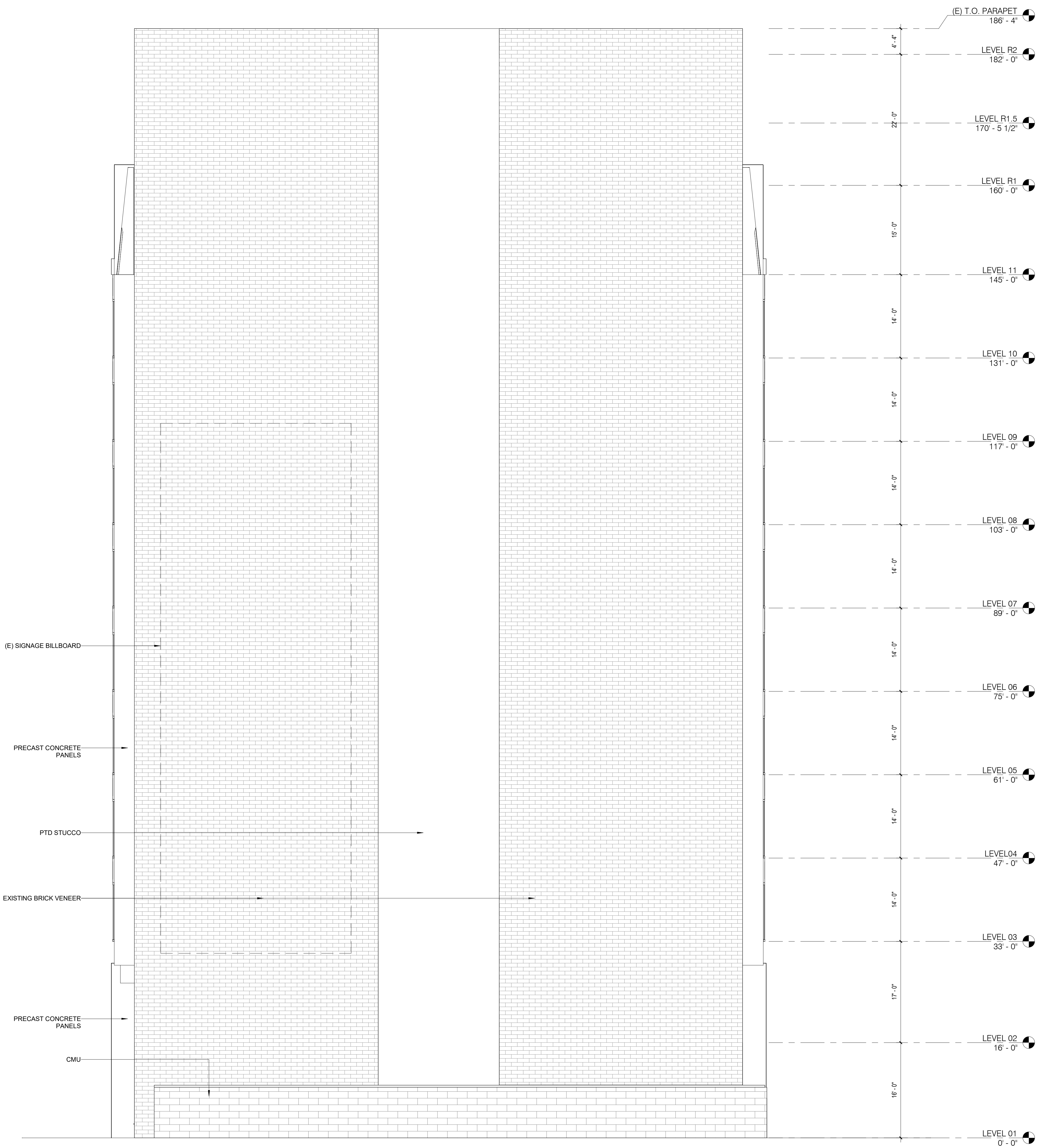
EXISTING NORTH ELEVATION



AE-202

SCALE
1/8" = 1'-0"

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1 ELEVATION - EXISTING NORTH FACADE
1/8" = 1'-0"

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SEAL / SIGNATURE

ISSUES

DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project No: 12005.00

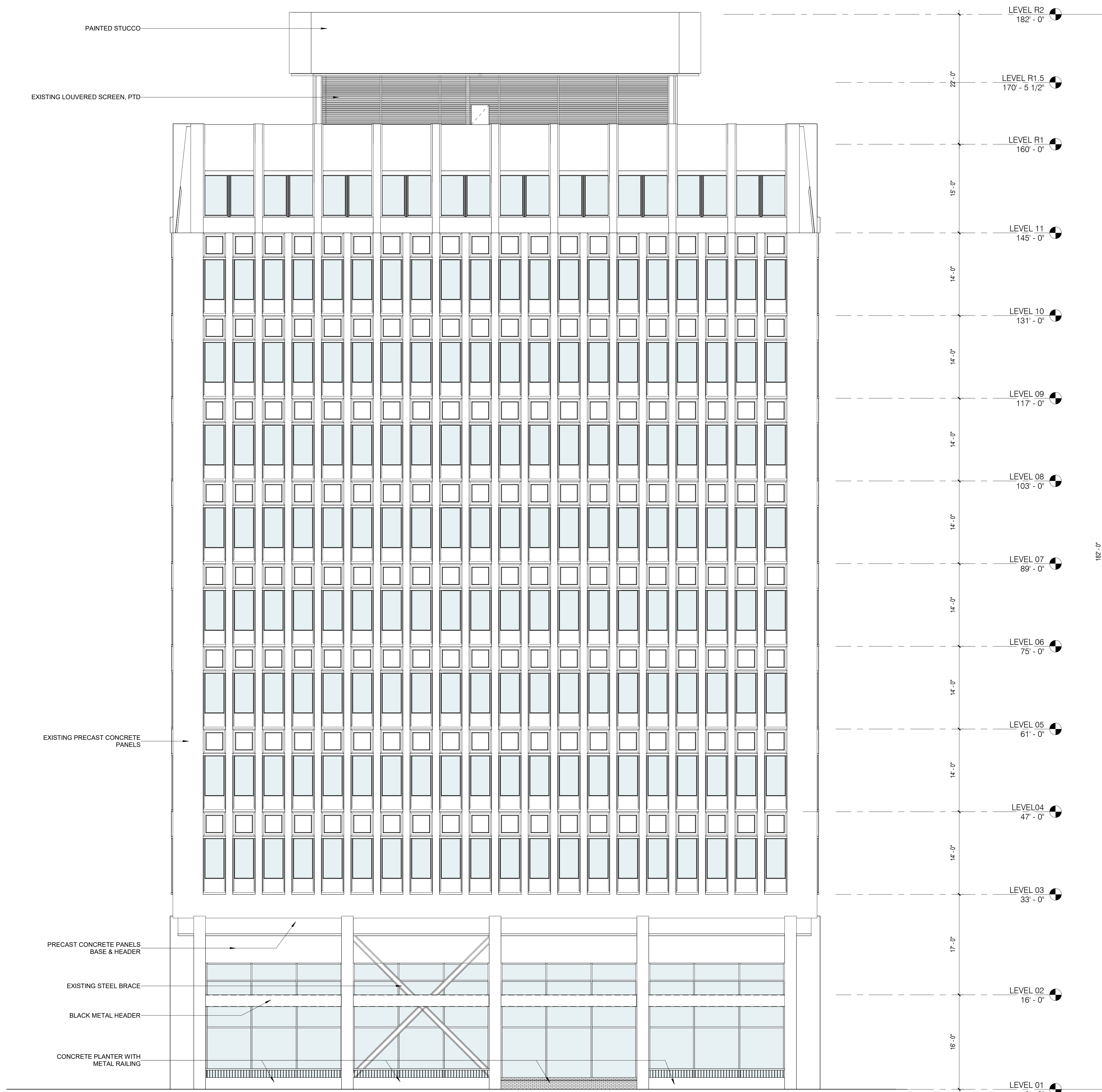
SHEET NAME

EXISTING SOUTH
ELEVATION



AE-203

SCALE
1/8" = 1'-0"



1 ELEVATION - EXISTING SOUTH FACADE
1/8" = 1'-0"

CLIENT

88 SPEAR ST
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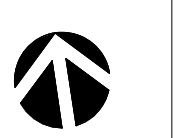
DESCRIPTION	REVISION NUMBER	DATE

FILE INFORMATION

Project No: 12005.00

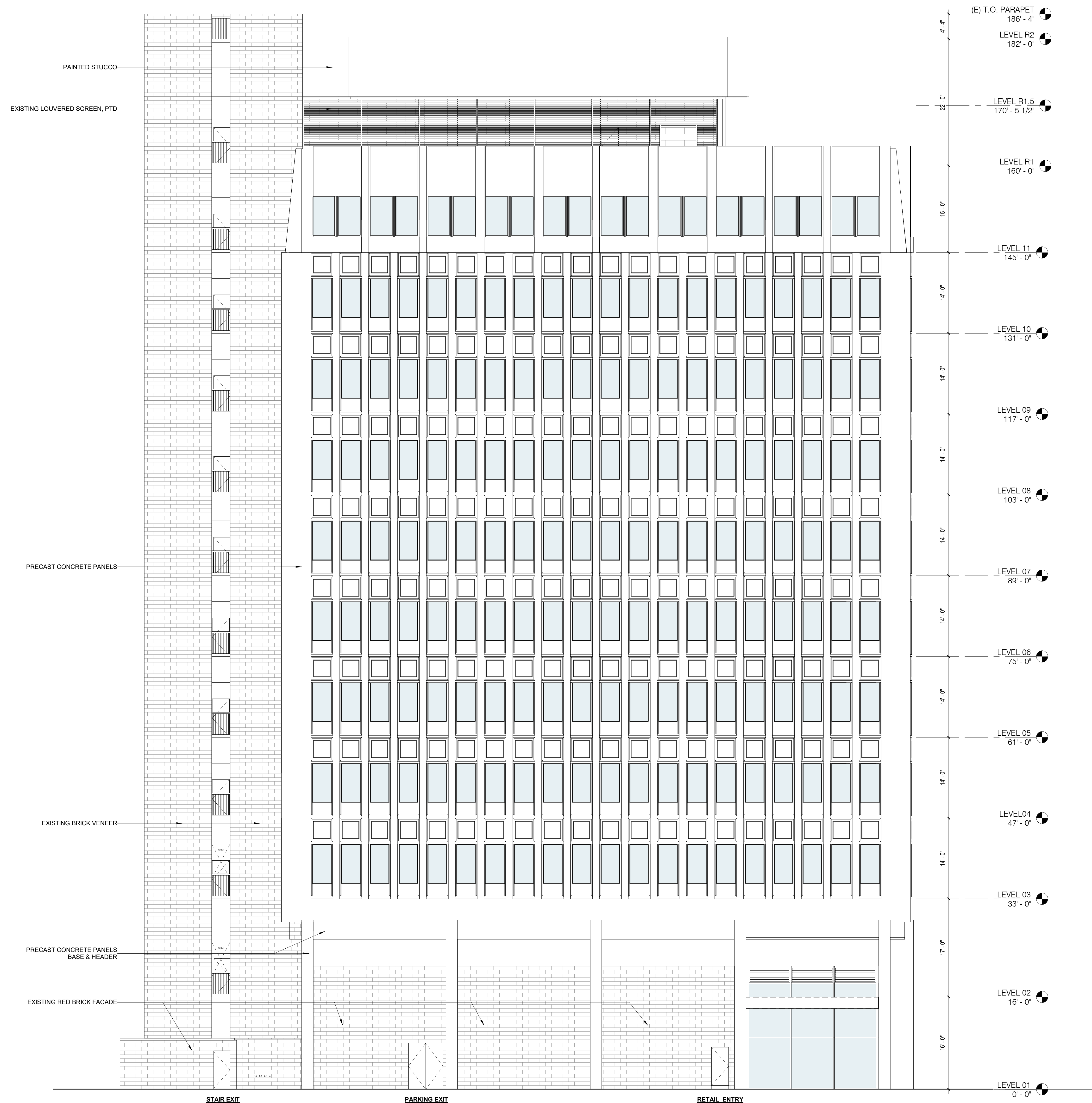
SHEET NAME

EXISTING WEST
ELEVATION



AE-204

SCALE
1/8" = 1'-0"



1 ELEVATION - EXISTING WEST FACADE
1/8" = 1'-0"

EXHIBIT B

LANDSCAPE MATERIAL LEGEND - PODIUM LEVEL

KEY	DESCRIPTION
-----	LIMIT OF WORK LINE
[Pattern]	PROPOSED BRICK PAVING WITH ALTERNATING PATTERN TO MATCH EXISTING CONDITION
[Pattern]	EXISTING CONCRETE UNIT PAVER AT ENTRIES TO REMAIN
[Pattern]	TRAFFIC SECTION CONCRETE PAVING
[Pattern]	GRAVE MULCH AT TREE BASIN. 3/8" CRUSHED BLACK BASALT. SEE DETAIL #1, BELOW.
[Pattern]	METAL HEADER AT BRICK PAVING EDGE. SEE DETAIL #1, BELOW. MANUFACTURED BY: PERMALOC, CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600. MODEL-CLEANLINE. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES. SEE DETAIL #1, BELOW.
[Pattern]	TREE GRATE BY IRONSMITH OR APPROVED EQUAL. AVAILABLE AT MJB CORP. 530.272.8005. EMAIL: MJB@MJBORP.NET. MODEL: STARBURST 1, 4'X4' WITH FRAME, ITEM ID-4814-1 AND ANCHORING ASSEMBLY. INCLUDE M3-SQ TREE GUARD.

STREET TREE NOTES

- PROPOSED TREE PLANTING SHOWN SHALL REPLACE THE EXISTING STREET TREE CANOPY.
- EXISTING TREE WELLS ARE CONSTRUCTED OVER AN EXISTING GARAGE SLAB AND WILL REMAIN. REFER TO SHEET L1.00 LANDSCAPE MATERIALS AND PLANTING PLAN AND L2.00 LANDSCAPE PLANTING DETAIL #1.
- PROPOSED TREE PLANTING WILL BE WATERED UNDER A MAINTENANCE PLAN DIRECTED BY THE OWNER. TREES WILL RECEIVE WATER AS REQUIRED DURING THE ESTABLISHMENT PERIOD AND MONITORED BY THE OWNER'S INTERNAL TEAM. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- SIDEWALK IMPROVEMENTS ARE UNDER A SEPARATE PERMIT.
- EXTENT OF WATERPROOFING IS UNDER A SEPARATE PERMIT.
- PROPOSED STREET TREES SHALL CONFORM TO CITY STANDARDS.



LAURUS NOBILIS - BAY LAUREL (SF APPROVED STREET TREE)

PROPOSED TREE PLANTING SCHEDULE

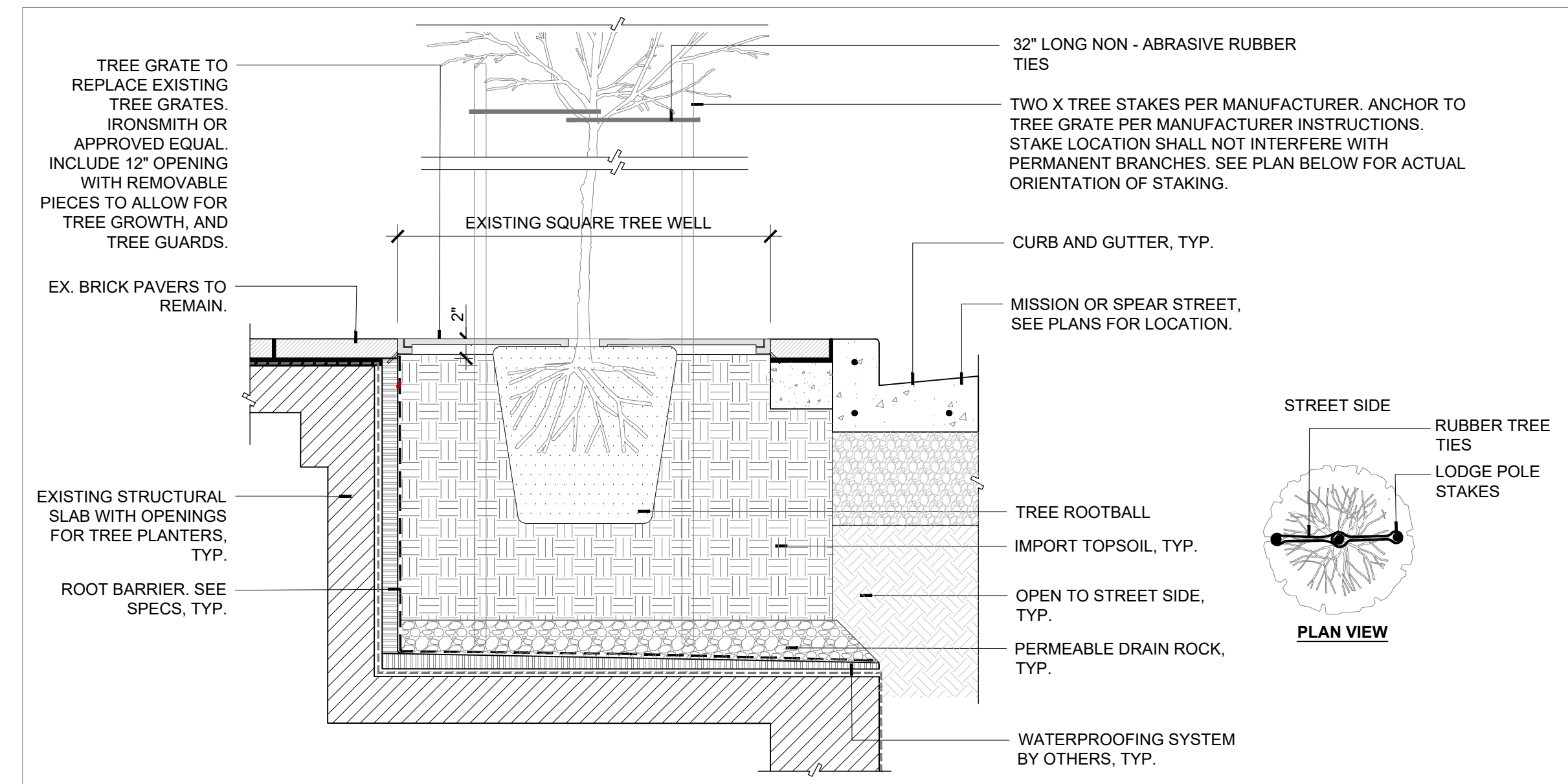
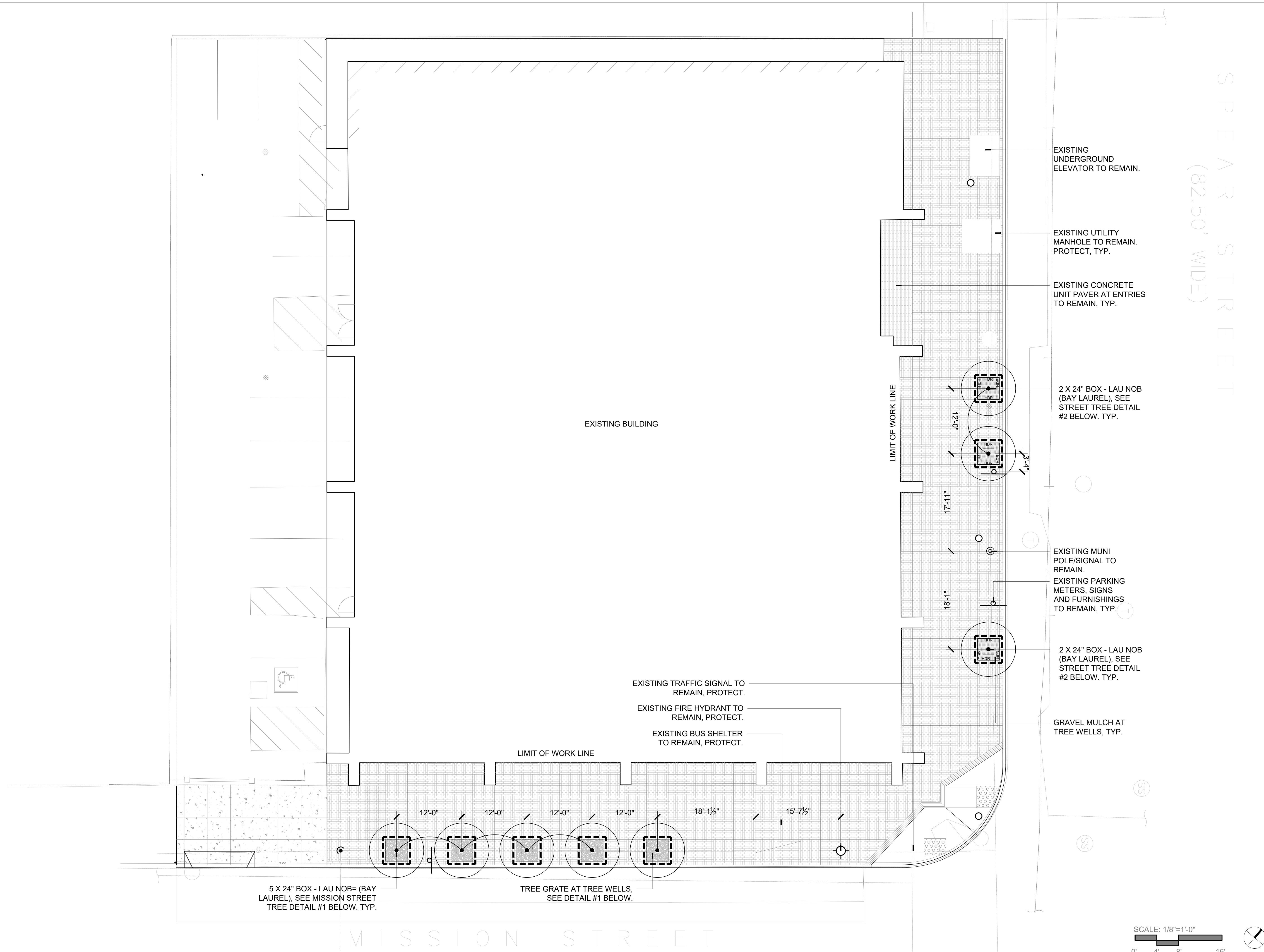
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	MATURE HEIGHT	MATURE WIDTH	WATER USE	NATURAL GROWTH HABIT	SF APPROVED STREET TREE
[Symbol]	LAU NOB	LAURUS NOBILIS	BAY LAUREL	24" BOX	12'-15'	12'-15'	M	PYRAMIDAL	YES

