



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 3, 2015

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 27, 2015
Case No.: **2014-000040CUA**
Project Address: **1126 Irving Street**
Zoning: Inner Sunset NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 1738/021
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, Ca, 94109
Staff Contact: Alexandra Kirby – (415) 575-9133
alexandra.kirby@sfgov.org

BACKGROUND

At the August 6, 2015 hearing, the Planning Commission continued the project to September 3, 2015.

PROJECT DESCRIPTION

The applicant proposes to demolish an existing two-unit residential building and to construct a new four-story, three-unit residential building with a commercial space at the ground floor on the subject lot. The new development would include one (1) two-bedroom unit, two (2) three-bedroom units, and 1,415 square feet of commercial space at the ground floor. The proposed mixed-use building would be approximately 6,234 gross square feet (GSF) and 40 feet in height. The proposal includes no off-street parking and three (3) Class 1 bicycle parking racks for a total of three (3) secure, weather-protected spaces.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 317, and 730.37 to allow demolition of the two-story, two-unit building located in the Inner Sunset NCD and a 40-X Height and Bulk District.

Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional

Use requirements.” This report includes findings for Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014-000040CUA	New Building Case Number	2014-000040CUA
Recommendation	Approve w/ Conditions	Recommendation	Approve w/ Conditions
Demolition Application Number	2014.08.21.4434	New Buildings Application Numbers	2014.08.21.4436
Number Of Existing Units	2	Number Of New Units	3
Existing Parking	2	New Parking	0
Number Of Existing Bedrooms	3	Number Of New Bedrooms	8
Existing Building Area	±2,602 Sq. Ft.	New Building Area	±6,234 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of Irving Street between Funston and 12th Avenues in the Inner Sunset Neighborhood Commercial Zoning District (NCD), in a 40-X Height and Bulk District, Assessor’s Block 1738, Lot 021. The parcel is 2,500 square feet in area and is occupied by a two-story-over-garage, two-unit residential building constructed circa 1908.

The subject building was determined not to be an historic resource by planning staff on January 16, 2014 (Case No. 2013.1076E).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the Irving Street commercial corridor between Funston and 12th Avenues. To the west, along Irving Street there are four residential houses similar in massing and design to the existing subject building, and larger mixed-use buildings flank the subject block at the street intersections. The property to the immediate east, 1112 Irving Street, features a one-story building with two commercial storefronts that converge with the corner property, 1102 Irving Street, which is a three-story mixed-use building with residential apartments over commercial storefronts. The overall surrounding development pattern is two- to three-story buildings with commercial ground stories. The surrounding zoning is primarily RH-2 (Residential House, Two-Family).

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 17, 2015	July 17, 2015	20 days
Posted Notice	20 days	June 17, 2015	July 17, 2015	20 days
Mailed Notice	20 days	June 17, 2015	June 17, 2015	20 days

The proposal requires a public notice per Planning Code Section 312, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

The Department has received 231 letters, petitions and emails in support for this project, including a letter of support from the Inner Sunset Merchant's Association (ISMA).

The Department has received 112 letters, petitions and emails in opposition to the project, citing concerns regarding loss of an historic residence, loss of affordable housing, the massing and scale of the project and related effects to natural light within adjacent rear yards, the precedent of development set on the subject block, and loss of off-street parking.

URBAN DESIGN ADVISORY TEAM REVIEW

The request for demolition and new construction were reviewed by the Department's Urban Design Advisory Team (UDAT) on October 8, 2014, and UDAT requested modifications to the rear massing, residential entry design and storefront. The Project Sponsor modified the project accordingly and UDAT supports the project as proposed.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization as the project proposes to demolish two dwelling units pursuant to Planning Code Sections 303, 317, and 730.37.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing building containing two dwelling units and the construction of two new four-story, three-unit building be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The project meets the criteria set forth in Planning Code Section 101.1 and 317 of the Planning Code in that:

- Although the project would result in the loss of two small units subject to the Rent Stabilization and Arbitration Ordinance, the replacement building would create three family-sized units, two with three bedrooms and one with two bedrooms, for a net gain of one dwelling unit and five bedrooms.
- Per the Rent Board's records, no tenant evictions have taken place at the subject property.
- The project would create a 1400 square foot ground floor commercial space, consistent with the objectives of the Inner Sunset Neighborhood Commercial District.

- Given the scale of the project, it would have no significant effect on the existing capacity of the local street system or MUNI.
- The proposed building would be consistent with the size and density of the immediate neighborhood and intent of the Inner Sunset NCD. The project is therefore an appropriate in-fill development.
- Although the existing structure proposed for demolition is more than 50 years old, the Historic Resource Evaluation resulted in a determination that the existing building is not a historic resource (Case No. 2013.1076E).

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph

Exhibit Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photo | <input checked="" type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

Exhibits above marked with an "X" are included in this packet

AK
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 317 AND 730.37 OF THE PLANNING CODE TO ALLOW FOR THE DEMOLITION OF A TWO-STORY-OVER GARAGE TWO-UNIT RESIDENTIAL DWELLING AND REPLACEMENT WITH A FOUR-STORY, THREE-UNIT RESIDENTIAL BUILDING WITH GROUND-FLOOR COMMERCIAL USE WITHIN THE INNER SUNSET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 30, 2014, Jonathan Pearlman of Elevation Architects (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 317 and 730.37 to demolish a two-story-over-garage, two-unit building and replace it with a four-story, three-unit residential building with ground-floor commercial use at 1126 Irving Street within the Inner Sunset NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

On September 3, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000040CUA.

On January 16, 2014, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project (Case No. 2013.1076E).

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000040CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project proposes to demolish the existing two-story-over-garage, two-unit residential building. The proposed replacement building is a four-story, three-unit residential building with ground floor commercial space. No automotive parking is proposed; however, two Class 2 bicycle parking racks are provided on the sidewalk for the proposed commercial use and three Class 1 racks are located in a secured area at the ground floor, for a total of seven bicycle parking spaces. The proposed height is 40 feet, with permitted exemptions including a stair penthouse.
3. **Site Description.** The project site is located on the north side of Irving Street between Funston and 12th Avenues in the Inner Sunset Neighborhood Commercial Zoning District (NCD), in a 40-X Height and Bulk District, Assessor's Block 1738, Lot 021. The parcel is 2,500 square feet in area and is occupied by a two-story-over-garage, two-unit residential building constructed circa 1908.
4. **Surrounding Neighborhood.** The project site is located on the Irving Street commercial corridor between Funston and 12th Avenues in the Inner Sunset NCD. To the west, along Irving Street there are four residential houses similar in massing and design to the existing subject building, and larger, three- to four-story, mixed-use buildings flank the subject block at the street intersections. The property to the immediate east, 1112 Irving Street, features a one-story building with two commercial storefronts that converge with the corner property, 1102 Irving Street, which is a three-story mixed-use building with residential apartments over commercial storefronts. The overall surrounding development pattern is two- to four-story buildings with commercial ground stories. The surrounding zoning is primarily RH-2 (Residential House, Two-

Family). The area is served by the N-Judah MUNI Line with a stop one block to the south at Judah Street and 12th Avenue and the 71 MUNI line along Lincoln Way.

