From: rrraphy@aol.com
To: Warriors, PLN (CPC)
Subject: Comments and objections to the Warrior"s plans and EIR
Date: Monday, July 27, 2015 3:53:48 PM

Dated July 27, 2015

From: Ralph A. Anavy
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Subject: Comments and objections to the Warriors' plans and EIR.

Mission Bay is a planned community with specific businesses allowed in the Master plan.
Mission Bay is subject to strict usage and zoning rules, in particular for type of business, building heights, density, open space. It is a planned community and all buildings must fit within the guidelines of the Master plan.
While the Mission Bay master plan should be respected in its entirety, one can visualize needs for minor modifications. Any requested for variances to the Master plan should be fully justified, and provide offsets.

The EIR clearly shows that the proposed arena and the adjoining developments on blocks 29, 30, 31, 32 ignore this master plan, and will have major negative impacts that are inadequately or not addressed in the EIR.

Many have commented on parking, traffic congestion and the impact on nearby hospitals, UCSF and businesses. I fully concur and will not add to the discussion here, except in voicing my support for the filed objections.

This addresses specific design flaws that are totally ignored in the EIR and are in complete disagreement with the Mission Bay Master plan.
First the height issue: Lots 30 and 32 are zone 90 ft. Lots 29 and 31 are zoned 160 ft and height density is spelled out. Not all the lot surface can be built to 160 ft.
The Warriors could have put the arena that has a peak height of 130 ft on the lots zoned 160 ft max height. Instead they chose to located mostly of it to the east, on the lots zoned maximum 90 feet. This is counter to the Master plan for Mission Bay. Yet they chose to put it on the 90 ft max height lots asking for variances and offering no offsets by lowering the height of buildings on lot 29 and 32.
In order to get conditional approval to the plan, and stay within the Master plan intent for Mission Bay, they should either move the arena to lots 29 & 31(the lots zoned to the proper height for the arena) or offset their request for the height variance (necessitated by placing the arena on lots 30 & 32), by lowering significantly the remaining buildings.
Second the Usage issue: The Mission Bay plan is quite explicit about the type of businesses it allows. An arena and entertainment center are not considered as valid developments in the Master Plan. If an exception is granted, it should be for cause. And the impact on the rest of Mission Bay should be minimized.

But more that just an arena, aspects of the design, not properly addressed in the EIR are of great concern. In particular, the so called "viewing deck" or "sky bar" which it really is.

Usage and reason for the "viewing deck" or "sky bar".
In addition to asking that the height limitations of the Master Plan be raised to 130 ft for the arena on lots zoned 90 ft, (understandable if an arena is to be built, as an arena does require a certain height), the Warriors plan adds a "viewing deck" at 110 ft elevation (on lots zone maximum 90 ft) for the sole purpose of gaining views of the downtown and bridge for their sky bar patrons. This would put the "sky bar", well above the adjacent buildings which are all built within code! Gaining views is an outrageous

request for a height variance, one of at least 20 ft, and more like 30 ft! These views are not even guaranteed as the Giants may yet build higher than allowing them to the North! But the impact will not change!
No one gets to climb higher than allowed by code just to get views, especially if it impacts the nearby buildings! And for what? a "sky bar"! Are they also contemplating a restaurant, as it was once described during preliminary meetings? The plans are devoid of any specifics for it, and should be disallowed just for this cause alone. Its impact is not measured. It is being swept under the rug!
The views on the Bay are just as spectacular on the East side. If the Warriors want to add a "viewing deck" or "sky bar", justifying its use which is not allowed in the Mission Bay plan, it should not tower above adjacent buildings, encroaching even more than the arena on the 90 ft maximum height limit of lots 30 & 32.
Furthermore the open deck now looks straight into office and residential buildings windows next to it. These, built specifically within the Mission Bay Master Plan will now have this new invasive intrusion, a few hundred feets away. Above all it is not allowed in the plan.
And its stated usage occupancy of thousands of guests, its hours of occupation (conceivably until 11pm, 365 days per year), its ill-defined and open ended purpose, the bright light pollution impact and the potential noise pollution impact (it is an open deck) on nearby residences is just unjustifiable.
And it is totally ignored in the EIR study. No impact discussed, no offsets, no specifics... a quick underhanded way of trying to slip in this totally unjustifiable aspect of the project!
There are no "sky decks", "sky bars", "sky restaurants" or "sky lounges" allowed in the Mission Bay plan. That aspect of the Arena project should be cut out. Not modified. Just cut out! There are no functional justifications for it, except the Warriors wanting it, at the height they chose!

If the Warriors insist on a "viewing deck" or "sky bar", it should be strictly within the guidelines of the Mission Bay plan, its purpose stated, its limited usage defined and strict use restrictions should be agreed upon. And not subject to future appeal. It should be lower, topping at a maximum height of 90 feet (thus sheltering nearby buildings from its impact). It should face East. Its hours of operation should be pre-agreed upon.
And the EIR should address its specific impact.

Submitted respectfully on July 26, 2015

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