PROJECT TREE COUNT

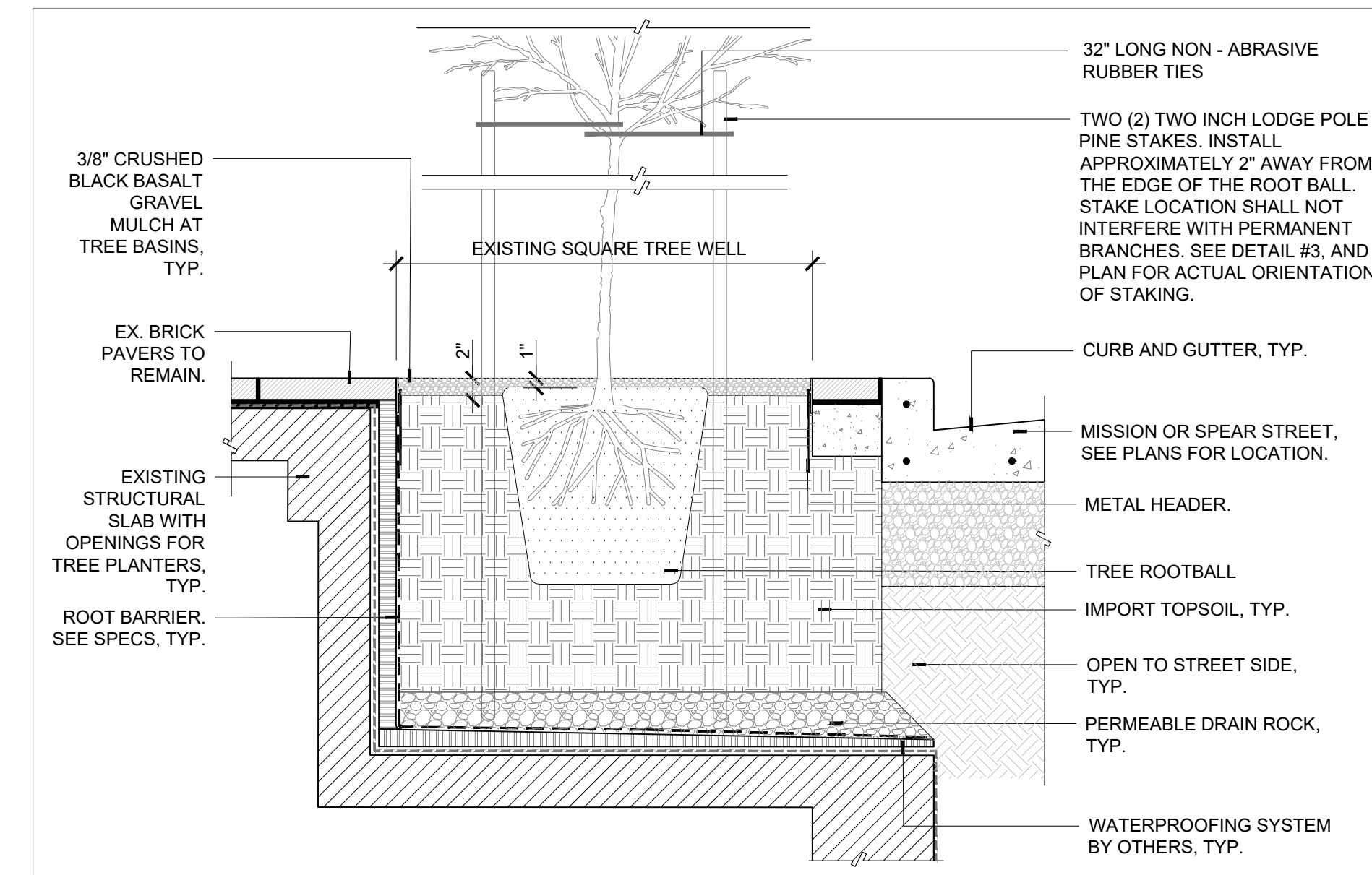
EXISTING PROJECT SITE:	
EXISTING TREE COUNT ALONG MISSION STREET	5
EXISTING TREE COUNT ALONG SPEAR STREET	5
EXISTING TREES TO BE REMOVED:	10
EXISTING TREES TO REMAIN:	0

PROPOSED PROJECT SITE:

PROPOSED NEW TREES ALONG MISSION STREET	5
PROPOSED NEW TREES ALONG SPEAR STREET	3
TOTAL STREET TREES FOR PROPOSED PROJECT:	8



1) STREET TREE DETAIL AT MISSION STREET NTS



2) STREET TREE DETAIL AT SPEAR STREET NTS



CLIENT
60 SPEAR RENOVATION

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TENANT
PRESIDIO BAY VENTURES
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SEAL / SIGNATURE



ISSUES

DESCRIPTION	REVISION NUMBER	DATE
TREE REMOVAL PERMIT	NA	12/13/2023

FILE INFORMATION
Project No: 12005.00

SHEET NAME

LANDSCAPE TREE MITIGATION PLAN

L2.00

SCALE 1" = 8'-0"

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EXHIBIT C

CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO PUBLIC

DIRECTOR'S ORDER NO. 187,246

PURSUANT TO ORDINANCE NO. 165-95, REGULATING THE PLANTING, MAINTENANCE, OR REMOVAL OF TREES AND LANDSCAPE MATERIAL ON PUBLIC SIDEWALK AREAS AND SUPERCEDING ORDER NO. 170,735 AND NO. 169,946.

I. PURPOSE

A. *Objective.* Planting street trees and landscaping in the public right-of-way enhances the physical, ecological, and cultural aspects of the city. Because street trees are the most important organizing element of the streetscape environment, appropriate tree species selection, location and design of the planting site is essential. Proper tree selection and planting will ensure the healthy growth and longevity of trees, enhance streetscape character, maximize environmental benefits, and maximize the City's investment.

B. *Authority.* Article 16 of the Public Works Code authorizes the Director of Public Works to regulate the planting, maintenance, or removal of trees and landscape material on the public sidewalk. This San Francisco Public Works Director's Order provides detailed guidelines regarding tree and landscape plantings in the public right-of-way. These guidelines are intended to provide sufficient information for plan development and submission.

**Please note that all permit applications are reviewed on a case-by-case basis, and Public Works must approve tree and landscape applications before any installation begins.

C. *Relation to Sidewalk Landscape Permit.* Street trees and landscaping are both elements of the city's urban forest. Generally, this Public Works Director's Order provides guidance on placement of street trees and the size and dimensions of tree basins. In many cases, the City encourages tree basins larger than those recommended in this Director's Order so as to allow landscaping and increased permeability within the right-of-way. A sidewalk landscape permit is required for planters, with or without a street tree, that are sized larger than the standard dimensions included in this Director's Order. See Public Works Sidewalk Landscaping Permit Application for guidelines regarding these planters.

D. *Relation to above ground planters.* Public Works generally discourages the placement of above ground planters because they require water for the duration of

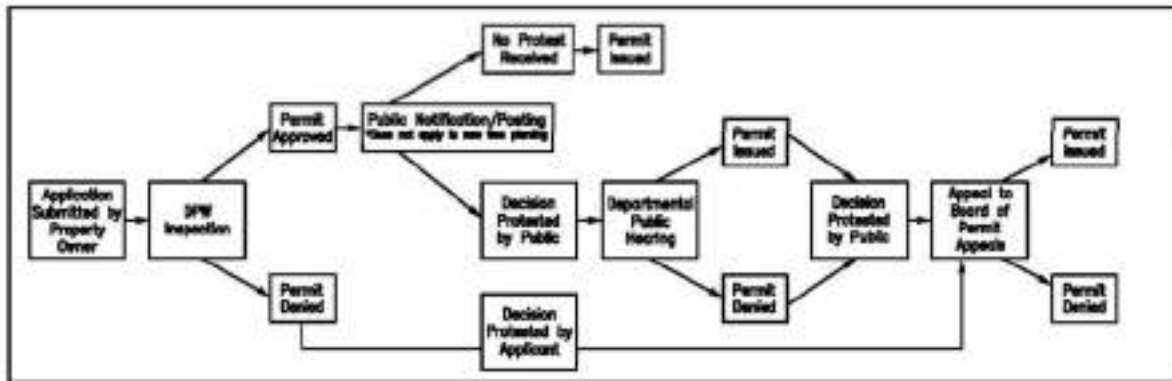
the installation and are never able to become established plants. However Public Works has issued Director’s Order number 179,231 regarding the placement of above ground containers in the public right-of-way.

E. *Relevance to Vision Zero policy.* The City and County of San Francisco has adopted a Vision Zero policy that seeks to eliminate traffic fatalities. One of the purposes of this Director’s Order is to prevent plantings from blocking critical driver safety sight lines or create other safety issues such as blockages of traffic signals and safety signs, as well as reduced crosswalk illumination.

F. *Relevance to Adopted Plans and Documents.* The City and County of San Francisco has adopted and completed a comprehensive list of plans, documents and guidelines for Greening, including but not limited to; The San Francisco Urban Forest Plan; the Better Streets Plan; the Stormwater Design Guidelines, and the Climate Action Plan. The Director’s Order on Planting should support the guidelines and greening policies in these documents to establish and build upon the urban forest of San Francisco by creating a more walkable, livable and sustainable city by cleaning our air and water, calming traffic, improving public health, providing wildlife habitat, and absorbing greenhouse gases.

II. STREET TREE AND LANDSCAPE MATERIAL PERMIT APPLICATION AND APPROVAL PROCESS

A. *Adding or removing a tree.* Contact Public Works, Bureau of Urban Forestry, to request a permit to plant or remove trees or landscape material on a public sidewalk. The application process is summarized in the following flow chart:



A removal permit is required for removal of any tree (alive or dead) in the public right-of-way, and certain protected trees on private property. See Section 810 of Article 16 of the Public Works Code regarding “Significant” and “Landmark” trees. Public Works may not grant all tree removal permit applications. A Public Works certified arborist will evaluate the tree and determine if it is healthy and structurally

sound. In most cases a tree removal permit will not be granted if the tree is healthy and structurally sound.

Public Works will typically approve a removal permit application for tree removal in the following cases:

- i. If the tree is unhealthy, and not likely to recover; or has structural wounds or deficiencies that represent a potential public safety hazard; or if the tree poses another risk to public safety; or if the tree is dead or dying; or
- ii. If the applicant proposes to relocate the existing tree at the same property and Public Works determines the transplant is likely to succeed.

In select cases if the tree proposed for removal can be replaced with a tree (or trees) that matches or exceeds the canopy and trunk diameter of the tree to be removed, Public Works may grant the removal application. The canopy and trunk diameter of the replacement tree(s) must match or exceed that of the tree to be removed at the time of planting.

If Public Works approves a tree removal permit application, a notice is placed on the tree, as described in Sec. 806 (a) of Article 16 of the Public Works Code. Members of the public can appeal the decision and a public hearing will be held by Public Works.

B. Fee schedule for street tree activities:

- i. A street tree removal permit fee, as described in Sec.806. (b)(3) of Article 16 of the Public Works Code, is payable upon submittal of the application. Contact Public Works, Bureau of Urban Forestry for a fee schedule and application.
- ii. An "In Lieu" planting fee is required, as described in Sec.802. (h) of Article 16 of the Public Works Code, for each tree not planted pursuant to Section 806 (d) of the Public Works Code, for existing trees removed without replacement, or for empty tree basins not planted.

C. Enforcement. Pursuant to Sec. 118 of the Public Works Code, violators of this Director's Order may be subject to criminal, civil or administrative penalties.

D. Exceptions. Exceptions due to hardship or unusual circumstances may be submitted for approval to Public Works. Public Works will conduct reviews on a case-by- case basis.

III. SELECTING AN APPROPRIATE TREE SPECIES

Objective. The selection of tree species and their placement in the public right-of-way should be consistent with the City's goals for a particular street. Ceremonial streets, major throughways, commercial streets and other streets important to the city pattern should use formal, consistent planting palettes chosen for their distinct design qualities to provide strong aesthetic character and facilitate place recognition. Neighborhood residential or smaller streets may use a more diverse, less formal planting palette to indicate neighborhood preference and create a rich planting variety. The Public Works Bureau of Urban Forestry may require specific tree species. All species selections must be approved by Public Works prior to planting.

B. *Guidelines.*

- Climate-appropriate trees are required;
- Trees with columnar form are appropriate for narrower planting spaces such as small streets and alleys, narrow medians, or narrow sidewalks with minimal building setback (some columnar species may be inappropriate due to low branching);
- Medium-sized trees with light to medium density foliage are appropriate on neighborhood residential and commercial streets;
- Trees with overarching canopies and medium density foliage are appropriate on wider streets, such as mixed-use streets, throughways and boulevards.

IV. SELECTING AN APPROPRIATE SITE FOR NEW TREES

A. *Spacing.* Street tree spacing should be determined by the expected mature size of the tree. Generally, trees should be planted with the following spacing:

- Small trees (less than 20-foot crown diameter at maturity) should be planted 15 to 20 feet on center;
- Medium trees (20-foot to 35-foot crown diameter at maturity) should be planted 20 to 25 feet on center;
- Large trees (greater than 35' crown diameter at maturity) should be planted 35 feet on center.

B. *Clearances from elements on the sidewalks and medians:*

- i. If other sidewalk elements interfere with a planting site, it is generally preferable to move the tree site a few feet in either direction than to skip a planting site entirely.
- ii. Wherever feasible, when designing a new street or renovating an existing

street, effort should be made to locate or relocate utilities and other elements so that the regular tree spacing listed in Section IV(A) can be attained.

- iii. When adding trees to an existing streetscape, movable site furnishings should be relocated, where feasible, to allow for street tree planting at an appropriate spacing listed above in section IV(A).
- iv. Tree clearance from typical sidewalk furniture:

SIDEWALK FURNISHINGS	CLEARANCE FROM SITE FURNISHINGS*
Utility Boxes & Cabinets	3 Feet
Sewer Vents	5 Feet
Fire Hydrants	5 Feet
Parking Meters	3 Feet
Fire Escapes	10 Feet
Pedestrian Furniture	3 Feet
Utility Poles (excluding street lights, critical safety signs and traffic signals)	5 Feet
Parking Sign	3 Feet
Other traffic control signs	5 Feet
Critical safety signs – as designated by SFMTA (Stop signs, yield signs, pedestrian warning, etc.)	20 feet

*Measurement is from the center of the tree basin to the edge of the utility or furniture. These are general guidelines and not all inclusive. It is the responsibility of the permittee to contact the Underground Service Alert to confirm utility locations.

v. Clearances from parking and traffic signs:

- a) No tree should be planted within 3-feet of an existing parking sign. Consider sign relocation where feasible and approved by the SFMTA.

Permittee is required to pay for the sign relocation costs if the relocation is necessary.

- b) No tree should be planted in such a way that it would block the view of traffic control signs from the intended user on the roadway. Traffic control signs are typically installed above 7 to 8 feet from the ground. Recommended clearance is a minimum 5-foot clearance for all traffic control signs and a minimum 20-foot clearance for critical safety signs as designated by the SFMTA. Consider sign relocation where feasible and approved by the SFMTA. Permittee is required to pay for the sign relocation costs if the relocation is necessary.

vi. *Existing Trees*

- a) Existing street trees will not be removed for the sole purpose of achieving minimum clearances (as specified in this document) from any existing or proposed sidewalk furnishing elements listed above (ie: utility poles, traffic control signs, streetlights, etc).
- b) Existing street trees may need to be removed if they do not meet minimum clearances (as specified in this document) and present a clear conflict (that cannot be mitigated through pruning) with an existing traffic or pedestrian safety element.

vi. *Clearances from street lights:*

SIZE OF TREE* (at maturity)	CLEARANCE FROM STREET LIGHT**
Small	No Closer than 9 Feet
Medium	No Closer than 15 Feet
Large	No Closer than 21 Feet

*Mature size of tree determined as shown in IV(A), and by the Bureau of Urban Forestry

**Distances from center of tree basin/trunk

vii. *Clearances from overhead trolley wires:*

- a) No tree, as measured from the center of the tree basin/trunk, should be planted within 8-feet of an existing overhead trolley wire. Trees planted adjacent to overhead trolley wires should be selected so that mature tree canopy will not interfere with trolley wires. Refer to

California Public Utilities Commission General Order No. 95 (Rules for Overhead Electric Line Construction).