5. **Public Comment.** The Department has received 231 letters, emails and petitions in support for this project. The Department has received 112 letters, petitions and emails in opposition to the project, citing concerns regarding loss of an historic residence, loss of affordable housing, the massing and scale of the project and related effects to natural light within adjacent rear yards, the precedent of development set on the subject block, and loss of off-street parking.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317:** Pursuant to Planning Code Sections 730.37 and 317, Conditional Use Authorization is required for applications proposing to remove residential units, located at the second floor or above. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings in this Motion. See Item 8, “Additional Findings pursuant to Section 317” below.

Further, pursuant to Planning Code 317 (c), “where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements.”

- B. **Residential Density.** The permitted ratio of dwelling units in the Inner Sunset Neighborhood Commercial District (NCD) is one dwelling unit per 800 square feet, pursuant to Planning Code Section 728.91. Pursuant to Planning Code Section 207.1, fractions of one-half or more are rounded up.

The lot area is approximately 2,500 square feet, thus three (3) dwelling units are permitted.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in the Inner Sunset NCD, a rear yard measuring 25 percent of the total depth.

The Project proposes a 25-foot rear yard, which is equal to 25 percent of lot depth.

- D. **Open Space.** Planning Code Section 135 requires 100 square feet of common usable open space or 80 square feet of private usable open space per dwelling unit.

The project proposes 625 square feet of common open space at the rear yard, and two private roof decks, one measuring 285 square feet for Unit 2 and one measuring 525 square feet for Unit 3.

E. Street Frontages in Neighborhood Commercial Districts. Planning Code Section 145.1 requires the following:

1. **Active Uses Required.** With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses shall be provided within the first 25 feet of building depth on the ground floor from any façade facing a street at least 30 feet in width.

An active ground floor use (commercial) is proposed within the first 25 feet of the building depth on the ground floor of the proposed building.

2. **Ground Floor Ceiling Height.** Ground floor non-residential uses in NC Districts shall have a minimum floor-to-floor height of ten feet in a 40-foot height district.

The proposed ground floor ceiling heights for the building would be a minimum of ten feet tall.

3. **Street-Facing Ground-Level Spaces.** The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to those spaces.

The proposed active use and residential lobby are designed along the property lines of the subject lot.

4. **Transparency and Fenestration.** Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

The proposed commercial use contains approximately 133 square feet of exterior ground floor wall area. Approximately 96 square feet of wall area would be dedicated to glazing, which is equivalent to approximately 72 percent transparency. The proposed windows are un-tinted. As designed, the storefront windows are transparent and unobstructed, with exception of the window casework and concrete bulkhead.

5. **Gates, Railings, and Grillwork.** Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind floor windows, shall be at least 75 percent open to perpendicular view.

No gates, railing, or grillwork are proposed.

F. Use Sizes, Non-Residential Uses. Planning Code Section 730.20 restricts floor area ratio to 1.8 to 1.

Approximately 4,500 gross square feet of non-residential use is permitted pursuant to this Section of the Code. The project would provide approximately 1,415 gross square feet of non-residential use, which is within the permitted limits.

- G. Use Size, Non-Residential.** Planning Code Section 730.21 permits use sizes up to 2,499 square feet, with a Conditional Use Authorization required for use sizes of 2,500 square feet and above, as defined by Planning Code Section 790.130.

The proposed size for the commercial space is 1,415 square feet, which is permitted.

- H. Parking, Commercial.** Planning Code Section 151 generally requires one automobile parking space for commercial uses with greater than 5,000 occupied square feet. Planning Code Section 155.2(b)(6) requires two Class 2 bicycle parking spaces.

No automobile parking is provided. The proposed commercial square footage area is 1,415 square feet, below the threshold for required automobile parking. Two Class 2 bicycle racks are proposed at the sidewalk, for a total capacity of four bicycles, although the commercial use has not been identified at this time. Where a project proposes to construct new non-residential uses or increase the area of existing non-residential uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales.

- I. Parking, Residential.** Planning Code Section 151 requires one automobile parking space per dwelling unit. However, Planning Code Section 155.1(d) permits the reduction of required automobile parking for all districts when fulfilling bicycle parking requirements. Planning Code Section Table 155.2 requires one Class 1 bicycle parking space for each dwelling unit.

The Project proposes three (3) Class 1 bicycle parking spaces, one for each dwelling unit. The bicycle parking for the residential units will be provided in a secured space at the ground floor.

- J. Bicycle Parking.** Planning Code Section 155 requires one Class 1 Bicycle Parking space for every dwelling unit and a minimum of two Class 2 spaces for the commercial use.

The project proposes three Class 1 bicycle parking spaces that satisfy the bicycle parking requirements. The two Class 2 spaces are provided with a bike rack on Clement Street.

- K. Off-Street Parking Reduction.** Planning Code Section 307(i) allows a reduction in the parking requirement in NC districts if certain criteria are met.

The proposed project requires three (3) off-street parking spaces per Section 151 of the Planning Code; however, the project does not provide off-street parking. Section 161(g) of the Planning Code permits the Zoning Administrator may reduce the off-street parking requirements in NC Zoning Districts pursuant to the procedures and criteria of Sections 307(h)(2) and (i) of this Code. The criteria set forth in Section 307(i) are addressed below.

- L. Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Pursuant to Planning Code Section 263.20, an additional 5 feet of height is permitted.

The project proposes a replacement building of approximately 40 feet in height, with permitted exceptions such as stair penthouse and photovoltaic panels above the height limit.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

Although two small, rent-controlled dwelling units, both of which are occupied by the property owners, would be demolished, the project is necessary and desirable as it proposes to construct three new family-sized dwelling units (two three-bedroom units and one two-bedroom unit), thus increasing the total dwelling count by one and the total bedroom count by five.

Overall, the use and size of the proposed project is compatible with the immediate neighborhood. The replacement building is designed to be in keeping with the existing development pattern and the neighborhood character, and the ground floor commercial use is in keeping with the pedestrian-oriented neighborhood commercial district.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project is designed to be compatible with the surrounding neighborhood commercial district and adjacent residential buildings. It will be consistent with the neighborhood's pattern of development, scale and character, preserving mid-block open space.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

There is no proposed off-street automobile parking, thereby minimizing any change in traffic volume directly at the subject site. The Project proposes to add one on-street parking space by removing the existing curb cut on Irving Street. The site is easily accessible by public transit, as it is one block from the MUNI N-Judah line, and the MUNI 71 bus line runs on Lincoln Way.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the proposed project is primarily residential, it is not considered to have the potential to produce noxious or offensive emissions. The commercial use has not been determined at this time.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Inner Sunset NCD District.

The proposed project is consistent with the stated purpose of this named NCD.

- 8. **Planning Code Section 307(i)** establishes criteria for the Zoning Administrator or the Planning Commission to consider in approving a reduction of off-street parking requirements for tourist hotels. On balance, the project does comply with said criteria in that:

- A. The reduction in the parking requirement is justified by the reasonably anticipated automobile usage by residents of and visitors to the project; and

The property is located on Irving Street along a commercial corridor and within one block of 3 major MUNI lines: N Judah, 7Haight/Noriega, and 7X Noriega Express. Although the project would add 1 additional unit with 5 additional rooms, and a new commercial use, it would not generate a significant increase in visitors to the site. The project would provide one additional on-street parking space along Irving Street and three Class-1 bicycle parking spaces for building tenants.

- B. The reduction in the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing in or working in the vicinity; and

The project proposes pedestrian improvements to the site, including eliminating the existing curb cut, 40 square feet of new landscaping at the sidewalk, two class-2 bicycle racks, and a commercial storefront at the property line to activate the street scape.

- C. The minimization of conflict of vehicular and pedestrian movements; and

As part of the proposed project, the existing curb cut width would be eliminated, resulting in less interaction between vehicles and pedestrians.

- D. The availability of transportation modes other than the automobile; and

The property is located on Irving Street, which acts as a commercial corridor within the Inner Sunset neighborhood. Three MUNI lines serving San Francisco are within walking distance of the site: N Judah, 7Haight/Noriega, and 7X Noriega Express.

- E. The pattern of land use and character of development in the vicinity; and

The project site is located in the heart of the Inner Sunset neighborhood. Land uses in the project vicinity are varied, but consist primarily of two- to four-story mixed-use buildings with commercial ground stories and residences above. Commercial uses at the ground story include .

- F. Such other criteria as the Zoning Administrator or the Planning Commission deems appropriate in the circumstances of the particular case.

The Planning Commission determined that no additional criteria are required for consideration in the circumstances of the particular case.

9. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

Project does not meet criterion.

A soundness report for the subject property was not submitted, as the existing residential building is in sound and habitable condition.

- ii. Whether the property is free of a history of serious, continuing code violations;

Project meets criterion.

A review of the Planning Department and Department of Building Inspection databases showed no enforcement cases for the subject property.

- iii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project meets criterion.

The structure appears to be in decent, safe, and sanitary condition.

- iv. Whether the property is an “historic resource” under CEQA;

Project meets criterion.

Although the existing structure is more than 50 years old, a Historic Resource Evaluation Report prepared by Department staff, Case No. 2013.1076E, found that the subject building is not individually eligible for listing on the California Register of Historic Places as an historic resource, nor is it located within an eligible historic district.

- v. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Criterion not applicable.

The structure is not an historical resource.

- vi. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criterion not applicable.

The Project would remove two units from the city’s housing stock. There are no restrictions on whether the new units will be rental or ownership.

- vii. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project does not meet criterion.

The existing subject building contains two dwelling units subject to the Rent Stabilization and Arbitration Ordinance. Both rent-controlled units will be removed; however, the primary unit is currently occupied by the property owners and the second unit has not been occupied by tenants since the current owners purchased the property in 2002. No no-fault evictions have been filed with the Rent Board for the property.

- viii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project meets criterion.

Although the Project proposes demolition of a two-unit building, the replacement structure will bring on-line one additional unit and five additional bedrooms at the project site and a total of three family-sized dwelling units and a commercial space.

- ix. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The replacement building would conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by providing three family-sized dwelling units. The project would provide a net gain of one dwelling unit and five bedrooms to the City's housing stock.

- x. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing two-unit building and construction of a new three-unit building. However, it should be taken into consideration that the proposed structure offers an increased number of units and a variety of family-sized units with a net increase of seven bedrooms.

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Criterion not applicable.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xiii. Whether the Project creates quality, new family housing;

Project meets criterion.

The Project proposes three opportunities for family-sized housing. Two three-bedroom units are proposed, and one, two-bedroom unit is proposed within the three-unit building.

- xiv. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

- xv. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project meets criterion.

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design.

- xvi. Whether the Project increases the number of on-site dwelling units;
Project meets criterion.
The Project increases the number of on-site units with a net gain of one unit.

- xvii. Whether the Project increases the number of on-site bedrooms.
Project meets criterion.
The project proposes eight bedrooms, five bedrooms more than that of the existing building.

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

This project will create three family-sized units, for a net gain of one family-sized dwelling unit.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

This new construction project will conform to the scale and character of the district, respecting the neighborhood character in design and use.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

The project conforms to the zoning and height districts for the Inner Sunset NCD.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The project's residential entry is defined with a transition between the public and private realms. A majority of the street frontage is dedicated to commercial use, with requirements for active use, and designed with transparent storefront system.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project proposes demolition of one existing building. Similar to other existing structures on the block-face, the replacement structure, built to the property line, will be mixed-use with ground-floor commercial and residential units above.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed building reflects the existing neighborhood character and development pattern while proposing to introduce greater density. The Project proposes a building of similar width and mass as the existing structures along the block-face, most notably at the adjacent intersection. The front setbacks of the building reflects the prevailing pattern of front setbacks along Irving Street— built to the property line at the public right-of-way.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the replacement building's main front façades has been designed to reflect the height and proportions of the adjacent mixed-use buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses/spaces. The proposed project will add 1,415 square feet of retail space to the NCD, which will enhance opportunities for resident employment. The three new residential units, which are pedestrian and mass-transit oriented, will also support existing neighborhood-serving retail uses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

While the existing housing is proposed to be demolished, the new replacement building would provide a net gain of one dwelling unit and five bedrooms. In addition, the replacement structure respects the neighborhood's mixed-use character, scale, mass, and proportions.