C. Maintaining visibility when planting trees or landscape material adjacent to a street intersection:

Visibility requirements on city streets are guided by the concept of stopping sight distances. These distances are sensitive to the speed that vehicles travel on a street as well as other geometric features of the roadway such as curves and hills. Landscaping and tree planting should not be installed in such a manner as to block the view of conflicting movements of traffic, including pedestrian traffic, nor block the view of traffic control devices such as traffic signs, traffic signals, and other traffic warning devices.

Use the latest CalTrans Highway Design Manual (HDM) to determine the Stopping Sight Distance (SSD) from Table 201.1 Sight Distance Standards. Example of table below.

**Table 201.1
Sight Distance Standards**

Design Speed ⁽¹⁾ (mph)	Stopping ⁽²⁾ (ft)	Passing (ft)
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

In order to provide adequate safety and visibility at intersections, street trees and landscaping adjacent to intersections should be located per the following general guidelines:

- i. Within the 25’ near side and 5’ far side zones, landscape material may be planted up to the crosswalk edge on sidewalks and medians provided that it does not exceed 2 feet high as measured from the street.
- ii. Trees may be planted up to 25’ from the crosswalk edge on sidewalks and medians at the near side of intersections provided the tree is in line

with the remainder of the tree line of the block. No trees may be planted within 25 feet of the approach to any pedestrian crosswalks, such as crosswalks located in the middle of a block.

- iii. Trees and landscaping installed on sidewalk bulbs away from existing tree line of the block must be reviewed for impacts on stopping sight distances and view of traffic control devices prior to approval.
- iv. Trees should not be installed opposite the stem of a T intersection unless such trees can be guaranteed to not block traffic control devices such as signals, overhead street illumination, and pedestrian sight lines.
- v. Trees may be planted no closer than 5' from the crosswalk edge on sidewalks and medians at the far side of intersections.
- vi. Trees may be planted within 25' of the crosswalk edge where there are sidewalk bulbs, provided trees are kept within the tree planting line of the remainder of the block and do not block traffic stopping sight distances.
- vii. Existing trees shall not be subject to removal in order to comply with these guidelines.

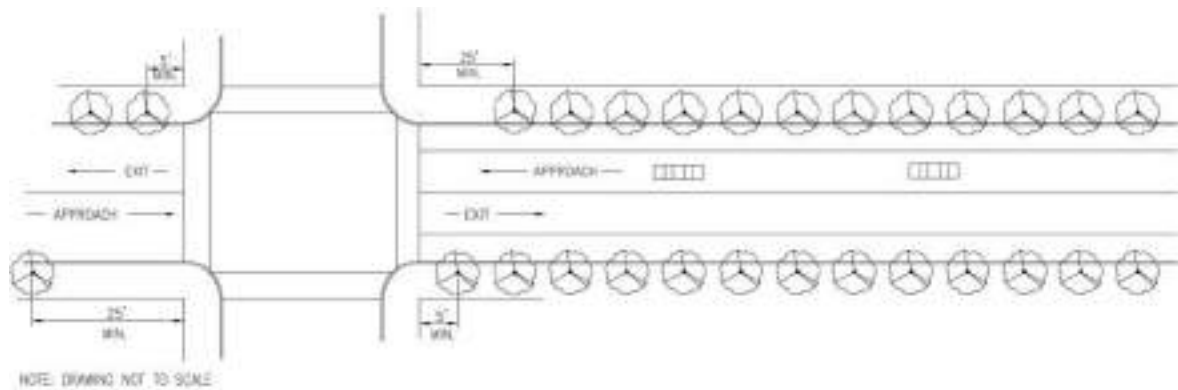


FIGURE 1
TYPICAL INTERSECTION

D. *Planting a tree adjacent to a Bus Zone:*

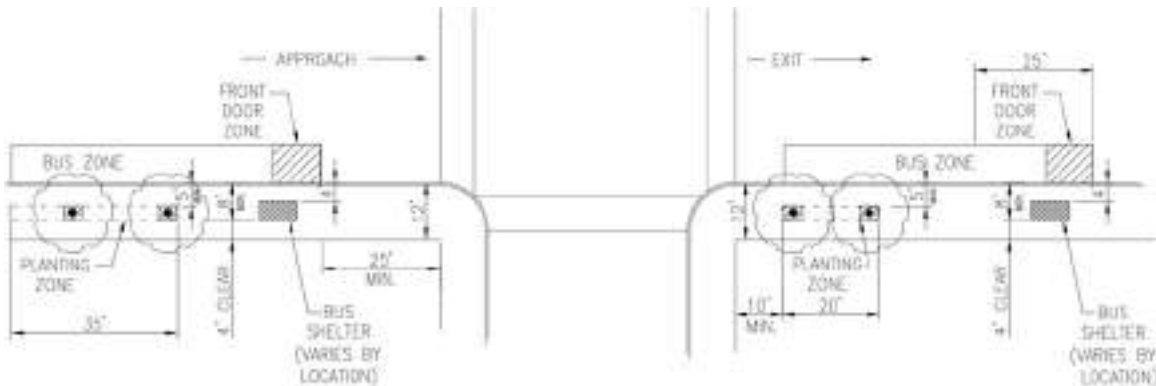
- i. No tree or landscape material should be planted adjacent to a bus zone when the sidewalk, including the curb, is less than 12-feet wide.
- ii. No sidewalk landscape material or planters will be permitted adjacent to a Bus Zone. Exceptions may be considered by Public Works and SFMTA on a case-by-case basis.
- iii. When the sidewalk is greater than or equal to 12-feet wide, including the curb, each site should be reviewed by Public Works and SFMTA on a case-by-case basis. Minimum requirements as follows (please see illustrations on next page):

- a) 8' clear from the face of curb to the edge of the tree basin must be maintained unless otherwise indicated below. This

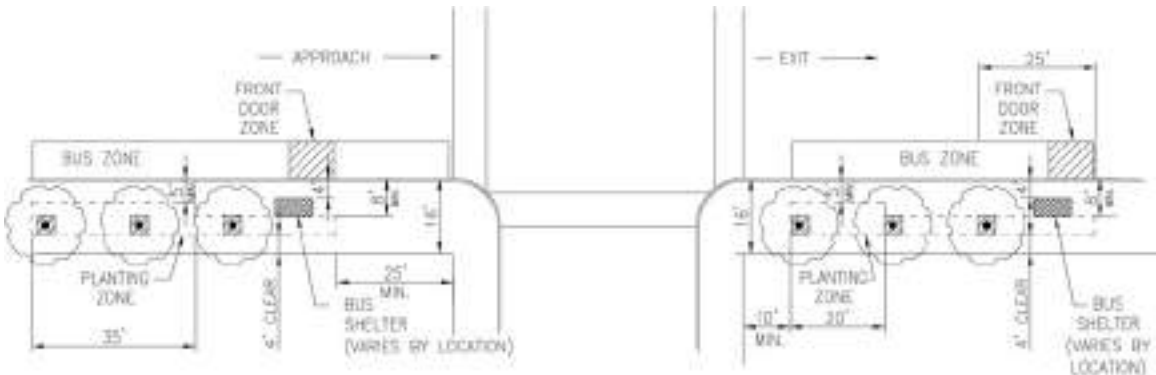
Distance may be reduced to 5' clear from the face of curb to the edge of the tree basin if not interfering with the ADA lift at the front door zone or the rear door.

- b) *Approach-Side Bus Stop.* Within 35' from the rear of the bus zone, trees may be planted as long as the basin edge is set back at least 5' from the curb edge. In remaining bus zone area, trees may be planted if 8' clear from the face of the curb to the edge of the tree basin is maintained. Trees should be set back at least 25' from the inside edge of the crosswalk.
- c) *Exit-Side Bus Stop.* Trees may be planted within 2' from the rear of the bus zone as long as the basin edge is set back at least 5' from the curb edge. In remaining bus zone area, trees may be planted if 8' clear from the face of the curb to the edge of the tree basin is maintained. Trees should not be planted within 10' of the inside edge of the crosswalk.
- d) These requirements are subject to review and change based upon the specific site situation and review by Public Works and SFMTA.

12'-0" Wide Sidewalk:



16'-0" Wide Sidewalk:



- e) Clearances. When planting a tree within a Bus Zone, a minimum of 6' clear from the bus shelter must be maintained. If site furniture or other obstructions are movable, consider relocating obstruction(s) to accommodate tree planting. Consolidating newsracks should also be considered.

E. Planting a tree or landscaping adjacent to a restricted parking Blue Zone:

No tree or landscape material should be planted adjacent to a restricted parking Blue Zone when the sidewalk, including the curb, is less than 12' wide. If the sidewalk is wider, trees may be planted so long as 8' is maintained clear as measured from the curb.

V. GUIDELINES FOR NEW TREE BASIN CONSTRUCTION AND DIMENSIONS

A. Description and Intent. The tree basin is the sidewalk area removed for tree planting. The size of the tree basin varies based on many site opportunities and constraints. A larger tree basin provides required air and water for tree health, increased stormwater benefit and also allows more area for root growth, both of which are beneficial for the tree. The tree basin size should also be balanced with available sidewalk area and maintenance needs.

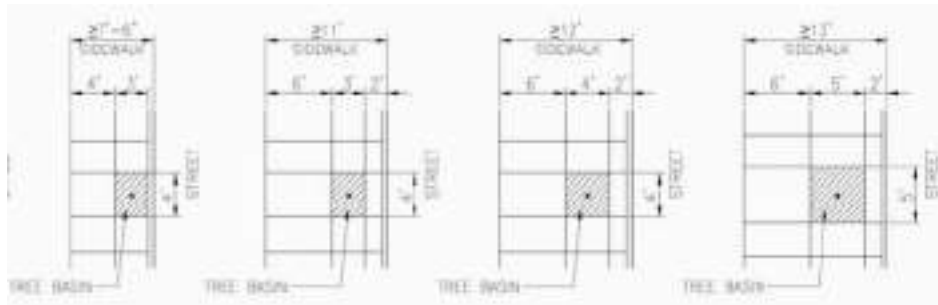
B. Placement on Sidewalk.

- i. A street tree should be planted in the center of the tree basin. In no case may new street trees result in an unobstructed sidewalk width of less than four feet. Trees should be placed in alignment with existing trees. In locations where minimum unobstructed sidewalk width will not be impacted, trees should be setback from the curb. Alignment should be approved by Public Works.
- ii. No street tree planting will be allowed in sidewalks with a width less than 7'-6". Exceptions may be granted on a case-by-case basis, as approved by Public Works.

iii. The diagrams below list minimum tree basin standards. It is recognized that larger basins allow for greater tree health, increased water permeability, reduced sidewalk upheaval by tree roots, and greater opportunities for landscaping. Larger basins and/or rectangular basins, where the dimension parallel to the curb is longer, are encouraged but must be reviewed on a case by case basis by the Bureau of Urban Forestry and may require a sidewalk landscaping permit issued by the Bureau of Urban Forestry. *See also Section I(C).*

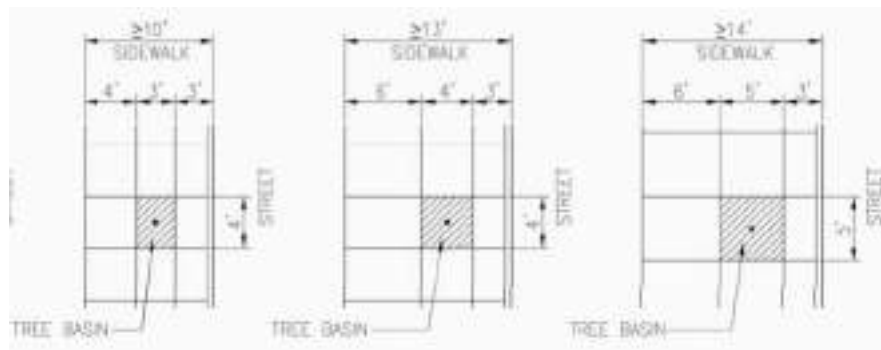
iv. *Tree basins where parallel or no parking exists:*

The diagrams below show standard recommended basin placement for some typical sidewalk widths. Alternate basin sizes and layouts may be approved by Public Works on a case-by-case basis.



v. *Tree basins where perpendicular or angled parking exists:*

In order to prevent the overhang of vehicles from damaging a tree, planters should be recessed from the curb edge such that the tree trunk or center line is located a minimum of 3 feet from the curb edge. It is also possible to locate the tree in alignment with the parking stripe if the above recess is not feasible. Exceptions may be granted on a case by case basis by the Bureau of Urban Forestry.



vi. *Planters where perpendicular or angled parking is proposed.*

Where existing trees have been planted within the first 3 feet in from the curb, parking stalls should be demarcated such that

existing trees align with the parking stripes to avoid conflicts with parking vehicles. Exceptions may be granted on a case by case basis by the Bureau of Urban Forestry and the MTA. This dimension may be reduced where bollards or wheel stops are used to protect the tree.

B. *Tree basin surface and design.*

- i. *Basin surfacing.* Tree basin grade should be maintained at the existing sidewalk grade. Decomposed granite and mulched surfaces may be installed and must be maintained at the existing sidewalk grade. The tree trunk should be centered within the tree basin. Tree grates and other structural basin covers are strongly discouraged, as over time, they can become a tripping hazard and can interfere with the growth of the tree. Soil underneath the rootball should be compacted to approximately 90% of dry density to prevent settlement. Soil around the lower half of the rootball should be compacted to approximately 75% of dry density to prevent rotation of the rootball within the planting hole. Soil around the upper half of the rootball should be only lightly compacted.
- ii. *Tree guards.* Tree guards are generally discouraged but may be appropriate on heavily traveled sidewalks for protection of newly planted trees that are established and no longer require staking. Tree guards must be approved by BUF.
- iii. *Basin railings and edging.* Tree basins may be edged with low planter railings between 6" and 18" in height where sidewalks have a minimum of 4 feet between the tree basin and a building wall. Railings must be continuous, and must be maintained so that they allow for water to percolate into the tree basin but do not fall into the sidewalk and do not contain pointed finials. Railings may be constructed of wood or metal so long as no sharp edges exist. Edging the planting zone with a contrasting material such as cobbles or brick paving is an appropriate design treatment and effectively demarcates the basin edge. Edging must be maintained at grade with the sidewalk, but still allow for water to percolate into the tree basin, as mentioned above.

VI. MAINTENANCE GUIDELINES FOR TREES AND LANDSCAPE MATERIAL ON PUBLIC SIDEWALKS AND MEDIANS

A. Pruning and maintenance guidelines:

- i. On the pedestrian side of the sidewalk, newly planted trees should not

have branches that extend beyond the perimeter of the tree basin below the 80" minimum vertical clearance. An 80" minimum vertical clearance from the lowest branch of a mature tree should be maintained.

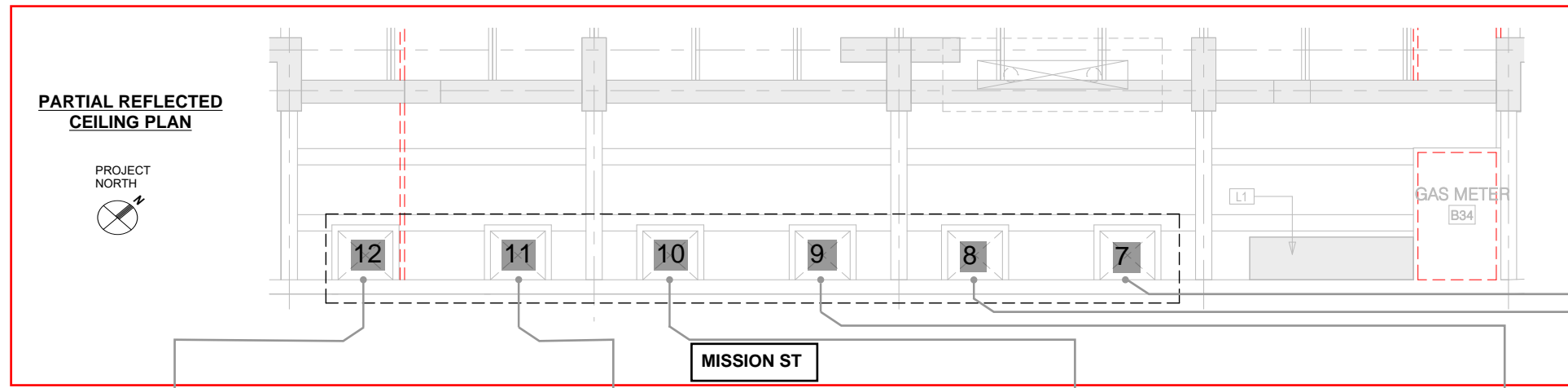
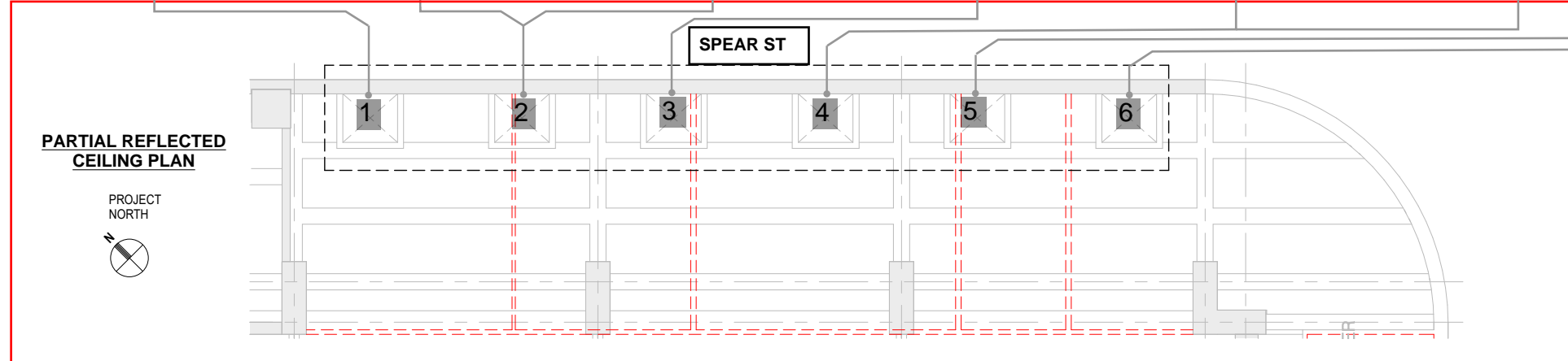
- ii. On the vehicular traffic side of the sidewalk, the lowest branch should provide a 14' minimum clearance.
- iii. New tree or new landscape material should not obscure traffic or parking signs/signals or vehicular sightlines.
- iv. Tree foliage should be maintained to provide a minimum 6' clearance from any public streetlight in order to provide adequate lighting for the roadway.
- v. All tree maintenance work shall comply with Pruning Standards for Public Trees in the City & County of San Francisco, available from the Bureau of Urban Forestry. Article 16 of the Public Works Code authorizes Public Works to impose fines and other penalties for excessive pruning.
- vi. The permit holder is responsible for maintaining the trees and/or landscape material in a condition that is safe to pedestrians and vehicular traffic, free of litter and unsightly weeds, and is responsible for maintaining plants with appropriate pruning, watering, and other care as needed, and ensuring that trees and/or landscape material do not encroach into the 4-foot minimum accessible path of travel as described in Section E above.
- vii. Tree basin grade should be maintained flush with the existing sidewalk grade to prevent a tripping hazard.
- viii. Pruning of mature trees around electrical hazards:
 - a. PG&E is responsible for pruning away from high voltage lines. Property owners should contact PG&E if the tree adjacent to their property is potentially impacting high voltage electrical transmission lines.
 - b. If Property owners hire their own arborist they must hire an electrical hazard certified arborist for any pruning around high voltage overhead trolley wires. Tree branches should be maintained to allow at least three feet clearance from these wires.