- C. That the City's supply of affordable housing be preserved and enhanced,

The project site is an owner-occupied two-unit building that has not been on the rental market since the current owners purchased the property in 2002. While the affordability of the existing rent-controlled units would not be preserved since it is proposed to be demolished, the replacement building will provide dwelling units that are well-designed and contain additional bedrooms. The proposed project will contain a mix of family-sized housing. The project will also increase the number of dwelling units on the lot from two to three and the number of bedrooms from three to eight.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. No off-street automobile parking is provided for the project and one additional on-street parking space would be added due to the removal of the existing curb cut. The site is one block from the Muni N-Judah line and the Muni 71 bus line runs on Lincoln Way, thus offering transit opportunities for resident commuters and potential users of the commercial space.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project is not a commercial office project. The proposed commercial space is required to be an active use by the Planning Code. The project will include a retail space at street level, creating opportunities for resident employment and business ownership without displacing existing industrial or service uses. Ownership of industrial or service sector businesses would not be affected by the Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative effect on existing parks and open spaces. The proposed height is less than 40 feet, and is not proximate to any properties under the jurisdiction of the Recreation and Parks Department. No shadow study was required.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000040CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 22, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. xxxxx. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 3, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow demolition of a two-story two-unit dwelling and replacement with a three-unit residential building with ground-floor commercial use located at 1126 Irving Street, Block 1738, Lot 021, pursuant to Planning Code Section(s) **303, 317, 730.37** within the **Inner Sunset NCD (Neighborhood Commercial) District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **April 22, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014-000040CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 3, 2015** under Motion No **xxxx**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 3, 2015** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **xxxxx** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

DESIGN

2. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

4. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1126 Irving Street		1738/021	
Case No.	Permit No.	Plans Dated	
2013.1076E	2014.08.21.4436	4/23/2015	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish an existing 3-story, 2-unit building and construct a new 4-story, three unit building with commercial at the ground story. Total new construction is approximately 6,500 SF.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.


STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: <u>1/14/2014</u> (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Shelley Caltagirone <small>Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2015.07.29 10:35:59 -0700</small>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Shelley Caltagirone	Signature:  <small>Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2015.07.29 15:37:13 -0700</small>
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	1/14/2014	Date of Form Completion	1/14/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	1126 Irving Street	
Block/Lot:	Cross Streets:	
1738/021	12th Ave / Funston Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1076E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/29/13
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PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	


PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Preservation staff concurs with the findings of the Part I Historical Resource Evaluation for 1126 Irving Street prepared by Tim Kelley Consulting (June 2013) that the subject property is not eligible for listing on the CA Register either as an individual resource or as a contributor to a potential historic district. The vernacular-style building constructed in 1908 is not individually significant for its association with historical events, persons, or architecture. The building also does not contribute to an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." While there is a grouping of 17 buildings on the west side of 12th Avenue between Irving Street and Lincoln Way that appears to be a potential historic district based upon its unified development period (1907-1910), shared building type (two-story, front-gabled or hipped roof residences with right-hand recessed entrances and identical materials and ornamentation), and visual continuity, the subject building is not physically or visually connected to this grouping. The subject building and the four adjacent buildings were constructed in 1908 during the same period as the 12th Avenue group of homes and share the same form; however, the Irving Street grouping lacks material and design integrity and is more strongly associated with the commercial development along Irving Street. For these reasons, staff finds that the subject building does not contribute to the potential historic district on 12th Avenue. Therefore, as there are no historic resources present at the project site or the adjacent lots, the proposed work would have no potential impact to historic resources.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1-15-2014

PART I HISTORICAL RESOURCE EVALUATION

1126 IRVING STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

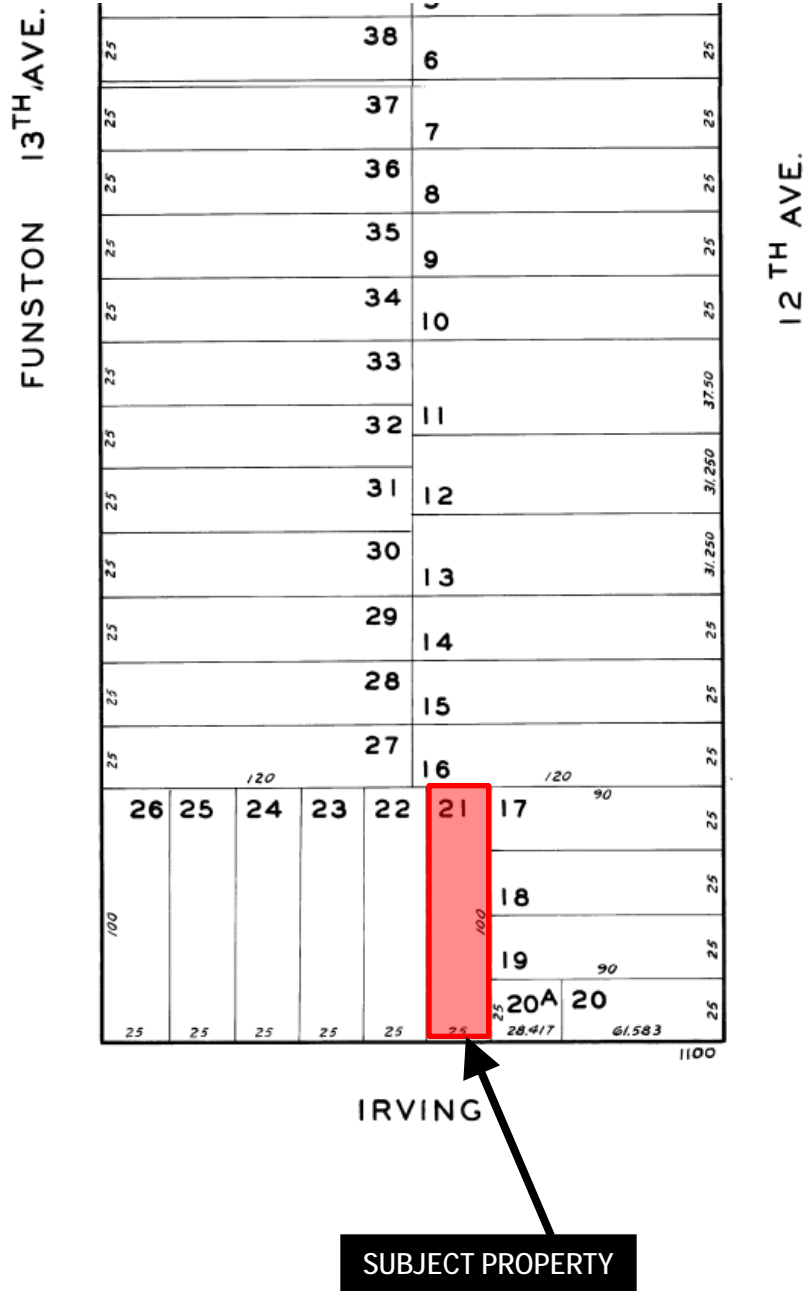
2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