Director of Public Works
Approved:

EXHIBIT D



TREE WELL #1 TREE WELL #2 TREE WELL #2 TREE WELL #3 TREE WELL #4 TREE WELL #4 TREE WELL #5 TREE WELL #6 TREE WELL #6 AT SIDEWALK



OBSERVATIONS :

TREE WELL #1: PICTURE TAKEN AT PAINTED TREE WELL, SHOWS PRIOR PAINTING PATCHES DUE TO MOISTURE INTRUSION.

TREE WELL #2: PICTURE REVEALS DELAMINATED PAINT AT SOUTHWEST CORNER PROOF OF WATER INFILTRATION, AND SOUTHEAST CORNER AT ADJACENT STORAGE EXHIBITS EFFLORESCENCE.

TREE WELL #3: PICTURE DISPLAYS EFFLORESCENCE AT WEST CONCRETE WALL OF THE PLANTER.

TREE WELL #4: PICTURE AT THE UNDERSIDE OF TREE WELL DISPLAYS MOISTURE AT NORTHEAST CORNER AND PRIOR GROUT INJECTION WORK DUE TO EXISTING CRACKS AND MITIGATION OF EFFLORESCENCE.

TREE WELL #5: PICTURE AT SOUTHEAST CORNER REVEALS MOISTURE INTRUSION AND CONCRETE REPAIRS.

TREE WELL #6: PICTURE TAKEN AT BASEMENT SHOWS DARK STAIN AT NORTHWEST CORNER AND WATER MIGRATION ALONG THE PARTITION WALL. PICTURE TAKEN FROM THE STREET SHOWS EVIDENCE OF EXISTING CRACKS AT SURROUNDING SIDEWALK PAVERS.

TREE WELL #7: PICTURE ILLUSTRATES EFFLORESCENCE AT SOUTHEAST CORNER OF THE TREE WELL.

TREE WELL #8: PICTURE DEMONSTRATES SIGNIFICANT MOISTURE SEEPAGE MANIFESTATION AT THE UNDERSIDE OF THE TREE WELL.

TREE WELL #9: PICTURE DEPICTS MINERAL DEPOSIT DUE TO WATER INFILTRATION.

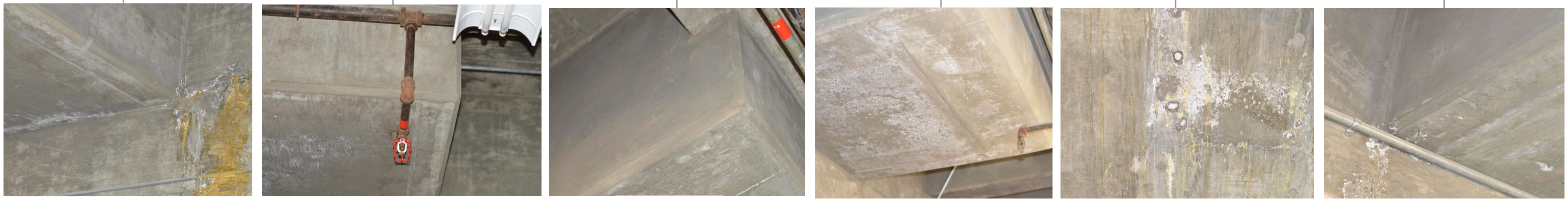
TREE WELL #10 & 11: PICTURES INDICATE SURFACIAL EFFLORESCENCE.

TREE WELL #12: PICTURE EXHIBITS EFFLORESCENCE AT FACE OF PILASTER STAINING JUNCTURE WALL AND SLAB.

RECOMMENDATIONS

THOROUGH ASSESSMENT OF THE CONDITION OF CONCRETE AT THE UNDERSIDE OF THE TREE WELLS REVEALED EVIDENCE OF RECURRING MOISTURE INTRUSION. THE TREE WELLS REPRESENT A SIGNIFICANT SOURCE OF MOISTURE INTO THE CONCRETE THAT MAY LEAD TO POTENTIAL STRUCTURAL DAMAGE AND COSTLY REPAIRS AT THE BASEMENT WALLS AND SLABS. TT HIGHLY RECOMMENDS PROCEEDING WITH PROPOSED HOT RUBBERIZED WATERPROOFING SYSTEM AT ALL OF THE TREE WELLS CONCURRENTLY WITH THE PROPOSED APPLICATION TO THE CONCRETE SLABS. WATERPROOFING MUST BE APPLIED TO THE POSITIVE SIDE OF THE TREE WELLS TO EFFECTIVELY PREVENT STRUCTURAL DEGRADATION AND PROTECT INTERIOR FIT-OUT FROM MOISTURE DAMAGE.

THE CRYSTALLINE WATERPROOFING IS NOT CONSIDERED AN EFFECTIVE LONG-TERM SOLUTION TO THE MOISTURE INTRUSION ISSUES AND WOULD NOT PROTECT THE PROPERTY FROM THE STRUCTURAL EFFECTS OF MOISTURE INTRUSION.



TREE WELL #12 TREE WELL #11 TREE WELL #10 TREE WELL #9 TREE WELL #8 TREE WELL #7

EXHIBIT E

TO	Lucille Ynosencio AIA	FROM	Jeffrey Luney
COMPANY	OTJ	DATE	February 15, 2024
RE	Waterproofing at 88 Spear St. Tree Wells	PROJECT NO	U23118.00
CC	Logan Daniels	PROJECT NAME	88 Spear Street

Thornton Tomasetti is performing waterproofing consulting services for Presidio Bay Ventures (the Owner) under a professional services agreement for the 88 Spear Street project (the Project).

Thornton Tomasetti's scope of services includes investigating the existing conditions at the basement, sidewalk, parking area, façade, and roof of 88 Spear. Working in conjunction with the other Project architectural and engineering consultants, Thornton Tomasetti used our knowledge, experience, and professional judgment to prepare waterproofing system designs and the contract documents to be used for the construction.

The basis of design for the waterproofing system at street level includes installing new hot rubberized asphalt, monolithic waterproofing membrane material over the ground level concrete slab following the removal and eventual replacement of the existing sidewalk paving materials. The new monolithic waterproofing membrane will extend from beneath the curb along the Spear Street and Mission Street sides of the building the entire width of the present sidewalk and connect to the building facades. This same monolithic waterproofing membrane will extend into the sides and bottom of the tree wells along both streets.

Thornton Tomasetti painstakingly investigated the condition of concrete structures at the underside of each of the tree wells from the building basement. The concrete at the underside of each of the tree wells exhibits evidence of prolonged exposure to moisture intrusion and subsequent repair work. Efflorescence is visible on the horizontal surfaces of tree wells and is particularly pronounced at certain tree wells. This moisture intrusion may lead to potential structural deterioration of the concrete and reinforcing steel. One tree well has injection port nozzles protruding from the concrete surface and what appears to be a reconstructed concrete corner. A pronounced glaze of efflorescence and dissolved compounds coats the front and side of the structural column directly adjacent to the tree well.

Thornton Tomasetti highly recommends proceeding with the proposed hot rubberized asphalt, monolithic waterproofing membrane system at each of the tree wells concurrently with the proposed application to the concrete slabs. Waterproofing must be applied to the positive side of the tree wells to effectively prevent degradation to the structure and protect interior fit out improvements from moisture intrusion damage.

Re: Waterproofing at 88 Spear St. Tree Wells
Page 2

The use of negative side waterproofing systems applied to the tree wells from the basement spaces was considered but was determined to be insufficient to protect the property. These methods are short-term, provisional solutions that allow moisture to continue to penetrate into the concrete from the tree well side and do not prevent ongoing structural degradation of the concrete and reinforcing steel. The crystalline waterproofing is not considered an effective long-term solution to the moisture intrusion issues and would not adequately protect the property from the structural effects of moisture intrusion. The proposed hot rubberized, monolithic waterproofing membrane is estimated to remain an effective system against moisture intrusion for 20 to 30 years or more.

END OF MEMORANDUM

Brief Submitted by the Respondent Department



Urban Forestry

urbanforestry@sfdpw.org | T. 628.652.8733 | 49 South Van Ness Ave. Suite 1000, San Francisco, CA 94103

May 9, 2023

Appeal No. 24-022 100 Mission St / 60 Spear St (88 Spear St.)

Tree Removal Permit No. 794862 (Public Works Order No. 210167)

Department's Brief

RE: Removal of ten (10) street trees adjacent to 100 Mission St. with replacement with a total of eight (8) street trees on both the Mission St. and Spear St. frontages.

President Lopez and Commissioners:

The property owner submitted tree removal permit application (no. 794862), to remove ten (10) street trees from the Mission St. and Spear St. frontages of the property.

The subject trees are ficus trees (*Ficus macrocarpa* 'Nitida') and the trees are planted in below-ground 4' x 4' concrete containers which are only open to the earth and adjacent soil on the side which faces the street. The other three sides and the bottoms are enclosed within reinforced concrete. The below-ground planters were likely installed at the time that the building was constructed as part of sidewalk improvements, approximately 50 years ago.

The reason for removal is the applicant's need to perform maintenance on the below-ground containers. During the site evaluation, urban forestry staff determined that two tree basins on Spear St. cannot be replanted, due to a conflict with the guidelines that regulate the placement of new trees in the sidewalk within the public right-of-way. There is a MUNI signal on a pole that requires 20' of clearance on the Spear St. frontage of the

property. Otherwise, if approved for removal the other sites are replantable (eight out of the ten sites).

Note: a corner site on Spear St. will be paved over, closest to the corner of Mission St., because the tree failed and it is within 25' of the approach to an intersection, and a site on Mission, closest to the bus shelter, where a tree was removed, did not provide enough clearance from the bus shelter and was paved over. This is site history that occurred prior to submittal of the tree removal permit application, but which is visible on Google street view.

After reviewing the tree removal permit application and evaluating the trees and their condition, to be consistent with how we have handled similar below-ground container maintenance site conditions, staff approved the removal and replacement of the trees and during the 30-day posting period (12/18/23 – 1/17/24), the public protested.

The Public Works hearing was held on February 7th, and the resulting recommendation was to deny the request to remove the trees. The applicant appealed this decision by Public Works, to Board of Appeals.

Public Works has reviewed the appellant's brief submitted by John Kevlin, of Reuben, Junius & Rose. While Public Works did issue a denial of the tree removal permit following the hearing, in the hopes that some alternative to removal would be possible, it is clear that the maintenance of the below-ground tree containers has been thoroughly reviewed, and the need to coat both the exterior and interior of the tree containers, is required to preserve the structural integrity of the containers, and prevent as much as possible, water intrusion into the building.

These are not “normal” street trees planted in the ground, that are growing in the earth (with the exception of one open side). The trees exist due to concrete planters installed in the ceiling of a basement. It needs to be acknowledged that trees in containers, within this highly engineered infrastructure, or not going to be as long-lived as street trees planted and rooted to the earth.

The subject trees, all ficus, have mostly poor structure, and do not exhibit healthy root flare at the base of their trunks (lack of taper and swelling at root crown). At least one of the two trees that is no longer existing, fell, and was not removed in a controlled manner. Even if the trees were perfectly healthy, the property owner would still need to be allowed to make reasonable, and foreseeable repairs to infrastructure that was installed to allow trees to be planted, to benefit the public. Public Works is now comfortable with the proposal to remove and replace the trees; the property owner needs to be allowed to maintain their property, and maintain the safety of the public right-of-way, which on this site, extends below their property and beneath the public sidewalk.

At the request of Public Works, the applicant has agreed to increase the size of the replacement trees from 24” box size trees to 36” box size trees. The larger size will reduce the potential vandalism that young street trees are exposed to in urban settings. The applicant has submitted a revised planting plan, noting the commitment to plant 36” box size trees. The current proposed replacement species is laurel (*Laurus nobilis*). Public Works would issue the permit with a note in special conditions that the box size would only drop down to 24” box size due to any unforeseen circumstances, and only if approved by Public

Works due to a compelling, documented reason. The final tree species as well, would be subject to review and change, by Public Works, but only if necessary.

Based on the demonstrated need of the property owner to reasonably maintain their building, and the thorough documentation that has been provided in this matter, Public Works will now support the appeal, to allow the trees to be removed and replaced, on the condition that the replacement trees be increased from 24" box size trees to 36" box size trees. Public Works staff has received the revised planting plan showing that the tree sizes now call for 36" box size trees to be planted (attached).

Respectfully



Chris Buck

Urban Forester

Attachments:

Public Works Hearing Order No. 210167

Public Works Tree Hearing presentation (2/7/2024)

30-day Tree Removal Posting

Revised Tree Planting Mitigation Plan



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 210167

The Director of Public Works held a Public Hearing on Wednesday February 7th, 2024, commencing at 10:00 AM via teleconference to consider items related to tree removals. The hearing was held through videoconferencing to allow remote public comment.

The hearing was to consider Order 210054 (Removal Permit 794862) regarding the removal of ten (10) street trees adjacent to 100 Mission St. Five (5) of the street trees are on the Mission St. frontage and five (5) are around the corner at the same property adjacent to 60 Spear St. All five (5) trees on Mission St. can be replaced. Three (3) out of (five) 5 trees on Spear St. can be replaced. Two (2) trees on Spear St. cannot be replaced due to Muni signal conflicts. Staff approved the removals and the public protested.

Staff: Hearing Officer, Jumoke Akin-Taylor and Bureau of Urban Forestry (BUF), Sara Stacy

Agenda Item 2

Summary of Public Comment on department matters that are within the department’s jurisdiction but not on today’s agenda:

- Mr. Nulty thanked and acknowledged Public Works’ effort to clear debris and tree related failures from the February 4th and 5th category 4 storm event.
- Mr. Klipp recommended the department follow the Climate Action Plan mandates as set forth on p. 120 of the 2021 Climate Action Plan including policies of preservation in construction and development. He reiterated a call for a moratorium on the removal of healthy trees for construction, especially as the City is behind on replacing 1,000s of street trees.

Agenda Item 3

Findings:

Permit Application Removal or StreetTreeSF Removal: Permit 794862

Information Background: Sam White of 100 Mission Owner LLC submitted an application on November 3, 2023, for the removal of 10 street trees for the purpose of construction repairs to address water intrusion into the building. "The existing street trees at 100 Mission Street (60 Spear) were constructed with structural tree well above a basement. New waterproofing is required to repair excessive water damage from the streetscape". Drawings were included as part of the application package.

Description: Staff reviewed the condition of the ten (10) street trees; they are all *Ficus microcarpa nitida*; Ficus species. The trees are relatively medium in size with a trunk diameter of approximately 12” and in fine condition. They are planted in 4’ x 4’ below ground vaults and exist above the property’s basement structure. The tree vault does have an open edge or face onto the street that

allows root growth and development. Some have previous small branch failures and co-dominant stem structure, however the trees are not considered hazardous.

Assessment:

BUF supports the removal of the trees for the construction repairs required to repair the waterproof basement liner.

Appraisal Report Submitted: No

Appraisal Amount: Two standard in-lieu fees to be assessed for construction-related removals for loss of two permanent sites.

Mitigation: Yes. Eight trees to be replaced and two in-lieu fees assessed.

Applicant Comments: The removal of these trees is required for the necessary construction repairs of waterproofing to prevent the building from water intrusion. The new liner must be applied to the positive side of the building for it to be effective. The Hearing Officer requested additional documentation and analysis to determine if the only option to make the required repairs is to remove the trees.

Number of Public Comments Received: Three.

Public Comment Summary: Two speakers raised concerns about the removal of the trees. One written comment received that it is unacceptable to remove trees for construction because of the replacement deficit and lack of permanent funding to plant new trees.

Recommendation: After consideration of correspondence and testimony provided, the recommendation is to deny removal.

APPEAL:

This Order and permit may be appealed to the Board of Appeals within 15 days of February 27, 2024.

Board of Appeals
49 South Van Ness Ave. suite 1475 (14th Floor)
San Francisco, CA 94103
Phone: 628.652.1150 Email: Boardofappeals@sfgov.org
NOTE: Office visits by appointment only.

More information about how to file an appeal can be obtained by calling 628-652-1150 or by emailing the Board of Appeals at Boardofappeals@sfgov.org. For additional information on the San Francisco Board of Appeals and to view the Appeal Process Overview, please visit their website at

<http://sfgov.org/ appeal/>

X

DocuSigned by:



Short, Carla -073CF73A4EA6486...

Director of Public Works

Public Works Order No: 210054

100 Mission Street

To consider the removal of ten (10) street trees adjacent to 100 Mission St.
Five (5) of the street trees are on the Mission Street frontage and five (5) are around the corner at the same property adjacent to 60 Spear St.

All five (5) trees on Mission St. can be replaced.

Three (3) out of (five) 5 trees on Spear Street can be replaced.

Two (2) trees on Spear St. cannot be replaced due to Muni signal conflicts.

Tree removal permit 794862.

Staff approved the removal and the public protested.

100 Mission Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 2

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





100 Mission Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 3

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





100 Mission Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 4

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





100 Mission Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 5

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





100 Mission Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 6

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





60 Spear Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 1

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





60 Spear Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 2

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:**
- Tree can't be replaced, MUNI signal
- One in-lieu fee shall be assessed
- Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Applicant agreed to replace trees w/ 24" box replacements.







MUNI signal

60 Spear Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 3

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:**
- Tree can't be replaced, MUNI signal
- One in-lieu fee shall be assessed
- Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Applicant agreed to replace trees w/ 24" box replacements.







MUNI signal

60 Spear Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 4

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.





60 Spear Street

Ficus microcarpa nitida 'Green Gem'
Indian Laurel Fig Tree 'Green Gem'

Site: 5

Permit Address: 100 Mission Street

Permit No: 794862

- **Tree Height:** ~30-35'
- **DBH:** 12"
- **Condition:** Fair
- **Deficiencies:** codominant stems, past branch failures
- **Notes:** Trees need to be removed to repair concrete containers holding trees. Containers holding trees need to be repaired and waterproofed. Water leaking into building.
- Tree can be replaced
- Applicant agreed to replace trees w/ 24" box replacements.







Tree Removal Notice

Aviso de Corte de Árbol

樹木移除通知

The Bureau of Urban Forestry has reviewed and approved this tree for removal because it meets one or more of the removal criteria per the San Francisco Public Works Ficus Order 183,151.