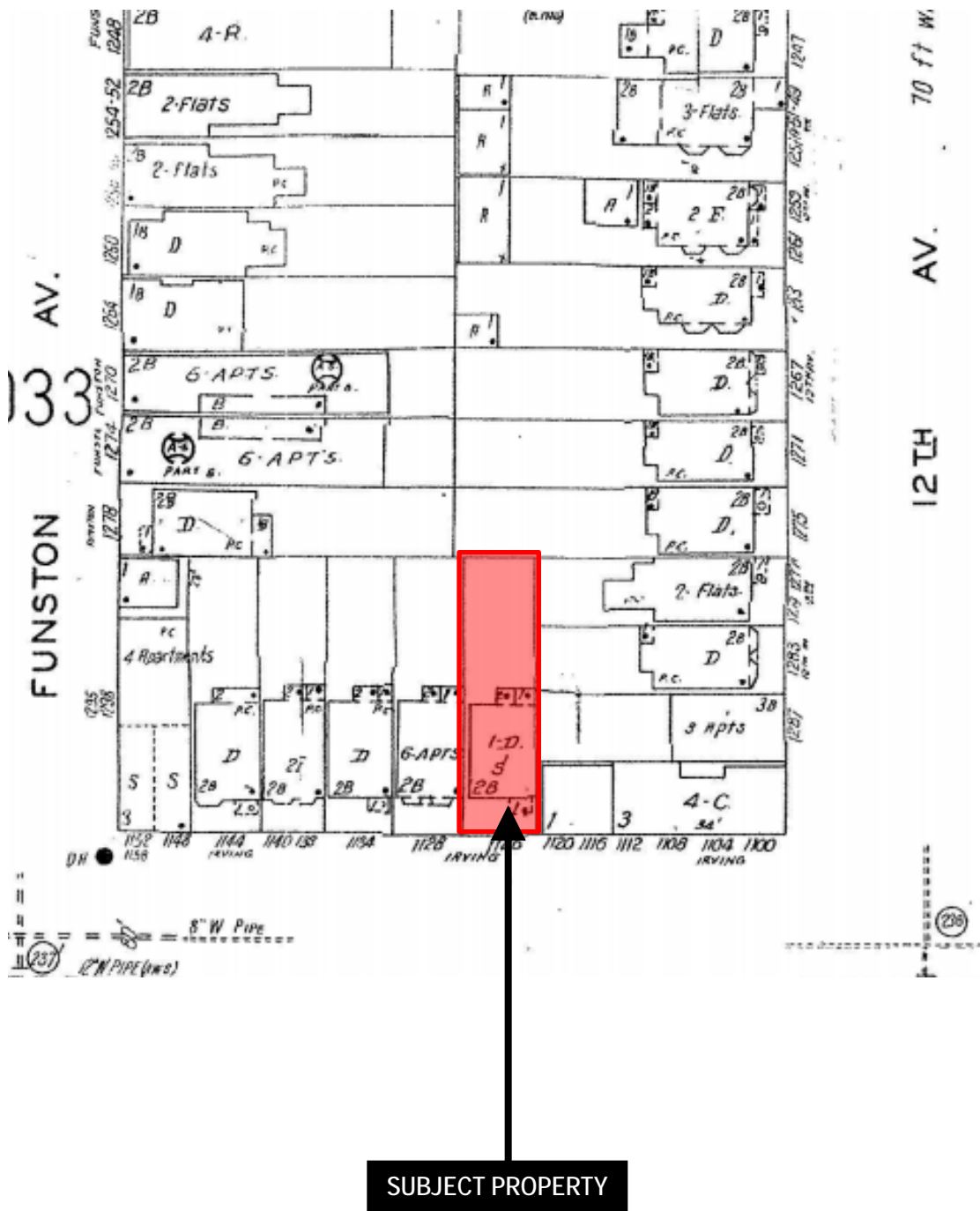
TIM@TIMKELLEYCONSULTING.COM

Parcel Map



Conditional Use Hearing
Case Number 2014-000040CUA
 1126 Irving Street
 Block 1738 Lot 021

Sanborn Map*

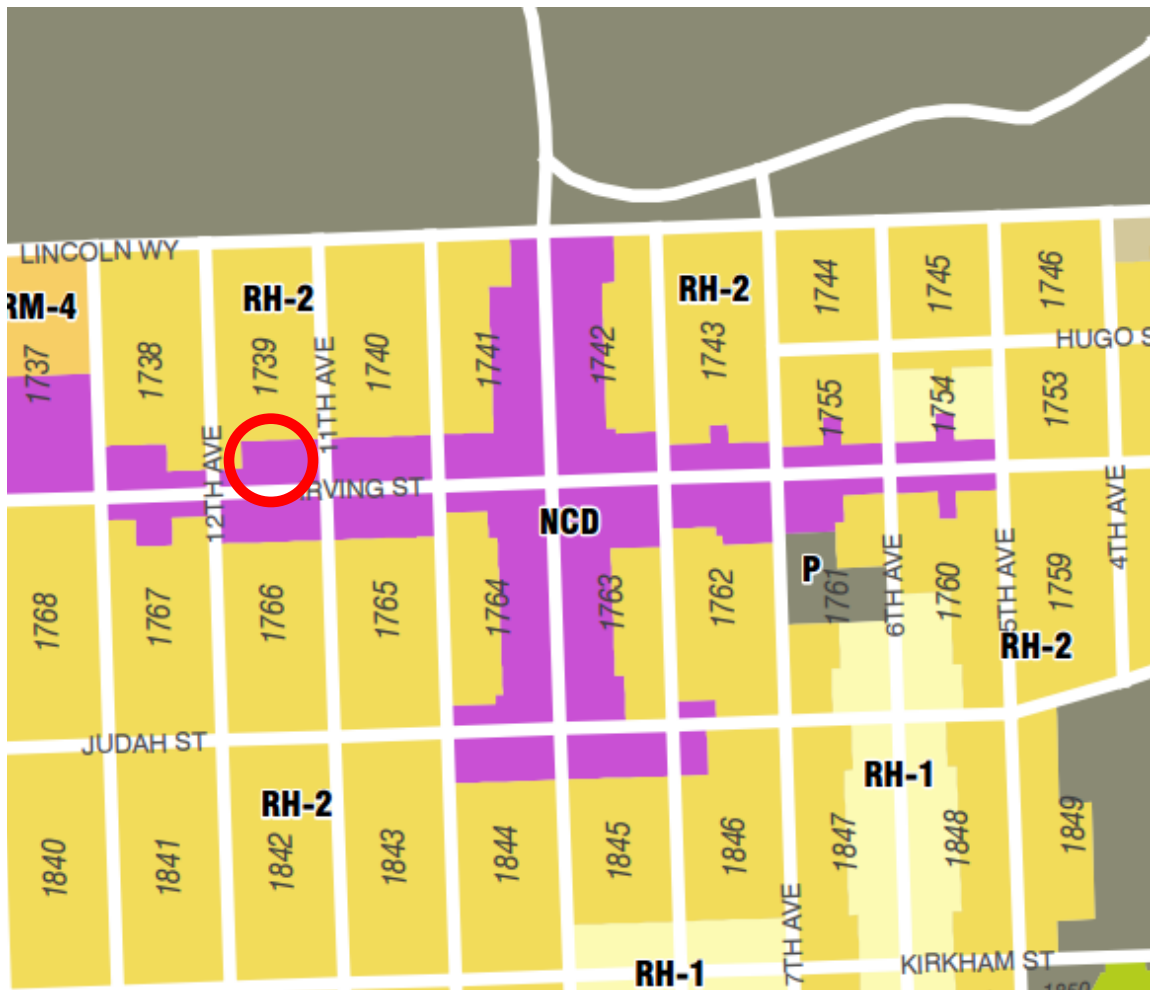


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



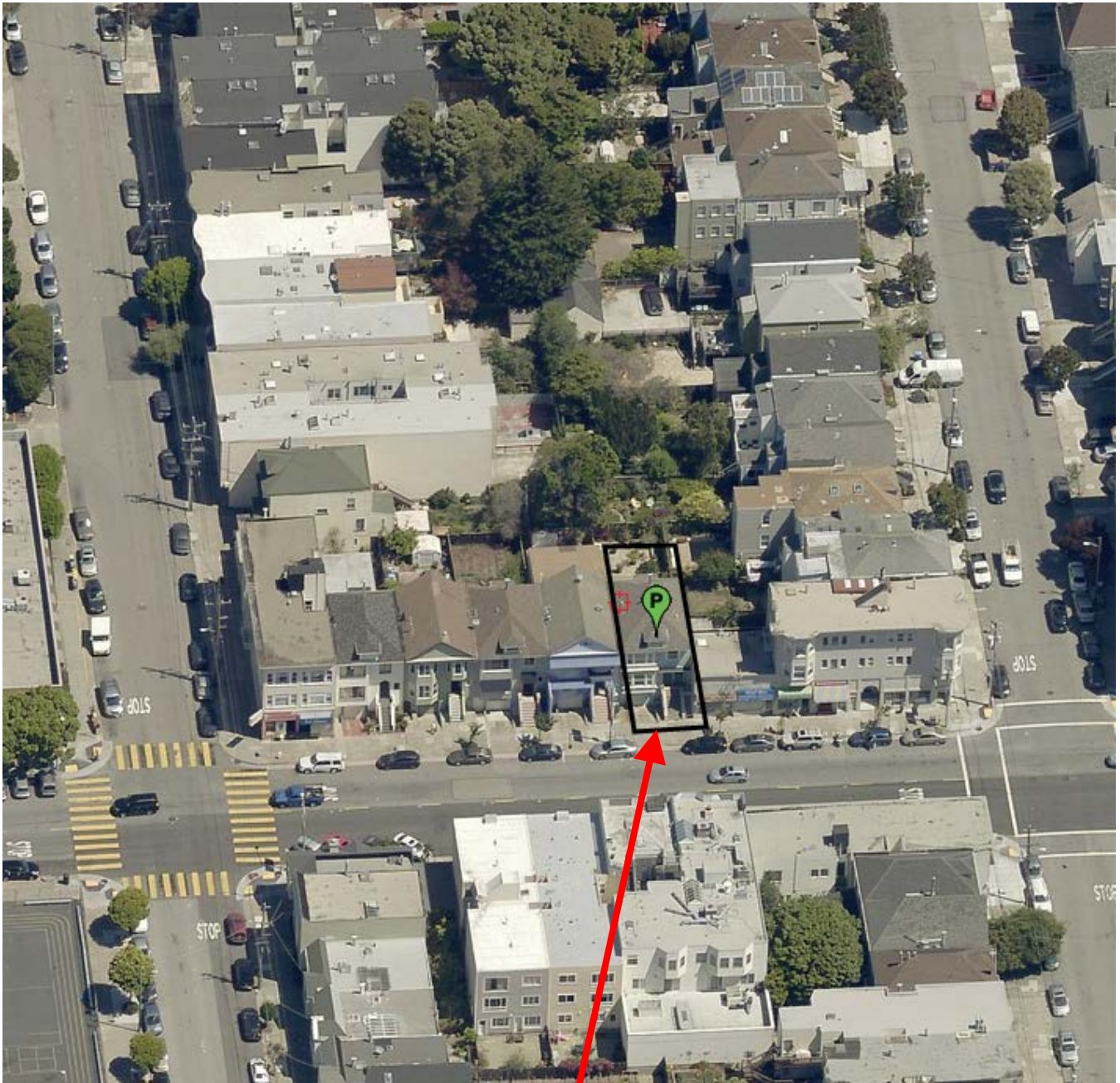
Conditional Use Hearing
Case Number 2014-000040CUA
1126 Irving Street
Block 1738 Lot 021

Zoning Map



Conditional Use Hearing
Case Number 2014-000040CUA
1126 Irving Street
Block 1738 Lot 021

Aerial Photo (looking north)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2014-000040CUA
1126 Irving Street
Block 1738 Lot 021

Site Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2014-000040CUA
1126 Irving Street
Block 1738 Lot 021

DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015



1126 IRVING STREET is a new 4-story building with ground floor commercial space and 3 family-sized residential units above located in the Inner Sunset Neighborhood Commercial District

DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

DEMOLITION OF EXISTING BUILDING WILL NOT IMPACT AFFORDABLE HOUSING OR HARM THE CHARACTER OF THE NEIGHBORHOOD



THERE WILL BE NO LOSS OF AFFORDABLE HOUSING

- The building was built in 1908 as a single family residence
- The entire building was converted to commercial use in 1964 and the permit includes cabinets and a sink for wet bar on 1st floor.
- In 1970, a permit was issued to convert the building to one commercial space and two residential units.
- In 1986, the Planning Commission approved a change of use of the existing residential unit back to commercial space. A 3-story addition in the rear yard included commercial space on the ground floor and 2 residential units above was also approved

At that time, the **existing** building was noted as:

- 1 basement/cellar (ground floor)
- 1 commercial space (1st floor)
- 1 residential unit (2nd floor)

This permit was never fully executed

- The basement garage level has never been renovated for occupancy
- From 1985 to 2002, 1st floor was in commercial with 1 residential unit above.
- The current owner bought the building in December 2002 and has lived in the building since 2003. The 3R report indicated that the building was defined as:
 - 1 commercial space (1st floor)
 - 2 residential units (2nd floor)
- There was no evidence as of 2002 that there were two units on the 2nd floor with only one kitchen and one bath. No changes have been made to the building since then.