Location: _____ # of trees: _____

Proposed for removal and to be replaced (if applicable) by:

- Permit applicant. Permit number
- Public Works Bureau of Urban Forestry
- Other:

Reason(s) for removal:

- | | |
|---|--|
| <input type="checkbox"/> Competing/codominant stems | <input type="checkbox"/> History of root pruning to mitigate sidewalk damage |
| <input type="checkbox"/> Past branch failures | <input type="checkbox"/> Canopy imbalance |
| <input type="checkbox"/> Poor live crown ratio | <input type="checkbox"/> Large stature (50 ft or taller) |
| <input type="checkbox"/> Reduced canopy vigor | <input type="checkbox"/> Threatens Muni lines |
| <input type="checkbox"/> Limbs repeatedly damaged by vehicles | |
| <input type="checkbox"/> Other: | |

Will tree be replaced?

- Yes, meets all planting guidelines
- Yes, unless conflicting underground utilities found
- No because:
 - Inadequate spacing between adjacent trees
 - Conflict with underground utilities identified
 - Other:

This tree removal notice must remain posted from _____ to _____

For more information / Para más información / 想要查询更多信息

Bureau of Urban Forestry, 49 South Van Ness Avenue, Suite 1000, San Francisco, CA 94103
(628) 652-TREE (8733), urbanforestry@sfdpw.org, sfpw.org/tree-removal-notification



In accordance with Public Works Code, Article 16, Section 806, providing for the care and maintenance of San Francisco's street trees, the Department shall post a notice on the affected tree(s) for 15 or 30 days. A written appeal may be made in regard to the removal of a tree within the posting period. Each tree that is removed will be replaced barring conflicts with any existing infrastructure (street lights, traffic lights, stop signs, bus stops, etc.), conflicts with any underground utilities or lack of compliance with Public Works Director's Planting Order 187,246, as well as with the Minimum Guidelines for Planting Street Trees.

LANDSCAPE MATERIAL LEGEND - PODIUM LEVEL

KEY	DESCRIPTION
---	LIMIT OF WORK LINE
[Pattern]	PROPOSED BRICK PAVING WITH ALTERNATING PATTERN TO MATCH EXISTING CONDITION
[Pattern]	EXISTING CONCRETE UNIT PAVER AT ENTRIES TO REMAIN
[Pattern]	TRAFFIC SECTION CONCRETE PAVING
[Pattern]	GRAVE MULCH AT TREE BASIN. 3/8" CRUSHED BLACK BASALT. SEE DETAIL #1, BELOW.
[Pattern]	METAL HEADER AT BRICK PAVING EDGE. SEE DETAIL #1, BELOW. MANUFACTURED BY: PERMALOC, CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600. MODEL-CLEANLINE. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES. SEE DETAIL #1, BELOW.
[Pattern]	TREE GRATE BY IRONSMITH OR APPROVED EQUAL. AVAILABLE AT MJB CORP. 530.272.8005. EMAIL: MJB@MJBORP.NET. MODEL: STARBURST 1, 4'X4' WITH FRAME, ITEM ID-4814-1 AND ANCHORING ASSEMBLY. INCLUDE M3-SQ TREE GUARD.

STREET TREE NOTES

- PROPOSED TREE PLANTING SHOWN SHALL REPLACE THE EXISTING STREET TREE CANOPY.
- EXISTING TREE WELLS ARE CONSTRUCTED OVER AN EXISTING GARAGE SLAB AND WILL REMAIN. REFER TO SHEET L1.00 LANDSCAPE MATERIALS AND PLANTING PLAN AND L2.00 LANDSCAPE PLANTING DETAIL #1.
- PROPOSED TREE PLANTING WILL BE WATERED UNDER A MAINTENANCE PLAN DIRECTED BY THE OWNER. TREES WILL RECEIVE WATER AS REQUIRED DURING THE ESTABLISHMENT PERIOD AND MONITORED BY THE OWNER'S INTERNAL TEAM. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- SIDEWALK IMPROVEMENTS ARE UNDER A SEPARATE PERMIT.
- EXTENT OF WATERPROOFING IS UNDER A SEPARATE PERMIT.
- PROPOSED STREET TREES SHALL CONFORM TO CITY STANDARDS.



© Robert Perry

LAURUS NOBILIS - BAY LAUREL (SF APPROVED STREET TREE)

PROPOSED TREE PLANTING SCHEDULE

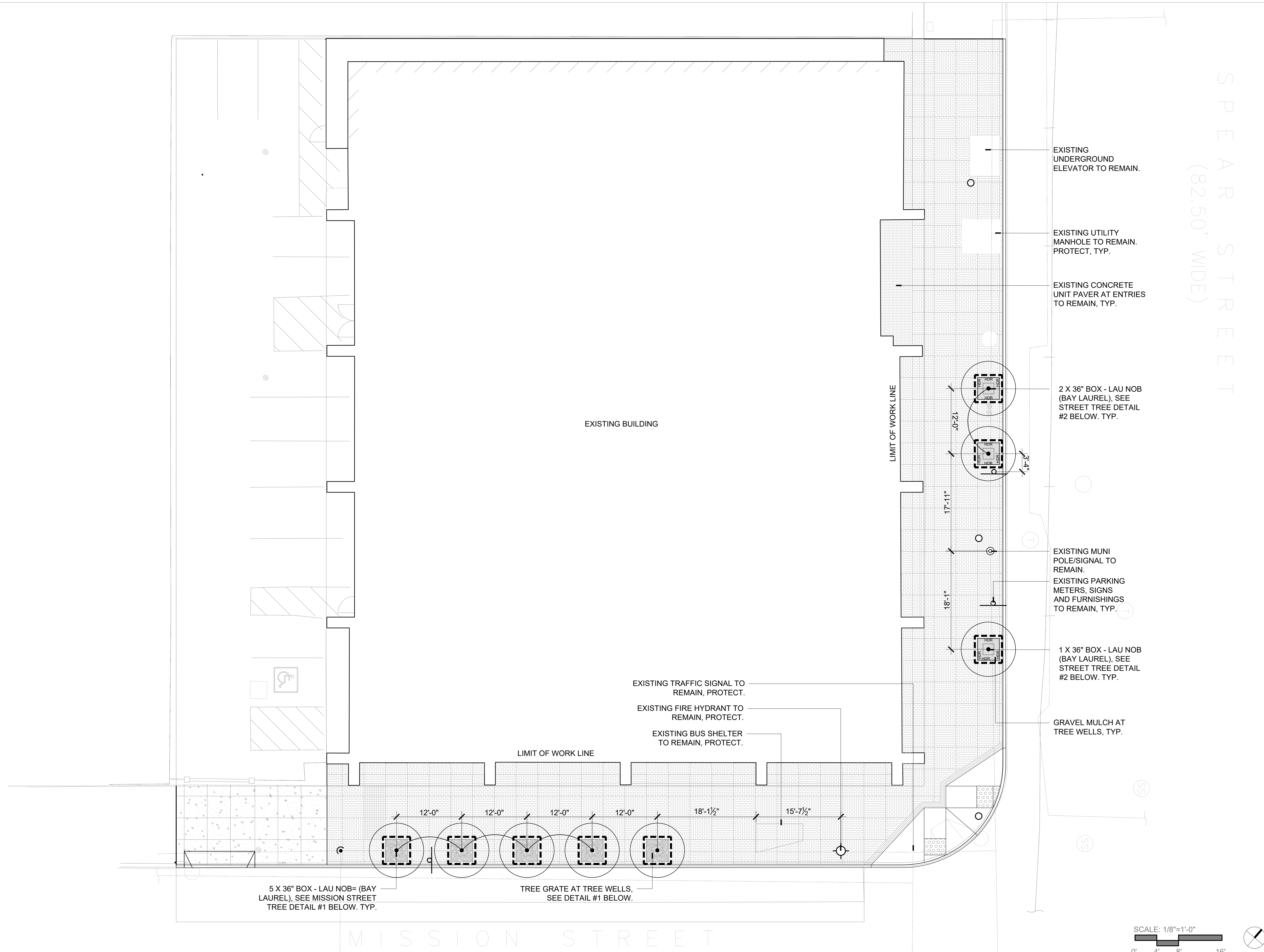
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	INSTALL SIZE	MATURE HEIGHT	MATURE WIDTH	WATER USE	NATURAL GROWTH HABIT	SF APPROVED STREET TREE
[Symbol]	LAU NOB	LAURUS NOBILIS	BAY LAUREL	36" BOX	12'-15'	12'-15'	M	PYRAMIDAL	YES

PROJECT TREE COUNT

EXISTING PROJECT SITE:	
EXISTING TREE COUNT ALONG MISSION STREET	5
EXISTING TREE COUNT ALONG SPEAR STREET	5
EXISTING TREES TO BE REMOVED:	10
EXISTING TREES TO REMAIN:	0

PROPOSED PROJECT SITE:

PROPOSED NEW TREES ALONG MISSION STREET	5
PROPOSED NEW TREES ALONG SPEAR STREET	3
TOTAL STREET TREES FOR PROPOSED PROJECT:	8



5 X 36" BOX - LAU NOB= (BAY LAUREL). SEE MISSION STREET TREE DETAIL #1 BELOW. TYP.

TREE GRATE AT TREE WELLS. SEE DETAIL #1 BELOW.

EXISTING UNDERGROUND ELEVATOR TO REMAIN.

EXISTING UTILITY MANHOLE TO REMAIN. PROTECT, TYP.

EXISTING CONCRETE UNIT PAVER AT ENTRIES TO REMAIN, TYP.

2 X 36" BOX - LAU NOB (BAY LAUREL). SEE STREET TREE DETAIL #2 BELOW. TYP.

EXISTING MUNI POLE/SIGNAL TO REMAIN. EXISTING PARKING METERS, SIGNS AND FURNISHINGS TO REMAIN, TYP.

1 X 36" BOX - LAU NOB (BAY LAUREL). SEE STREET TREE DETAIL #2 BELOW. TYP.

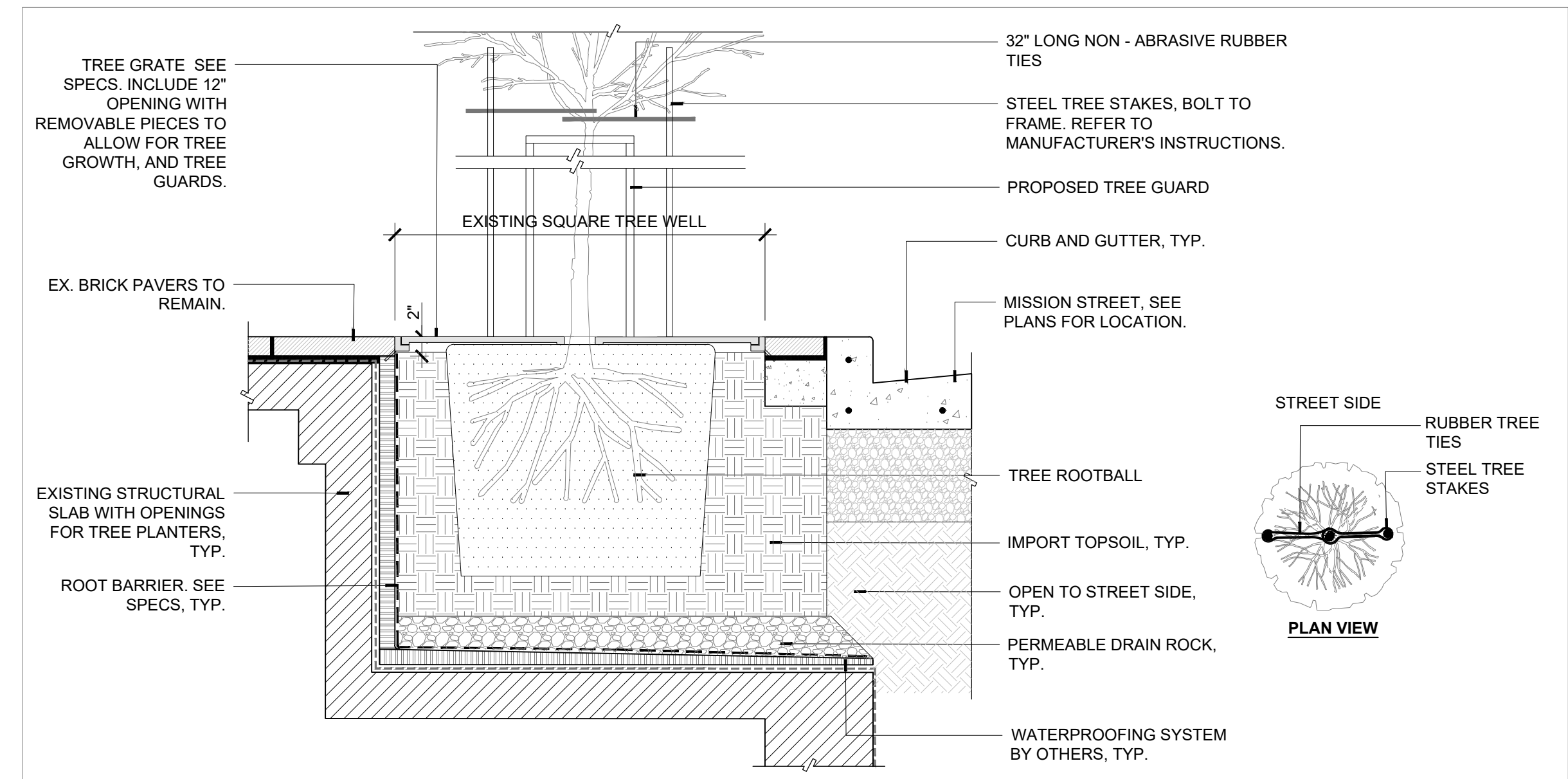
GRAVEL MULCH AT TREE WELLS, TYP.

EXISTING TRAFFIC SIGNAL TO REMAIN, PROTECT.

EXISTING FIRE HYDRANT TO REMAIN, PROTECT.

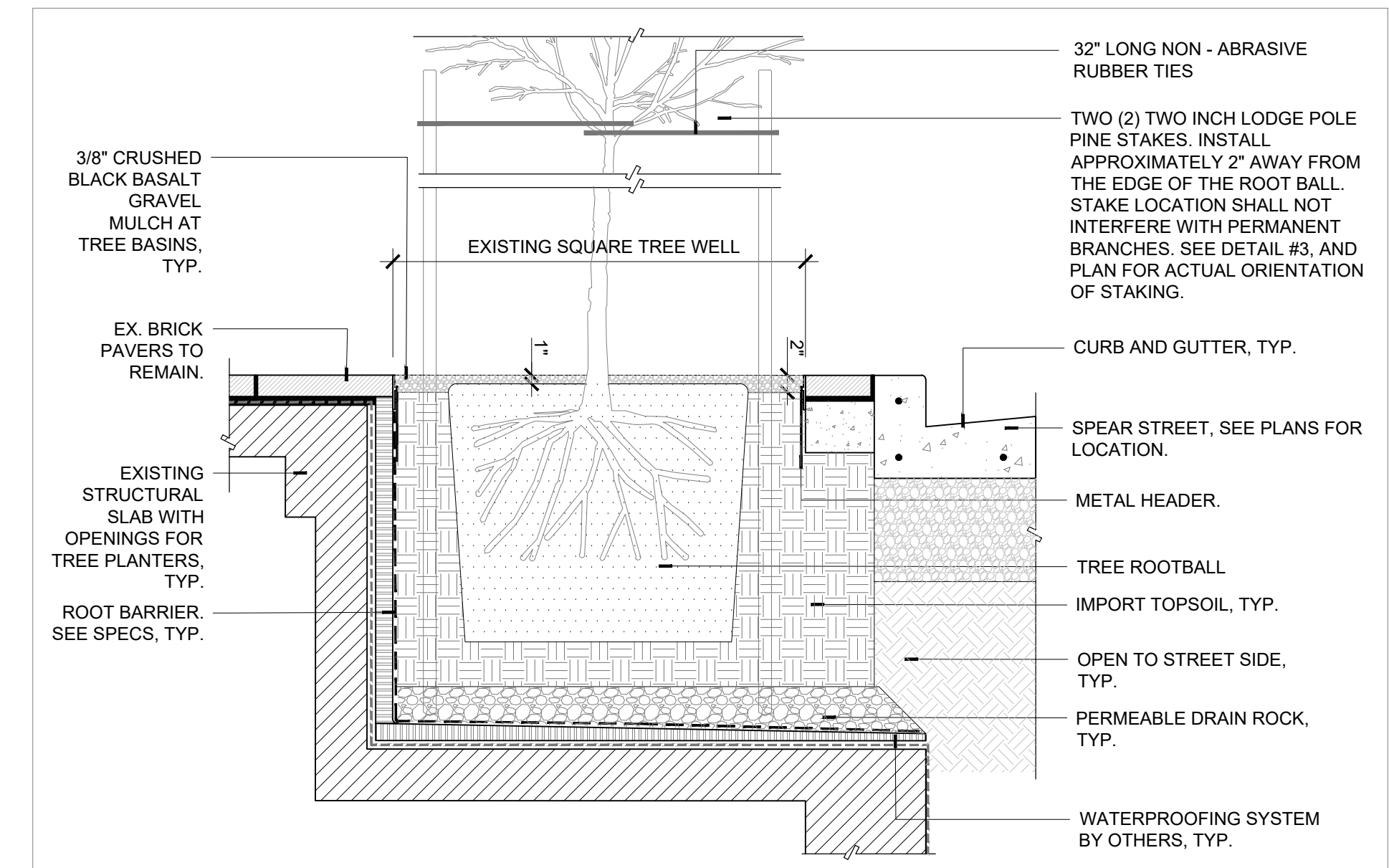
EXISTING BUS SHELTER TO REMAIN, PROTECT.

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



1) STREET TREE DETAIL AT MISSION STREET

NTS



2) STREET TREE DETAIL AT SPEAR STREET

NTS



CLIENT
60 SPEAR RENOVATION

100 Mission St, San Francisco, United States 94105

CONSULTANTS
MEP CONSULTANT
ROBISON ENGINEERING
19401 40th Ave W UNIT LYNWOOD, WA 98306 206.364.3343

CIVIL ENGINEER
BKF ENGINEERS
150 CALIFORNIA ST #600 SAN FRANCISCO, CA 94111 415.930.7900

LANDSCAPE ARCHITECT
CREO LANDSCAPE ARCHITECTURE
SAN FRANCISCO, CA 94102 415.688.2506

TENANT
PRESIDIO BAY VENTURES
160 Pacific Ave Suite San Francisco, CA 000.000.0000

SEAL / SIGNATURE



ISSUES

DESCRIPTION	REVISION NUMBER	DATE
TREE REMOVAL PERMIT	NA	12/13/2023
TREE REMOVAL REVISIONS	NA	03/09/2024

FILE INFORMATION

Project No: 12005.00

SHEET NAME

LANDSCAPE TREE MITIGATION PLAN

L2.00

SCALE 1" = 8'-0"

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PUBLIC COMMENT

From: [Tenderloin Tree Campaign 2004](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: [Longaway, Alec \(BOA\)](#); [Rosenberg, Julie \(BOA\)](#); [Mejia, Xiomara \(BOA\)](#)
Subject: Re: Board of Appeals #24-022 100 Mission St/ 60 Spears St
Date: Monday, April 29, 2024 11:03:11 AM
Attachments: [Public Comment on Ficus Trees April 2024.pdf](#)

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

Public Comment

Board of Appeals #24-022

100 Mission St/ 60 Spears 10 tree removal

Permit Removal #794862

Public Works Order #210167

On Wednesday February 7, 2024 tree removal hearing was heard.