THE EXISTING BUILDING IS INCONSISTENT WITH THE OVERALL CHARACTER OF THE INNER SUNSET NCD

- The building is not considered a historic resource or part of a potential historic district. Historic resource status: "C"
- The building is setback 10'-0" from the sidewalk, inconsistent with the district pattern
- The building has a driveway and curb cut inconsistent with the district pattern
- At two-stories and only covering approximately 40% of the site area instead of allowable 75%, the property is "highly underutilized" according to the Planning Code and the *Sunset Blueprint* planning document

DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

CU FINDING 1: THAT THE PROPOSED USE OR FEATURE, AT THE SIZE AND INTENSITY CONTEMPLATED AND AT THE PROPOSED LOCATION WILL PROVIDE A DEVELOPMENT THAT IS NECESSARY OR DESIRABLE FOR, AND COMPATIBLE WITH, THE NEIGHBORHOOD OR COMMUNITY.

The Planning Code sec. 730.1 defines the characteristics of the *Inner Sunset Neighborhood Commercial District*:

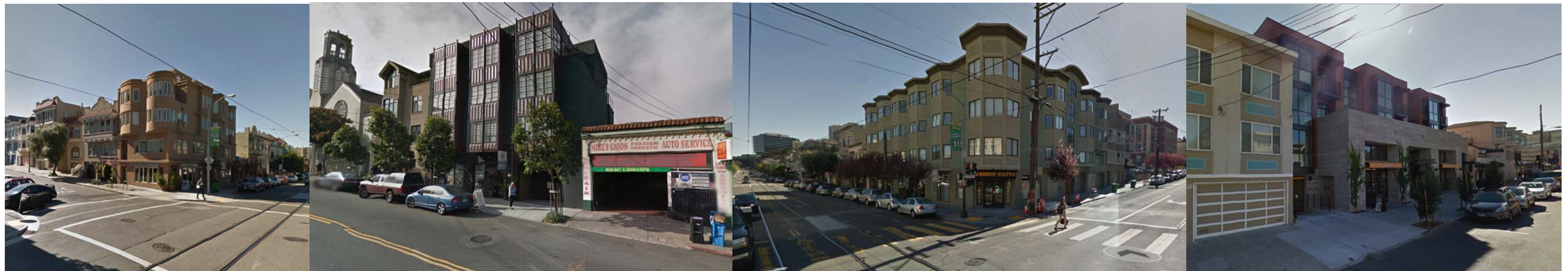
The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character. The Inner Sunset District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Housing development in new buildings is encouraged above the ground story.

THE EXISTING BUILDING IS INCONSISTENT WITH THE OVERALL CHARACTER OF THE INNER SUNSET NCD

- The building is setback 10'-0" from the sidewalk
- The building has a driveway and curb cut
- The building was designed as a single-family house from construction in 1908 to 1964 when commercial use was added to its 1st floor (2nd level)
- At two-stories, the site is "highly underutilized" according to the Sunset Blueprint planning document

THE PROJECT IS DESIRABLE AND COMPATIBLE WITH THE OVERALL CHARACTER OF THE INNER SUNSET NCD

- The proposed building has a 1,300 sq. ft. ground floor commercial space located at the sidewalk edge
- The proposed building includes three residential units adding two family-sized units to the neighborhood
- The project includes no parking therefore eliminates the curb cut
- The project adds parking to the street and eliminates a car/pedestrian crossing
- The project is in scale and design with the Inner Sunset NCD



Most recent developments in the Inner Sunset over the past 20 years are 4-story buildings with ground level retail and residential use on the three-stories above.

DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015



CU FINDING 2:
THAT SUCH USE OR FEATURE PROPOSED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE VICINITY, OR INJURIOUS TO PROPERTY, IMPROVEMENTS OR POTENTIAL DEVELOPMENT IN THE VICINITY, WITH RESPECT TO ASPECTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

(A) THE NATURE OF THE PROPOSED SITE, INCLUDING ITS SIZE AND SHAPE, AND THE PROPOSED SIZE, SHAPE AND ARRANGEMENT OF STRUCTURES;

- The site is a typical San Francisco property, 25'-0" x 100'-0"
- The building is a 4-story building with ground-floor commercial with 3 residential units above
- The rear 12'-0" of the building is 2-stories, respecting the rear yard pattern along 12th Avenue

(B) THE ACCESSIBILITY AND TRAFFIC PATTERNS FOR PERSONS AND VEHICLES, THE TYPE AND VOLUME OF SUCH TRAFFIC, AND THE ADEQUACY OF PROPOSED OFF-STREET PARKING AND LOADING;

- With the easy availability of transit, the project proposes no off-street parking
- By eliminating a curb cut, this project will add one parking space to the street
- By removing the curb cut, it eliminates the conflict between pedestrians and cars
- The project has 3, Class 1 bicycle parking spaces located in the lobby of the building and one Class B bicycle space on the sidewalk.

(C) THE SAFEGUARDS AFFORDED TO PREVENT NOXIOUS OR OFFENSIVE EMISSIONS SUCH AS NOISE, GLARE, DUST AND ODOR;

- There will be no noxious or offensive emissions, noise, glare or dust emanating from the building.

(D) TREATMENT GIVEN, AS APPROPRIATE, TO SUCH ASPECTS AS LANDSCAPING, SCREENING, OPEN SPACES, PARKING AND LOADING AREAS, SERVICE AREAS, LIGHTING AND SIGNS:

- The new building will have a transparent ground floor with the commercial storefront and residential entrance
- Open space for the residents of the building is provided at both the rear yard, the 3rd floor deck and at the roof for the top-floor unit and the rear yard
- The proposed open space is 3.5 times the required amount per code
- There are no loading or service areas.
- The lighting and signage will meet all applicable codes for each and be modest and attractive.

DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

CU FINDING 3:
THAT SUCH USE AND FEATURE WILL COMPLY WITH THE APPLICABLE PROVISIONS
OF THE CODE AND WILL NOT ADVERSELY AFFECT THE MASTER PLAN.

The controls are in Planning Code sec. 730.1, Inner Sunset Neighborhood Commercial District.

Sec. 730.91: 1 unit per 800 sq. ft. of lot
The lot is 25'-0" x 100'-0". 2,500 sq. ft / 800 sq. ft. = 3 units

Sec. 730.20: Commercial FAR: 1.8:1
The maximum permitted commercial space is 2,500 sq. ft. x 1.8 = 4,500 sq. ft. The project proposes 1,300 sq. ft.

Sec. 730.21: Use size permitted to 2,499 sq. ft.; conditional use for greater than 2,500 sq. ft.
The project proposes 1,300 sq. ft.