The scope of the project was not discussed at hearing.

Project Description:

The project site at 88 Spear Street (Block 3712/Lot023) is 18,923 square foot lot in the Financial District (the" Property"). The Property is in the C-3-0(SD) zoning district and 300-S height and bulk district. The site is currently developed with an 11 story office building with a vacant retail space on the ground floor.

100 Mission Owner, LLC was formed July 5, 2023 in Delaware as California Limited Liability Company for Presidio Bay Ventures to purchase 60 Spear for \$40.9 million in August 2023. Clarion Partner bought the building in 2014 for \$107 million. The current 2023 assessed property value of \$121 million bought for 66.2% less than assessed value.

100 Mission Owner LLC (the "owner") proposes to make minor renovations to the existing building including (1) establishment of retail café (2,378 square feet) and associated co working space (4,275 square feet) on the ground floor; (2) renovating the existing office space on the second floor to create a full floor plate, allowing for the addition of 2,480 square feet of office space, (3) constructing a new floor at the top of the building containing a 7,709 square foot restaurant space (and served by dedicated entry on the ground floor); and (4) establishing 3,869 square feet of amenity space serving the building's office tenants in the basement. In total, the Project consists of 17,711 square feet of newly constructed space and increase in Gross Floor Area of 8,824 square feet.

Tree removal permit #794862 trees are within 10 feet of the public right-of-way also meet one of the following size requirements:

20 feet or greater in height,

15 feet or greater canopy width

12 inches or greater diameter of trunk measured at 4.5 feet above grade.

All ten (10) trees have "DPH" Diameter breast height of 12 inches and tree heights 30 to 35 feet tall.

Therefore the attached public comments request that the Board of appeals upholds the Department of Public Works order to allow these 10 trees to remain.

Andrew Stern San Francisco CA 94121 US ""It's the city's responsibility to take care of the tress on the sidewalks. Use the money you collect from the citizens of SF for the right reasons, instead of wasting the money as the city government does so often. Do the right thing!""

Claudia LandivarSan Francisco CA 94107-3484 US ""We need more trees, not fewer! And this policy seems disingenuous—which should not be tolerated at any level of government.""

Frank Swilling Daly City CA 94015 US ""We need every healthy, non-invasive tree we can get.""

Martha Bridegam San Francisco CA 94103 US ""Another case of the city removing trees with no visible explanation. Doesn't make sense unless they affirmatively want to make the streetscape less welcoming.""

Edward Hilton Alameda CA 94501 US ""Many years ago I volunteered w/ SF Friends of the Urban Forest, and planted a lot of trees, possibly even these.""

Mari Mack (Tamburo) "" CA 94937 US ""Stop removing our urban forest! ""

Matthew L. SteenSan Francisco CA 94103 US ""What are the reasons for this action? The Trees are maturing and appear undamaged and healthy. I'd like to point out that the continuing removal of healthy street trees negatively impacts the density and volume of our urban forest canopy (now at 13%) and runs counter to climate change policies outlined in the SF General Plan. ""

Stefan Jon Silverman San Francisco CA 94109 US ""I like saving trees, they keep the air healthy""

Carol Hogan Ormond Beach FL 32176 US ""Will San Francisco become a city devoid of green? Save the trees!""

J Michael Hampton San Francisco CA 94103 US ""They need to b properly maintained. e.g., pruned, trimmed, properly watered. Trees provide comfort and shade, beauty to the urban landscape. ""

James David Anderson, PH.D. San Francisco CA 94102 US ""Since when did Prop E allow the DPW to REMOVE healthy trees? If diseased, yes, but then REPLACED. Lacking personnel? Hire more. A "world class city";, a \$10 billion budget, one of the nation's highest, and we can't maintain our trees?""

Russell Deason San Francisco CA 94110 US ""Removing ANY trees in SF that are not diseased or damaged is wholly idiotic ""

Brienne Lee Brown San Francisco CA 94107 US ""San Francisco is the least green city I have ever seen. Please refrain from removing mature trees from this city, especially since you do not plan on replacing with anything else. ""

Dianne L Nowak Millbrae CA 94030 US ""Save the trees!""

Karen Ulring San Francisco CA 94117 US ""What an outrage to remove these healthy and beautiful trees. DO NOT DO THIS!!!!""

Sarah Aird San Francisco CA 94102 US ""Those are some of my favorite trees. They are one of the primary locations for birds in the center of San Francisco, something I noticed many years ago and love. Science continues to show the benefits to humans of having trees in urban areas (helps people psychologically, emotionally, lowers crime rates, etc). I don't understand why in the world the city of San Francisco would consider removing those trees. And how does removing healthy trees fit in with the city's plan to plant ~2,000 more trees in San Francisco over the next two years to meet the city's climate goals of being carbon neutral?""

Iryna Moskalenko San Francisco CA 94117 US ""Trees and other live plants bring so much beauty and peace to otherwise concrete faceless urban buildings. Killing healthy trees like that is a like a crime. It is a shame to be living in such affluent City that fails to take care of trees and streets. What a disgrace!""

Lenore Prischmann San Rafael CA 94901 US ""San Francisco is so bereft of trees already. Those we have are of extreme value and cant be replaced for what they have invested in them already. This is an idiots plan and needs to be replaced.""

ely lemus skokie IL 60077 US ""We need more trees around us!""

vicki duffett San Francisco CA 94116 US ""Our city needs more, not fewer healthy, beautiful trees!""

John Alex Lowell San Francisco CA 94117-2614 US ""The roots of these ficus trees are not buckling the sidewalk. San Francisco BOS & Mayor Breed are committed for San Francisco to be more of an egagef Green city. To cut down these trees would counter their & our will.""

Jocelyn Cohen San Francisco CA 94110 US ""the Ficus trees are a signature tree for this area. Unfortunately, they are now on the bad tree list. Seems everytime we finally get mature trees with a particular species they go on the ""bad tree list."" These ficus trees could be beautifully cared for and pruned to be elegant and be an asset to the entire SF. Shame on BUF, our City tree agency should be preserving mature trees and giving them the care and proper pruning they deserve. Jocelyn""

Desiree Barrera San Francisco CA 94110 US ""I'm a sf native and feel the importance in this""

Lansford Mellon San Francisco CA 94134 US ""bad idea to return

the tree maintaince to the city. this group of people are in line with parks and rec and want to put in artificial grass, cut down all non native trees and would like to pave over all of nature if they could. this group should be removed from office. they don't have a clue to how to coexist with nature.""

Lorry Clark Sandy Springs GA 30328 US ""What kind of boondoggle do the City fathers wish to propogate in what they consider a forward-looking area - the stupidity and shortcitedness of this rapeing of the land when completely unnecessary only demonstrates the war against Nature and the weakness of the San Francisco's leadership!""

Patricia RobertsAbiquiu NM 87510 US ""My birthplace, San Francisco deserves a green canopy!""

Adrian Dukart Mesa AZ 85204 US ""I don't live in California, but trees are trees and we all need to breathe! Good luck x""

Nicholas Gregoratos San Francisco CA 94110 US ""We need more trees not fewer. ""

Barbara Blaser Pittsburg CA 94565 US ""We need trees for beauty and life. Stop it!""

Pam Dannenberg San Francisco CA 94110 US ""I believe in having and keeping trees in San Francisco. This helps to provide shade, combat carbon emissions from cars, create a healthier environment and to preserve the beauty of the City by replacing cement with green, living things. Please do not remove these healthy trees. Thanks!""

Aaron Goodman San Francisco CA 94112 US ""Trees matter, and the city is chopping them down too fast, anyone there paying attention to global warming? ""

Tom Edminster Pacifica CA 94044 US ""Green canopy & green in San Francisco is important.""

Gary Virginia San Francisco CA 94114 US ""What is the reason for the proposed tree removals and what are the proposed replacements? Healthy, mature trees are expensive and add many benefits to our urban landscape. Any new smaller trees will be dwarfed by the tall buildings and take away 90% of the benefits listed of the current trees. The fact that neighbors and merchants OPPOSE the removal should prompt a public hearing to share facts, reasons, alternatives. Thank you.""

Susan Latham San Francisco CA 94118 US ""Please do not remove these trees! They are beautiful and are home to birds.""

Sally Rosenman San Francisco CA 94123 US ""We need the trees!!!""

john stallone Petaluma CA 94952 US ""Cutting down healthy trees is

downright stupid."""

Hugh KENNY LOS ANGELES CA 90039 US ""It's an idiotic move to cut mature trees in our climate difficultirs""

Susanne Rigsby Meadview AZ 86444 US ""Urban forest growth is important ""

susann thomas dallas TX 74248 US ""i love trees""

John Lewis San Francisco CA 94110 US ""Trees are an important ecological and aesthetic life of our city.""

Kim Mosteiro San Francisco CA 94102 US ""It is detrimental to the health of our community. ""

Nann White San Francisco CA 94114 US ""Not sure why you would want to eliminate fully grown healthy looking trees that create shade and habitat unless the building was undergoing demolition. So I agree the trees should stay.""

Beverly McCallister San Francisco CA 94115 US ""Trees clean smoked filled air and provide much needed homes for birds. ""

Diane Fenster Pacifica CA 94044 US ""With the onset of climate change, we need every tree we have Ecologically unsound to remove them!""

Jerry Clark Chico CA 95926 US ""We have to stop changing the direction of the city's design with every new department director. This should be be on the ballot or at least we can sway the Board of Supervisors to get on this.""

jean hansel San Francisco CA 94109 US ""The trees are important and need to be saved.""

Michele Francis San Francisco CA 94122 US ""I love trees, I love shade, I love the birds and bees who need a home.""

abby kovalsky san francisco CA 94112 US ""Please let SF have some dignity left!""

Margaret Nagela Blank IL 99999 US ""No trees - no clean air. ""

HL Vicini San Francisco CA 94102 US ""Please help keep San Francisco Green!""

Deborah Denehy San Francisco CA 94117 US """"This has got to STOP!""""

Karen Campbell San Francisco CA 94117 US """"Mature trees are vital to the quality of life within the city and are essential for mitigating the effects of climate change. Trees provide much needed green space in the urban environment improving the quality of the air we breathe, providing shade as well as habitat for bird life. Please do not remove these significant and cherished trees of San Francisco. """"

Linda lau San Francisco CA 94110 US """"City officials, please don't be short sighted and remove mature trees to save on maintenance cost, which pales in comparison to longterm benefits for the community. Trees provide so much health benefits for people and the environment.""""

Loretta IppolitoSan Francisco CA 94115 US """"Why is there a city order to remove ficus trees in the first place? Perhaps we need to work on getting this order rescinded.""""

Laurence GriffinSan Francisco CA 94115 US """"Please leave these trees alone""""

Ian Atlas San Francisco CA 94107 US """"Trees are the health and wealth of our beautiful city!""""

David Elliott San Francisco CA 94134 US """"We should be planting trees not removing them.""""

Jacob Wang San Francisco CA 94121 US """"but only because they are healthy""""

J DeJong pacifica CA 94044 US """"Trees are an important feature of the city """"

Linda SutherlandBendigo VIC 3555 Australia """"Just visited from Australia and loved the trees, we all need to breathe!""""

Jeannine Cuevas San Francisco CA 94121 US """"California is losing millions of trees in these fires. They're a symbol of life. Don't kill them.""""

M. A Reybear "" "" "" US """"Trees are very important In Our polluted city! We should be planting more instead!""""

John Rizzo "" "" "" US """"With the climate change disaster looming, we need as many large urban trees as possible. """"

jeffrey Doney San Francisco CA 94114 US """"outrageous to remove the beautiful, Mature trees ! For so many reasons!""""

Pat Tibbs San Francisco CA 94114 US """"We MUST save our trees if we want to save our planet. Think long range!""""

Charles Marsteller San Francisco CA 94102 US """"In a few

years, it may be illegal to cut down any trees. It is more likely that there will be an urgent need to plant billions more to deal with the Carbon crisis."""

Helen Opie Granville Ferry "" BOS 1K0 Canada ""I am signing because reducing urban forests is cutting off your nose to spite your face and because I have friends there who have breathing problems and don't want you to exacerbate ANYone's health problems ""

Judy Irving San Francisco CA 94133 US ""save these healthy trees for the birds!""

Helene Wenzel San Francisco CA 94114 US ""We need more, not less greenery to soak up the emissions that are threatening our planet. Other countries have wrapped concrete pillars in foliage, covered roofs with gardens.....The cost of maintaining pales in the face of the damage this will add to.""

JULIA BALLARD BROOMFIELD CO 80021 US ""We need more of these beautiful trees, not less. Leave them be. ""

M. Wilks Phoenix AZ 85027 US ""I grew up in the bay area. Tree lined streets kept the summer temps mild, air cleaner, neighborhoods and cities tranquil due to wildlife trees support. Trees, as well as grass, in city areas and neighborhoods are needed to help in the fight against climate change. What they provide far outweighs any maintenance costs. The idea that in San Francisco, trees have to be fought for to be kept from being removed is shocking. And ficus trees do not become huge trees. There is no need to remove them. They should fall under legal protection considering the tree's are over 60 years old. These 1960's tree's deserve some respect for what they have contributed for decades to the streets of San Francisco, to its people, it's wildlife, it's air, and climate. They should be protected not killed. This is a protest in person issue people, we need a 1060's approach, get out there and protect those trees they keep us alive.""

Alejandra Rassvetaieff San Francisco CA 94128 US ""we need trees in San Francisco""

Michelle Phillips Kalispell MT 59901 US ""Proud resident of a town belonging to "Tree City" by Arborday Foundation-City officials should be ashamed and embarrassed; cutting trees down to save on maintenance costs. Very sad.""

Vivian Imperiale San Francisco CA 94127 US ""We need trees""

James Pounders San Francisco CA 94102 US ""We need green in our city. ""

mn parker San Francisco CA 94115 US ""Trees good. No tree? No good. ""

Chris Cojuangco Daly City CA 94014 US ""We need more trees in this part of town, PERIOD. and put up some murals, for crying out loud.""

lewis may San Francisco CA 94111 US ""Please don't destroy these beautiful trees!""

Brook Sutton San Francisco CA 94127 US ""It is inappropriate to be removing trees in San Francisco, regardless of personal plant and tree preferences. Add more trees you like, but don't remove established healthy trees you don't like, just because of species or maintenance convenience.""

Anastasia Glikshtern San Francisco CA 94127 US ""The city tries to kill as many trees as it possibly can. ""

Bev Jo Oakland CA 94602 US ""Killing even one tree is criminal. This is outrageous...""

Conrad Minshall San Jose CA 95129 US ""The Department of Public Works is creating a shameful legacy for itself with the focus on ""sweeps"" of the homeless - including via unnecessary waste of precious water in negligently hosing down large areas rather than spot cleaning as needed - and killing large numbers of street trees. Life is not risk-free, and trying to make it risk-free is unrealistic. The costs of elevating safety above all other values are too high, and ultimately will make people fragile and fearful - not necessarily safe. Limbs fall off trees and hit people, just like lightning occasionally strikes people, but these are rare events. We should no more cut down trees to eliminate the risk of their falling limbs causing injury, than we should (if it were within our power to do so) eliminate lightning from storms because it might injure or kill someone. If, contrary to statistics and common sense, you have an excessive fear of being hit by a falling tree limb, avoid walking under these trees, or if you do, wear a helmet. Don't kill the trees.""

Conrad Minshall San Jose CA 95129 US ""Maintenance yes, killing no.""

Conrad Minshall San Jose CA 95129 US ""That might indeed be part of the plan. The city government already shamefully spends money to make the streetscape less welcoming - removing benches people can sit or sleep on, embedding pieces of metal into concrete walls and embankments to make them unfriendly to skaters, etc.""

Mary Anne Kayiatos San Francisco CA 94109 US ""The city needs more trees not less, especially since chopping down all the trees down the middle of Van Ness taking away two lanes for traffic. Traffic is absolutely horrible on Van Ness and all the parallel streets. So the level of carbon dioxide into the air has increased tremendously and the number of trees to absorb it has decreased immensely.""

Nancy Rieser Crockett CA 94525 US ""Do NOT destroy trees because it make cleaning around prexisting landscape easier and cheaper. Does not the City have a committment to public health, city wildlife, not

over burdening water sewer systems and fighting climate change?""

Mary Sue Meads Oakland CA 94611 US ""Cutting any mature and healthy tree adds to the No .2 climate issue: deforestation, and will derive the area of shade and the air cleansing ability of older trees. Cutting them i a very stupid and short sighted plan.""

Kenneth Torregrossa Brooklyn NY 11228 US ""Trees are necessary for many reasons ... but mostly for our health & well being ""

Susan Shalit San Francisco CA 94102 US ""San Francisco chopping down our city trees flies in the face of sanity by creating blight and adding to climate change. Most cities are trying to plant more trees! San Francisco policies are the height of ignorance, idiocy, laziness and the poorest of priorities.""

Diana Scott SF CA 94116 US ""The city should not be removing healthy trees, and Bureau of Urban Forestry violates its own guidelines when it supports their removal. This is a cynical move; money must be found for tree maintenance, not removal.""

Ted Harazda Bradenton FL 34203 US ""I'm a life-long ""Tree Hugger""...and proud of it !""

George Horbal San Francisco CA 94103 US ""It's not called THE TREE OF LIFE for nothing.""

Mike Zonta San Francisco CA 94112 US ""We don't need to be cutting down our trees. We need to be planting new ones (especially in the desolate streets of the Sunset.""

Susan Conforti Auburn CA 95602 US ""We need more trees not less.""

xen bioa san francisco CA 94109 US ""SICK but not the trees = the ones who plan to cut cut cut and chop chop chop healthy trees So all new city hires have some sort of work rather than sitting round drinking coffee and eating donuts - thats why those trees are going to disappear""

Sally Pina San Francisco CA 94114 US ""I'm signing because the ""volume of our urban forest canopy, already the smallest (at 16%) of any major American city today"" is really a sad state of affairs. With so few trees in our city, except in Golden Gate Park and a few other areas, why in the world would you want to remove trees?? Saving money? Come on San Francisco, you can do better than removing some of the very few trees that still exist in our city. This is not forward thinking, this is short term thinking to save a few bucks while destroying some of the natural beauty still existing in our beloved city.""

Zach SF San Francisco CA 94110 US ""so true!""

Jurek Zarzycki Fremont CA 94539 US ""Trees are life! We need trees the way we need fresh air and the way we need clear mind.""

Alicia Lippman Sacramento CA 95819 US ""Cutting down trees because you're too lazy or cheap to maintain them is just... wrong.""

DEWITT CHENG San Francisco CA 94122 US ""More trees, not fewer. Create jobs for the unemployed or underemployed. SF has the money; does it have the spine and heart?""

MESHA MONGE-IRIZARRY San Francisco CA 94124 US ""It makes no sense to sacrifice trees that give us shade and oxygen""

Nedra Ruiz San Francisco CA 94133 US ""These trees bring beauty and shade!""

Bridget Kelly San Francisco CA 94127 US ""Stop the madness! We love our trees- and the tree Nazis need to stop. No more miss nice guy here. As usual, our local Government DIES NOT LISTEN TO US, we the people! ""

Anakh Sul Rama San Francisco CA 94102 US ""We need more trees!!!!""

Trey Pitsenberger Garden Valley CA 95633 US ""It takes years for these trees to grow, and it seems it would be better to trim the trees? ""

Bill Quinlan Toledo OH 43614 US ""The trees are part of my city's history and only beautify the area. When I came back home I look forward to seeing them. Don't get rid of them.""

Saundra Hollowaysan diego CA 92111 US ""Every day a 40 foot tree takes in 50 gallons of dissolved nutrients from the soil, raises this mixture to its topmost leaves, converts it into 10 pounds of carbohydrates and releases about 60 cubic feet of pure oxygen into the air. Pure....OXYGEN!""

Roland SALVATO San Francisco CA 94109 US ""Cutting these trees is all about providing jobs for an overstaffed city administration.""

Edward Hilton Alameda CA 94501 US ""What does San Francisco Friends of the Urban Forest have to say? I volunteered with them for the period of 20 - 25 years ago and planted a LOT of street trees. It seems to me that they would have a well thought out position.""

Jóna Bjarnadóttir Reykjavk "" "" Iceland ""Jóna Bjarnadóttir""

xen bioa san francisco CA 94109 US ""those birds are called brewers blackbirds - shiny black ones are male lighter colored/ grayish are females love'm they are wonderful and if given chance will hop on table and peck at muffins - they nest in groups and watch out for each The trees are their safe zone - the progressives here in sf are immune to animal rights""

Stephanie Courtney Smithfield "" D7 Ireland """"This is not the time to be removing trees from the city, the state or the planet. """"

chiedza kundidzora berkeley CA 94703 US """"I believe we need to keep SF green. It becomes more barren and filthy everyday. Our city should be working to plant trees, not tear them down""""

denny pallenbergsan francisco CA 94107 US """"Just b/c the city is now responsible for these trees you want to cut them down. Seems like a very poor solution to management of trees in an urban area. SAVE THE TREES! Get rid of bureaucrats making stupid decisions. """"

Gary Ferns Cotati CA 94931 US """"San Francisco needs more trees, not less!""""

Michaelle CarterEugene OR 97402 US """"These trees are living and honored citizens (more like people than corporations) and unlike corporations they share there wealth with all.""""

Bonnie McGregor San Francisco CA 94110 US """"We've seen this before, remove thousands of trees and put in twigs. When a tree is sick do a removal, not before.""""

Lee Jewell San Francisco CA 94114 US """"We must plant more trees not remove them. Trees are important for our canopy diversity and for free house gas mitigation.""""

Natalie Downe London ENG N1 1lr UK """"I believe not all of the trees should come down, and the bat and bird habitat assessment / mitigation has not been met""""

Jose Luis Gutierrez San Francisco CA 94110 US """"Save the 24 th street ficus """"

Matthew Coelho San Francisco CA 94110 US """"This is terrible news! Having lived in this neighborhood for the past 7 years, I often stop just to take in the view of all of these beautiful trees intermixed with the busyness and happens on 24th. Apart from that - why remove these healthy, beautiful trees? """"

Martin Rapalski San Francisco CA 94110 US """"The city hiring professional arborists would prevent the removal of these trees. They're only a problem because they've been improperly pruned by DPW workers with little or no training.""""

M Rex Stockholm "" "" Sweden """"We need MORE trees, not less!""""

Inger John Newport WLS SA420QN UK """"Any trees that don't HAVE to be felled should be allowed to stay.""""

Cristalle Boone "" MI 48726 US """"...because I lived & wallked San Francisco for 12yrs.""""

ian montgomery San Francisco CA 94112 US ""What the hell is wrong with the people?? Yeah, remove all the trees so it saves us a few dollars. What a pack of morons. Leave the bloody trees alone. They enhance our city and lives in so many ways. Unbelievable.""

Lorraine Cathey San Francisco CA 94118 US ""I love the ficus trees. They provide much-needed shade, and abode for the many songbirds. As a science teacher here in the city, I roundly protest the removal of these trees, especially since it is hinted that the removal is based solely on finance, not on ecology nor aesthetic. Shame!""

Lisa Awbrey San Francisco CA 94117 US ""As a San Franciscan and a landscaper....I am ashamed of my city. These are mature trees that no longer require irrigation. They provide beauty, shade, habitat for birds and cooling for our hot urban areas where reflected heat is a problem. It's almost as if the city is trying to punish the majority of voters who emphatically voted for the city to maintain and protect a valuable resource: our urban forests and our sidewalk trees.""

sue terence San Francisco CA 94118 US ""I am a teacher and as lover of nature. I appreciate the immense contribution of urban trees to humans and all other creatures. ""

Michael Patton San Francisco CA 94102 US ""Maintain the trees and keep the mature growth! Stop decimating our city!!""

Denise Toledo San Francisco CA 94124 US ""The city needs more trees to clean purify the air, less trees means less filtering ""

Jo Ann Shain San francisco CA 94109 US ""Trees are good for our urban environment and for us.""

Jessica Patty Daly City CA 94014 US ""Leave our trees alone.""

Kevin Leong San Francisco CA 94124 US ""Too many people and not enough trees and park.""

Lawrence SchruppSan Francisco CA 98569 US ""These trees shade the sidewalks and businesses of 24th Street all the way from Potrero Avenue to Mission Street. What an ill-considered, destructive move by the inaptly-named Bureau of Urban Forestry. Is the DPW in business to maintain the city, or just to make its own job easier? Disgraceful. And just let a homeowner try to remove a damaged street tree that threatens a building; the bureaucracy is not so keen on that. What a misdirection of tax dollars.""

Therese George Crockett AL 9452594525 US ""What lovely trees! Trees make a neighborhood. Increases property value, as well as helps keep the air clean, AND they are BEAUTIFUL! Please don't remove them!""

Hilary Davis San Francisco CA 94134 US ""We love are trees! They are the only habitat for birds in the city. They also provide,shade and beauty to our nrighborhoods.""

Allison Vogel Crockett CA 94525 US """"Nature must be preserved not stripped away. """"

Nolen Barrett San Francisco CA 94121 US """"Fewer trees = ugly, and we pay too much money to live in a baron, ugly city.""""

Patricia Holderby CROCKETT CA 94525 US """"Removing more trees???? Ridiculous! Save these Ficus trees - they are beautiful, and they help keep our air clean and our lungs clean!""""

Elaine Becker Roanoke VA 24018 US """"We NEED trees!""""

Dena Aslanian-Williams San Francisco CA 94116 US """"One of the silliest things I've read. Stupid idea. I love those broccoli trees""""

Samuel Saravia South San Francisco, CA CA 94080 US """"The City's Fickle Feeling for Ficuses is a Familiar Failed Focus of Funding For the Future of our Foliage.""""

Ann Savoie San Francisco CA 94117 US """"Trees are beautiful!!!""""

Michelle Jacques-Menegaz San Francisco CA 94118 US """"We need more trees, not less! Removing trees is not the solution to reducing maintenance costs.""""

nancy weber San Francisco CA 94116 US """"We need more trees we voted for more trees - it's very important for health And beautifies neighborhoods""""

Jan Naft San Francisco CA 94114 US """"Just because the city is stupid, doesn't mean they should destroy life.""""

Amy Mullen San Francisco CA 94114 US """"These are beautiful trees that provide shade, are an integral part of the Mission, and support bird life. Remove our beloved trees! """"

Yvette Mendez Austin TX 78745 US """"The cutting down of trees in urban areas further contributes to climate as well as diminishes needed oxygen in an already polluted environment. Stop the cutting down of ficus trees!""""

Sylvia Nunez Sacramento CA 95818 US """"Trees are our connection to life and health of all creatures! """"

Suzanne Cortez Sanfrancisco CA 941112 US """"Because There is No reason to do this Tress can be trimmed and Maintained But why cut them down? What about all the trees in the city Are they going to cut them down too? Why target the Mission? """"

gail juarez Pacifica CA 94044 US """"I have seen these trees grow from saplings over 40 years ago, why must they be destroyed?""""

Ada Gonzalez San Francisco CA 94110 US """"I was born in the

Barrio, and grew up with these beautiful trees, why would you want to chop them down they are part of the historic mission district.....""

Alejandro Rodriguez San Francisco CA 94118 US ""The trees add to the aesthetics of this beautiful cultural corner of San Francisco.""

Vika Boyko San Francisco CA 94611 US ""We should keep as many trees as we can""

Nancy French San Francisco CA 94110 US ""I live here and the trees are what keeps this area somewhat livable. Please keep them. ""

Ariela Morgenstern San Francisco CA 94132 US ""We need MORE not LESS trees - this is shameful!""

Cathie Anderson San Francisco "" 94133 US ""We need more trees in the city - not less. They provide much needed nature, cleaner air, and elevate the feel of the neighborhood. ""

Katherine Robichaud San Francisco CA 94610 US ""This city needs more trees. They add value to neighborhoods and make the city beautiful, plus help us with clean air. ""

Fred Zeleny Baltimore MD 21202 US ""When I lived in SF, those were some of the first trees I saw every morning. If you want to improve the city, get rid of the finance people, not the trees. ""

Stephanie MufsonOakland CA 94612 US ""Trees are important for air quality, and for mental and spiritual health. Everyone knows this. Please don't do this""

Edna Raia San Francisco CA 94117 US ""We need more trees in SF, not less!""

Olaf Guadarrama "" "" "" US ""Keep those healthy, beautiful trees!! I enjoy those when I'm wandering the neighborhood, no need to get rid of something that contributes such a peaceful atmosphere to the community. Save the trees!""

Carson Fuetsch Fremont CA 94537 US ""Because not only fuck the man- but fuck the cost. We like our trees, I believe this is something worth the cost (and assumed jobs) to keep them""

Christian Simonsen San Francisco CA 94114 US ""We need more trees in SF, not less!""

ayelet cohen san francisco CA 94108 US ""More trees. Less people""

Chloe Krumel Venice CA "" US ""Tree lined streets are part of San Francisco's charm. ""

Jeremy Howard "" "" "" US """"having no trees sucks!!"""

Greta Schnetzler San Francisco CA 94107 US """"The Mission Street trees provide bird and insect habitat, shade, cleaner air and character to the neighborhood. The City's prior abdication of maintenance of trees and sidewalks are to blame for where we are today, they should not be able to get out of this by simply cutting down mature trees, rather than remediating its own neglect. This feels like an attack on the vendors and residents who use the street. I have seen the small, immature trees that would replace the ficus trees and it will take decades for the shade and habitat to be replaced if those trees make it at all."""

esther gallaghersan francisco CA 94110 US """"we need more new trees, not to cut down the nice old ones!!"""

Hayley Nystrom Los Angeles CA 90254 US """"I used to live in SF, and it can use all the greenery it can get. """

Evan Ernstson Petaluma CA 94952 US """"In a seemingly never-ending attempt to change the landscape (physical and otherwise), the City has deemed its eldest residents a nuisance and wants to kick them out too. Shame!"""

Susan Wolfe Vermillion SD 57069 US """"Trees are essential to the survival of the planet."""

Tony Holiday San Francisco CA 94108 US """"Treasure seriously important to humans. Destroying healthy trees should be illegal. """

Trish Haugen Vancouver WA 98665 US """"We need to be planting trees to mitigate carbon!"""

Noelia Bermudez San Francisco "" 94112 US """"I'm sing because it wrong To cut the □ tree very wrong"""

Adele Framer San Francisco CA 94117 US """"We need as many trees as we can get. Do not kill healthy mature trees. It takes years to grow one."""

Sitka Spruce Oakland CA 94618 US """"These are healthy and mature trees, and there is nothing wrong about leaving them there. As climate change continues to intensify, these trees will not only sequester carbon dioxide, but also provide shade and evapotranspirate humidity into the atmosphere. Cities and urban areas need to be planting more trees, not removing them."""

Jesse Dean San Francisco CA 94105 US """"Please keep and preserve the small bit of beauty that's left in this city."""

Monica Pena "" "" "" US """"Trees are important in many aspects.. save the trees □□□"""

Miguel Oropeza San Francisco CA 94110 US """"These trees are

iconic and beautiful."""

Maralyn Sekona Modesto CA 95354 US ""I'm signing because we need more trees and native plants. As my friend the Lorax says "...I speak for the trees, for the trees have no tongues. And I'm asking you sir, at the top of my lungs, Oh please do not cut down another one.""

Jeremiah McWright San Francisco CA 94129 US
""#SaveTheTrees""

Jessy Exum San Francisco CO 94103 US ""Those trees are the best part of the area. Cutting them down is so wrong!""

Yuriy Dybskiy San Francisco CA 94114 US ""Love trees ☐""

Sally Dannels San Francisco CA 94110-2725 US ""I have lived in the Mission for 35 years. These trees are beautiful. I don't ever recall them being dangerous. Im sure more people have been injured walking off a curb or into a post.""

Ivan Thelin San Francisco CA 94124 US ""Trees are good for us.""

Nicole Ulakovic Berkeley CA 94720 US ""Trees keep our communities healthier""

jessica brattain Flower Mound TX 75028 US ""For treebeard!""

Delaine Eastin Davis CA 95618 US ""My family came to California in the Gold Rush. Four generations before me lived in the City. Honor our history and preserved the Ficus trees.""

Sonya Rodolfo-Sioson Berkeley CA 94702 US ""My family contains many tree lovers and planters, so removal of any tree that does not pose any hazard breaks my heart. Trees are the lungs of the planet, as they use carbon dioxide and produce oxygen.""

Donna Tuttle San Francisco CA 94131 US ""We should be nurturing and caring for our mature trees and planting more, not cutting trees down. Who has the contract for destroying the trees?""

Jorgeanne Labou Santa Rosa CA 95403 US ""This is ridiculous to kill every living thing. You disgust me.""

lu carpenter san francisco CA 94131 US ""killing healthy trees is simply stupid. they are our allies.""

Lauri Hjelm San Francisco CA 94110 US ""We are supposed to be saving trees not cutting them down. Who is in charge of cutting down most of the mature trees and putting in new tiny trees that will take 20-30 years to be a significant ... oh just get a clue.""

Dorothy Ruggles San Francisco CA 94127 US ""Please preserve the Ficus. They are beautiful trees and contribute to our lives in very

positive ways. Why kill them? They are a most beautiful asset to our city. Why take them away? They are healthy and gorgeous.""

Amanda Orloff San Francisco CA 94133 US ""The trees must stay. They make it more of a home for those of us who live here.""

Glenn Nevill San Francisco CA 94110 US ""We need these trees""

Janet Minto Sherman Oaks CA 91423 US ""Save those trees!""

Georgia Donovan Rockford MI 49341 US ""Those trees have rights! And they provide cover and oxygen!""

Susan Harte Blue Island IL 60406 US ""We love are trees""

Annette Long-Stinnett Tahlequah OK 74464 US ""The life of the planet matters!!!""

Karen Baker Orlando FL 32810 US ""This is ridiculous they cannot and will not be removed! If yhey dont like it tell them to go live in the desert! They are essential for climatechange they are a must and you need them to stop land erosion. A d tthey cause the price of real estate to go up and provide clean oxygen which is needed more than ever.BAN ON REMOVAL!""

Sebra Leaves San Franicsco CA 94110 US ""Save the trees in our backyards and gardens.""

Laura Milvy SF CA 94134 US ""This city is so mismanaged.""

Steven Ramar Hyannis MA 02601 US ""Yo! Public Servants! You are here for OUR benefit - not the other way around. The residents want the trees, and we want our tax dollars to go toward paying for the care of the trees. A servant telling a Master how things should be - ridiculous!""

andrew Koosed south euclid OH 44121 US ""Save the Trees SOS!!!""

Thomas Webster Cleveland TN 37312 US ""Save the Focus Trees in San Francisco""

Vanessa Bartley Huntsville AL 35802 US ""Ficus trees are absolutely beautiful. Do not destroy them just to make city maintenance easier. Provides shade, beauty, and homes for creatures.""

Jonathan Dillard Cleveland TN 37312 US ""Save the Ficus Trees in San Francisco""

LEAH GONZALES Berkeley CA 94705 US ""I've seen the same

actions here in Berkeley. They've killed our trees. Stop the harm to our environment, our air and our lives. Oh and don't fall for the offer of replacement trees if it comes up. Those genetically modified trees were cause more damage to the streets sidewalks sewers and environment.""

Denise Johnson Huntington Beach CA 92649 US ""save our trees
□""

Kory Semitekol Oakland CA 94619 US ""I just recently parked under one of the large ficus trees to shade my vehicle from the hot sun, and looked up at it and was so grateful for very healthy large oxygen producing and carbon capturing trees within a concrete paradise. Very beautiful mature trees worth keeping. Landscaper and botanist here.""

Chris Carson Riverside "" 92503 US ""Must U kill EVERYONE, OPPTS!#@%\$. EVERYTHING ?""

Gail Sredanovic Portola Valley CA 94028 US ""All cities need trees and San Francisco is short on trees. It is insane to remove healthy trees.""

doria wosk miami FL 33116-3356 US ""SAVE AND PRESERVE OUR PRECIOUS NATURE""

Sheila Miller Longmeadow MA 01106 US ""Leave the ficus trees alone!!""

Sue Ellen LupienMaumelle AR 72113 US ""What a stupid idea, save the ficus trees.""

Sherry Rogers Wilmington "" 19808 US ""We need our trees!! Stop destroying them. Haven't your fires killed enough trees. Shameful""

Cecilia Rael San Francisco CA 94110 US ""We need more trees""

Anita Kanitz Stuttgart "" 70378 Germany """"Only when the last tree is cut down, the last river is poisoned, the last fish is caught, will you realize that money cannot be eaten." (Cree wisdom) There is no doubt that global warming is man-made, primarily by burning fossil fuels such as coal, oil and gas. The world is far from on course to limit global warming to a maximum of 1.5 degrees. This limit will probably already be exceeded by 2040, even with increased efforts for more climate protection. Even with a smaller increase in temperature, the effects of global warming are more serious than previously assumed. By saying goodbye to the burning of coal, oil and gas, the consequences can be kept within limits. However, this must happen much faster than before: emissions must be reduced by almost half in the current decade and investments in climate protection increased by a factor of three to six. Disasters caused by the climate have increased tenfold in recent decades: around 50,000 people die every year as a result of natural disasters. Others lose their homes or crops to storms, droughts and floods. Welthungerhilfe supports people in acute need and makes provisions. So far, the atmosphere has warmed by about 1.1 degrees. This is already causing major damage today - and it gets worse

with every tenth of a degree. The consequences include heat waves and droughts, extreme rainfall and hurricanes, the thawing of permafrost in the north and the loss of biodiversity. Sea levels are projected to rise by half a meter to almost a meter by the end of the century, then the rise will continue for centuries and millennia further. The corals in the tropics die off with even a small increase in temperature. Extreme storm surges, which today occur once a century, could happen every year in the future. The consequences also include greater insecurity in the food supply, the destruction of coastal ecosystems, high economic damage and the spread of physical and mental illnesses. As warming increases, so does the risk of sudden and extreme changes. Warming of more than two to three degrees would irreversibly destroy the ice sheets on Greenland and western Antarctica and sea levels would rise by several meters over a period of millennia. 3.3 to 3.6 billion people live in regions that are particularly affected by global warming. These include the coastal regions, particularly less developed countries, small island states and regions in the Arctic. Within the states, the poor, marginalized and indigenous peoples are particularly affected. They hardly contribute anything to the warming, but suffer particularly from the consequences. The poorer half of the world's population contributes only 13 to 15 percent of CO2 emissions, while the richest 10 percent are responsible for 34 to 45 percent of emissions. For several decades, the number of climate-related natural disasters has increased significantly. According to a UN study, there have been more storms, floods, landslides and other disasters since 1960, which, in addition to the quantitative increase, have also become more intense and therefore more serious. Accordingly, the costs of economic damage have also risen in recent decades. Scientific studies show that these accumulations are largely due to man-made climate change. For example, the frequency of natural disasters caused by endogenous or tectonic causes (volcanic eruptions, tsunamis, earthquakes and their consequences) has remained constant over the years. Disasters caused by the climate have increased almost tenfold. Heavy rain and flooding are basically favored by two factors. On the one hand, sea levels are rising due to melting ice. This leads to high water and flooding in many coastal areas. On the other hand, more water evaporates from the warming seas. The resulting cloud masses rain down over the mainland and produce more precipitation in a shorter time. In view of the great damage that warming is already causing, people around the world must adapt. This can mitigate the consequences, especially for regions that are particularly affected. To do this, rich countries must increase financial flows to poorer and particularly affected countries. Adaptation must be planned for the long term in order for it to be successful. Greening cities, restoring wetlands, adaptive agriculture, and early warning systems for disasters are ways to address climate change. The possibilities for protecting the climate have improved greatly in recent years. Renewable energies have become much cheaper. We don't have a second planet in our suitcase. If we don't act now, we will be the last generation on earth."""

From: [Shelley Bradford Bell](#)
To: [BoardofAppeals \(PAB\)](#); [Dave Osgood](#); [Preservation Consortium](#)
Subject: Save the Trees at Mission/Spear on May 15
Date: Monday, May 6, 2024 10:48:26 AM

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

Dear Members of the San Francisco Board of Appeals,

I ask that you oppose the appeal and uphold the Decision of Director Short of DPW regarding the 10 mature trees at Spear and Mission. I have had the great honor and pleasure to serve as an Environmental Commissioner and a Planning Commissioner for the City and County of San Francisco in the past and I know firsthand why these trees are necessary and vital to the City, and how much work went into making the policies that protect them.

The critical work by staff of both these departments of the City gave priority and protection to mature trees. DPW has always been a partner in this. The only trees DPW removes from the streets of San Francisco are trees with shallow or invasive root systems that create a potential danger of falling, or damaging foundations.

The trees at Spear and Mission are not the invasive trees that should be removed. They fulfill the objectives of City Planning Neighborhood Design Plan, to treescape our neighborhoods, adding to the beauty, health, and vitality of our communities. They also address and fulfill the vision and objective of the Environmental Commission, by providing shade, addressing air quality concerns, and helping to manage the growing issue of stormwater runoff. The list of benefits is vast. There are no positives to come from their removal.

Director Short made a sound decision. The rationale for maintaining these trees is based on decades of review, research, and policy development by the City.

Please oppose the appeal which is based solely on the desire of the developer. San Francisco cannot afford to become a concrete city devoid of nature. San Francisco cannot afford the cost of cleanup from storm water and drainage caused by the lack of green scaping. San Francisco most not allow negative impacts to healthy lives, and landscaped neighborhoods, and clean air caused by unnecessary tree removal.

Director Short's decision is sound, based on the collaborative contribution of City Agencies whom over decades have developed the criteria for the people of San Francisco to thrive.

As someone who has dedicated years working to make sure a fair, reasonable, healthy, and safe policy exists, I hope you will oppose the appeal and protect the 10 mature and healthy trees at Spear and Mission.

Thank you for your time and attention to my statement opposing the appeal.

Shelley Bradford Bell

From: [Marc Norton](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Save the Spear and Mission Street trees
Date: Monday, May 6, 2024 12:50:52 PM

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

Dear Board of Appeals,

Please oppose the appeal and protect the ten mature and healthy trees at Spear and Mission.

On Saturday I visited the Rincon post office to admire the murals. I also admired the nearby trees.

I agree with Director Shelley Bradford Bell that these trees enhance the neighborhood and protect the environment. There is no reason to remove them.

Please do the right thing.

Marc Norton
48-year resident of San Francisco

PS. Please also preserve the brick sidewalks.

From: [Kathy Howard](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Please SAVE the trees at Spear and Mission
Date: Monday, May 6, 2024 6:11:04 PM

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

Dear Board of Appeals,

Please oppose the appeal and protect the 10 mature and healthy trees at Spear and Mission.

I do not understand why people are so determined to destroy mature trees. It is a very short-sighted position to take in terms of protecting our urban forest.

Mature trees in cities provide habitat for wildlife while providing humans with maximum benefits in terms of countering the Heat Island effect, helping to control wind, producing oxygen, absorbing stormwater, taking the pressure off of our antiquated combined sewer system, and cleaning the air. Mature trees are also magnificent and add to the grandeur of any neighborhood while producing mental health benefits for residents. Mature street trees in essence benefit everyone and belong to everyone in the City – not just the adjacent property owner.

But you don't have to take my word for it. The internet is full of information about the benefits of urban trees. Here are just a few articles:

<https://greenblue.com/na/9-reasons-our-cities-need-mature-urban-trees/>

<https://www.deeproot.com/blog/blog-entries/why-investing-in-mature-tree-growth-is-beneficial-for-cities-a-financial-and-environmental-case/>

<https://theconversation.com/large-trees-are-essential-for-healthy-cities-183017>

https://www.nature.org/content/dam/tnc/nature/en/documents/Public_Health_Benefits_Urban_Trees_FINAL.pdf

Thank you for your consideration.

Katherine Howard
San Francisco.

From: [Karen Breslin](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: FW: Save 10 fine neighborhood trees
Date: Tuesday, May 7, 2024 10:17:59 AM

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

From: Dave Osgood [mailto:osgood@rinconneighbors.com]
Sent: Tuesday, May 7, 2024 6:50 AM
To: Dave Osgood
Subject: Save 10 fine neighborhood trees

Dear Board of Appeals,

Please oppose the appeal and protect the 10 mature and healthy trees at Spear and Mission.

I agree with DPW Director Short that it is not necessary to remove the trees.

The trees enhance the neighborhood and the property.

Trees that provide shade year-round are an important asset.

Beautiful trees like these attract people to the neighborhood.

Maintaining trees is an inexpensive way to beautify our streets.

The trees reduce traffic noise to the tenants of the building.

Please also make sure the perfectly smooth brick sidewalks are replaced.

People at the adjacent bus stop on Mission appreciate the shade.

Trees like these improve the building's curb appeal.

There is absolutely no sidewalk damage visible caused by the trees.

It is ridiculous to remove trees just as their size becomes the most beneficial.

According to the American Lung Association, 39% of Americans are in areas with unhealthy air pollution. Trees help reduce that.

According to the City's Bureau of Urban Forestry, trees are an essential component of the City's ecosystem and provide enormous environmental and social benefits.

They help manage stormwater, reduce air pollution, sequester carbon, save energy, increase property values, provide wildlife habitat, calm traffic, provide a more pleasant pedestrian experience and benefit human health.

Karen Breslin

From: [Avrum Shepard](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Trees on Spear Street
Date: Tuesday, May 7, 2024 10:39:39 AM

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

Dear Board of Appeals,

Please oppose the appeal and protect the 10 mature and healthy trees at Spear and Mission.

San Francisco has one of smallest number of trees of any city in the country. I worked at 150 Spear Street for 15 years and remember the abundance of concrete in that neighborhood. Please don't allow them to be cut down.

Avrum Shepard
1037 Portola Drive
San Francisco, CA 94127
415.795.0982

From: [Catherine Haydn](#)
To: [BoardofAppeals \(PAB\)](#); [Dave Osgood](#)
Subject: Removal of Trees - Spear and Howard, SF
Date: Tuesday, May 7, 2024 12:11:01 PM

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

Dear Board Members: I have lived in the above area for over 40yrs. During this time I have witnessed and enjoyed the many efforts made by the City of SF to beautify our neighborhood - which is a mixture of commercial, retail and residential properties. The trees in question, at the intersection of Howard and Spear, have been part of this effort and have resulted in many benefits to those of us who live in the area. One of the benefits is that the trees provide nice shade, on sunny days but also create a peaceful, city sidewalk area in what would otherwise be a somewhat sterile industrial setting. We have watched them grow each year, yielding a very attractive compliment to the streets and buildings, the entire neighborhood. Please do not allow these gorgeous, healthy trees to be chopped down and removed.

Thank you.

Catherine C. Haydn
cchaydn@gmail.com



235 Montgomery St., Ste. 760, San Francisco, CA 94104
tel: 415.392.4520 • fax: 415.392.0485
sfchamber.com

May 7th, 2024

Board of Appeals
Permit Center
49 South Van Ness
Suite 1475
San Francisco, CA 94103

RE: Letter of Support for the Proposed Project at 88 Spear Street

Dear President Lopez and members of the Board of Appeals,

On behalf of the San Francisco Chamber of Commerce, I am writing in support of initiatives that promote economic growth and enhance the business environment in our city. The proposed project at 88 Spear Street is a prime example of such an initiative, promising significant benefits to our local economy and community. While we understand some street trees will need to be removed to accommodate the project, we also understand they are going to be replaced in kind to the extent feasible and that this is a necessary step in providing critical waterproofing infrastructure for the building.

Given the significant investment the building's ownership is planning to make in the property, this project is guaranteed to attract more businesses to the property itself and also the entire surrounding East Cut neighborhood, helping revitalize downtown San Francisco during a critical period of economic recovery. The improved infrastructure will not only enhance property values but also boost investor confidence in our city. This project's focus on longevity and safety will serve the community well into the future, making it an easy choice to support.

The San Francisco Chamber of Commerce supports this project and encourages the City to facilitate its swift approval and eliminate roadblocks such as these for the benefit of our entire community.

Respectfully,

A handwritten signature in black ink, appearing to read "Rodney Fong".

Rodney Fong
President & CEO
The San Francisco Chamber of Commerce



May 7, 2024

Sent Via Electronic Mail: boardofappeals@sfgov.org

Board of Appeals, Permit Center
49 South Van Ness, Suite 1475 (14th Floor)
San Francisco, CA 94103

RE: 88 Spear Street Project Support

Dear Members of the Board of Appeals,

On behalf of the Nor Cal Carpenters Union and its membership of over 37,000 hard working men and women, many of whom live and work in San Francisco and are proud members of Carpenters Local 22, I am writing to express our complete support for the proposed waterproofing and capital improvement project located at 88 Spear Street. This project is not merely a renovation, it is a crucial initiative that will enhance the City's infrastructure. Equally important, this project will create numerous new union apprenticeship opportunities for local tradespeople, with a sharp focus on diversity and inclusion, leading to viable careers in our trade, ensuring that the best-trained and highest skilled crafts people in the construction industry are ready to meet the City's needs.

The economic opportunities these family supporting jobs bring will also create many new apprenticeship opportunities for local residents to gain a viable career in our trade. Replacing the outdated waterproofing system will directly contribute to the safety and durability of the building and surrounding public infrastructure, ensuring a safer environment for both workers and tenants. Additionally, this project will offer support for the local economy, which has been significantly impacted by the Covid-19 pandemic, high interest rates, and lack of investor confidence in San Francisco. The revitalization efforts at 88 Spear Street will stimulate local businesses by increasing foot traffic and improving the area's overall appeal.

The Nor Cal Carpenters Union strongly supports the project at 88 Spear Street and urges the City to reconsider its stance and support this project, which aligns with our shared goals of supporting skilled labor, creating job opportunities for underserved communities, fostering equity and inclusion in the construction workforce, and delivering robust urban infrastructure.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay Bradshaw", is written over a large, faint red watermark of the Nor Cal Carpenters Union logo.

Jay Bradshaw
Executive Officer
Nor Cal Carpenters Union

From: [Evelina](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Please Save the 10 Trees at Mission/Spear st (on May 15th appeal)
Date: Tuesday, May 7, 2024 9:09:21 PM

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

Dear Board of Appeals,

Please oppose the appeal on May 15th and save the 10 beautiful and healthy trees at Spear and Mission.

The owner does not need to remove the trees to do the construction/repair work.

These 10 trees are big, healthy, beautiful, green and an essential part of this area in downtown.

They contribute to the 'neighborhood' feeling and appearance, clean the air, reduce the noise and provide wildlife habitat.

We've had and enjoyed them for a long time and would like to keep and protect them.

Also, in case of construction work in the area, could you request the owner to restore the brick sidewalks as it is now - smooth and nice?

Thank you
Evelina

From: [Tes Welborn](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Save Trees
Date: Wednesday, May 8, 2024 10:25:27 AM

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

Please continue to protect the ten trees at Spear and Mission.

The City has made protecting and planting more street trees a priority. They help offset the best sink of paved streets.

They are an inexpensive way to beautify our streets.

I have planted several street trees and have benefited from the canopy others have planted. My home is cooler in summer heat because of trees, and quieter from street noise. I seek shady streets to walk on. And I know each tree is a valuable contribution to reducing climate change damage.

Please also make sure the perfectly smooth brick sidewalks are replaced, when needed.

People at the adjacent bus stop on Mission appreciate

There is absolutely no sidewalk damage visible caused by the trees, and should there be, mitigation can be done. Replacing mature trees with young ones isn't equivalent: less shade for years, and considerable watering and pruning are required.

Sincerely
Tes Welborn
D5

From: [Bruce Wolfe](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: Save the Trees at Mission/Spear on May 15th
Date: Wednesday, May 8, 2024 1:34:33 PM

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

Dear Board of Appeals Members,
Please **OPPOSE** the appeal and protect the 10 mature and healthy trees at Spear and Mission.

As a 30+ year resident of SF, **I AGREE with DPW Director Short** that it is not necessary to remove the trees.

- The trees enhance the neighborhood and the property.
- Trees that provide shade year-round are an important asset.
- Beautiful trees like these attract people to the neighborhood.
- Maintaining trees is an inexpensive way to beautify our streets.
- The trees reduce traffic noise to the tenants of the building.
- Please also make sure the perfectly smooth brick sidewalks are replaced.
- People at the adjacent bus stop on Mission appreciate the shade.
- Trees like these improve the building's curb appeal.
- There is absolutely no sidewalk damage visible caused by the trees.

It is ridiculous to remove trees just as their size becomes the most beneficial.

According to the American Lung Association, 39% of Americans are in areas with unhealthy air pollution. Trees help reduce that.

According to the City's Bureau of Urban Forestry, trees are an essential component of the City's ecosystem and provide enormous environmental and social benefits.

They help manage stormwater, reduce air pollution, sequester carbon, save energy, increase property values, provide wildlife habitat, calm traffic, provide a more pleasant pedestrian experience and benefit human health.

Please help maintain the greening of our beautiful City.

Sincerely,
Bruce Wolfe

From: ttantillo54@aol.com
To: [BoardofAppeals \(PAB\)](#)
Subject: Spear St Trees
Date: Wednesday, May 8, 2024 7:49:48 PM

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

Dear Board I think its ridiculous these trees are slated for removal...While they might need pruned..it seems conter intuitive for San Francisco to remove trees like this for what??? I have lived in this neighborhood for almost 33 years and I can actually see them from my apartment Any city should embrace the green parts that provide shade and cut down on a sterile concrete look...I join with the head of Public Works opposing this action

Sincerely

Tony Tantillo
88 Howard St

Rincon Point Neighbors Association

Founded in 1995

88 Howard Street

Post Office Box 193015

San Francisco, CA 94119

May 9, 2024

Mr. Jose Lopez, President
San Francisco Board of Appeals
49 South Van Ness Avenue
Suite 1475
San Francisco, CA 94103

Re: Deny Appeal 24-022 and save the trees

Dear Mr. President and Members of the Board of Appeals:

This appeal would mean the unnecessary destruction of 10 healthy neighborhood trees (right) and we are opposed. For nearly 30 years, our organization has monitored developments generally near the waterfront between the Ferry Building and the Bay Bridge. In 2015 we successfully opposed a similar appeal that would have allowed the removal of 20 sidewalk trees at the southeast corner of Spear and Howard streets (201 Spear).

These new neighbors really know how to make an entrance: the destruction of 10 beautiful neighborhood trees and the sidewalk would look like a war zone. We agree with the DPW Director



who ruled, after a formal hearing, that removal of the trees is not necessary. That ruling was not “arbitrary” as the appellant rudely calls it. The DPW hearing was professional and thorough, many issues were raised, and the owners had every opportunity to address them. The property owner’s responses were simply not convincing.

According to the appellant’s plans, there is approximately 256 feet of sidewalk on two sides of the building (see attached exhibit). The 10 planter boxes only cover 40 feet (10 x 4’ = 40’). As usual, the trees (16% of the sidewalk length) gets blamed for 100% of the basement seepage.

It’s a very ordinary building, and the owners really need the enhanced curb appeal that the trees provide. Muni passengers waiting at the adjacent bus stop (right) appreciate the shade. Please be considerate of the hardworking people waiting for the 14-Mission after a long day at work.



”Flooding” -- Really? I had a lengthy and comprehensive on-site meeting with the ownership team and any history of “flooding” did not come up. We still haven’t seen any evidence or photos of “flooding.” The worst problem mentioned was “staining” which is certainly to be expected in a 58-year-old under-sidewalk basement. When we got to the thorough DPW hearing—during which the owners had every opportunity to address neighborhood concerns—suddenly there was a vague reference to “flooding.” There have not been specifics provided about this “flooding” and, as usual, **all** the trees seem to be blamed (despite them being spread out over a considerable distance).

Under-sidewalk basements are always going to be damp, dank, and dark. They were never meant to have finished spaces with carpet and painted walls (for “acupuncture” services and “swimming pools”? Seriously?). The owners are trying to put square pegs in round holes. Older buildings like this consistently experience water leaks from old pipes and numerous other sources such as curbs, drains and gutters. Remember, the basement extends out to the curb where water drains from the street.

Contrary to what the appellant implies, there is no evidence that SFMTA has directed that two trees be permanently removed on Spear Street because they are in front of an old and obviously unused pole/signal (right). The old signal has been completely concealed by the trees for many years. The street has been reconfigured (from one-way to two-way) and the signal serves no useful purpose. I spoke with a Muni driver on Spear—just today—about the signal. He had no idea there is some kind of “signal” there.



Please encourage the corporate owners to consider other ways that they can improve the building and the neighborhood:

- Fully replace the existing tree canopy.
- Plant additional trees north of the existing trees on Spear Street where none now exist. Even considering the underground utilities, there appears to be room for at least two more trees.

- Permanently remove the unsightly eight-story billboard on the north side covering what appears to be real brick.
- Plant trees around Rincon Center where existing sidewalk planter boxes are empty.
- Avoid painting the ground floor black which would garishly clash with the rest of the building.

Please vote to oppose this unnecessary appeal.

Sincerely,

David Osgood
President

Attachment