Sec. 730.23: Commercial Loading: not required for gross floor area less than 10,000 sq. ft.
No loading space is provided.

Sec. 730.10: Height and Bulk limit: 40-X
The proposed height for the project is 40'-0"

Sec. 730.12: Rear Yard required at grade level and above
The rear yard is at grade level in the rear 25% of the lot as required in Sec. 134 (a)

Sec. 730.93: Usable Open Space: Generally, either 100 sq. ft. if private, or 133 sq. ft. if common.
Common open space required is 399 sq. ft. The rear yard provides 625 sq. ft., 1.5 times the requirement.
In addition, a private roof deck for the upper unit, adds 550 sq. ft.

730.17: Street Trees required per sec. 138.1
One new street tree to be planted on the sidewalk here.

Sec. 155.1: Bicycle Parking for Commercial Uses
One Class B bicycle parking rack will be provided on the sidewalk in front of the commercial space.

Sec. 155.2.10: Bicycle Parking for Dwelling Units 3 or less: one per unit
Three Class A bicycle parking areas are provided conveniently off the entry in the lobby for the three residential units



DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015



CU FINDING 3:

THAT SUCH USE AND FEATURE WILL NOT ADVERSELY AFFECT THE MASTER PLAN.

- 1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
The existing building has no retail space. The proposed project will add 1,300 sq. ft. of retail space directly at the sidewalk line in this Inner Sunset NCD. It is likely that ownership and employment will be by local residents of the Inner Sunset.
- 2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
While the existing house is planned to be demolished, the current owners are the occupants. The proposed project would keep the owners on this site while providing two additional residential units on this site. The new building is more consistent with the neighborhood, providing the classic formula of living over the retail space which is consistent with economic diversity of the Inner Sunset NCD.
- 3) That the City's supply of affordable housing be preserved and enhanced.
The current building is commercial with one residential unit and has been owner-occupied for 13 years. Therefore, no affordable housing units will be removed.
- 4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.
The existing building has one parking space with a curb cut on Irving Street. The proposed project will eliminate the parking and curb cut allowing for an additional street parking space and eliminating any potential pedestrian-vehicular conflicts or impede Muni service.
- 5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.
There is no existing industrial or service sector use on this site so the demolition and new construction will have no impact.
- 6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The existing building is sub-standard relative to earthquake preparedness with some dry rot and foundations built in 1908. The new building will meet or exceed performance standards of the current California Building Code.
- 7) That landmarks and historic buildings be preserved.
The existing building is not considered a historic resource and has been classified with a status rating of "C".
- 8) That our parks and open space and their access to sunlight and vistas be protected from development.
There are no parks or open space in the vicinity of the proposed project. There will be no effect on parks and open space.

DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

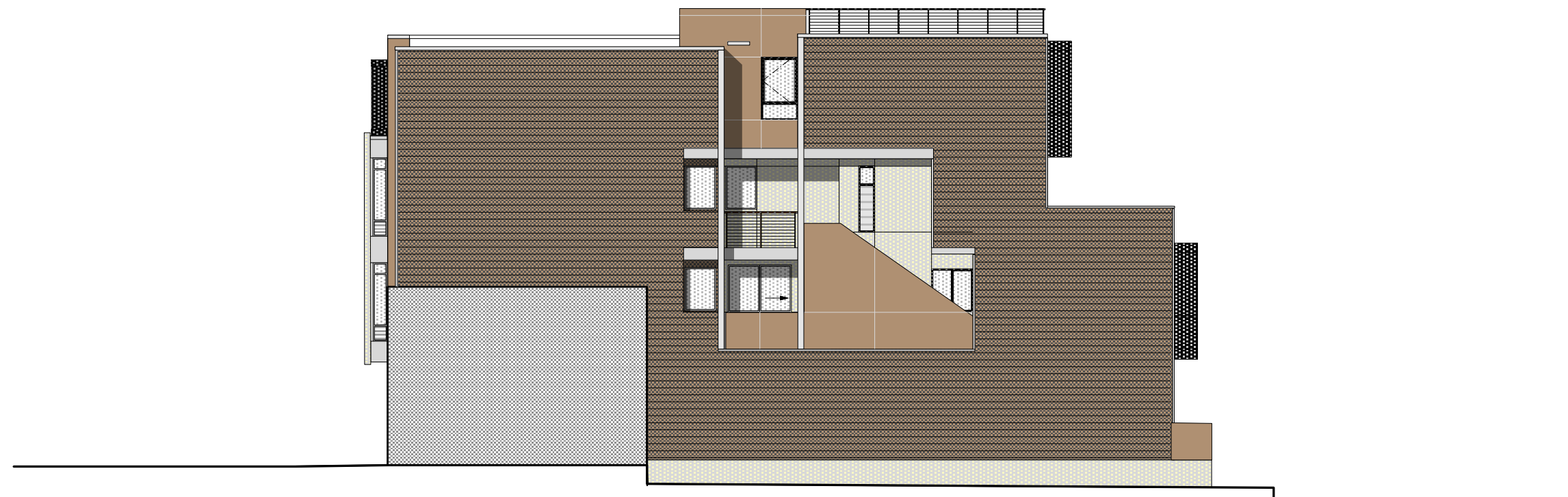
CU FINDING 4: **THAT SUCH USE OR FEATURE AS PROPOSED WILL PROVIDE DEVELOPMENT THAT IS IN** **CONFORMITY WITH THE STATED PURPOSE OF THE APPLICABLE USE DISTRICT**

Sec. 730: Inner Sunset Neighborhood Commercial District

The Inner Sunset District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The building standards regulate large-lot and use development and protect rear yards above the ground story and at residential levels. To promote the prevailing mixed use character, most commercial uses are directed primarily to the ground story with some upper-story restrictions in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving commercial uses and regulate the more intensive commercial uses which can generate congestion and nuisance problems, special controls prohibit additional eating and drinking uses, restrict expansion and intensification of existing eating and drinking establishments, and limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses protect the district's continuous retail frontage. Housing development in new buildings is encouraged above the ground story.

The project is in conformity with the stated purpose of the Inner Sunset NCD:

- The project is a new mixed-use development that is in character and scale with adjacent buildings
- The rear yard is at the ground level and continues to all residential levels
- The mid-block open space is respected with a 12'-0" reduction of the building at the 3rd and 4th floors
- 60% of the street frontage is dedicated to commercial use
- No eating or drinking establishments, entertainment or tourist hotels will be permitted on this site
- Eliminating the existing driveway and curb cut will reinforce the district's continuous frontage
- 3 family-sized housing units will be built above the ground-floor commercial



DAWSON/LEE MIXED USE



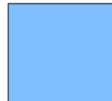
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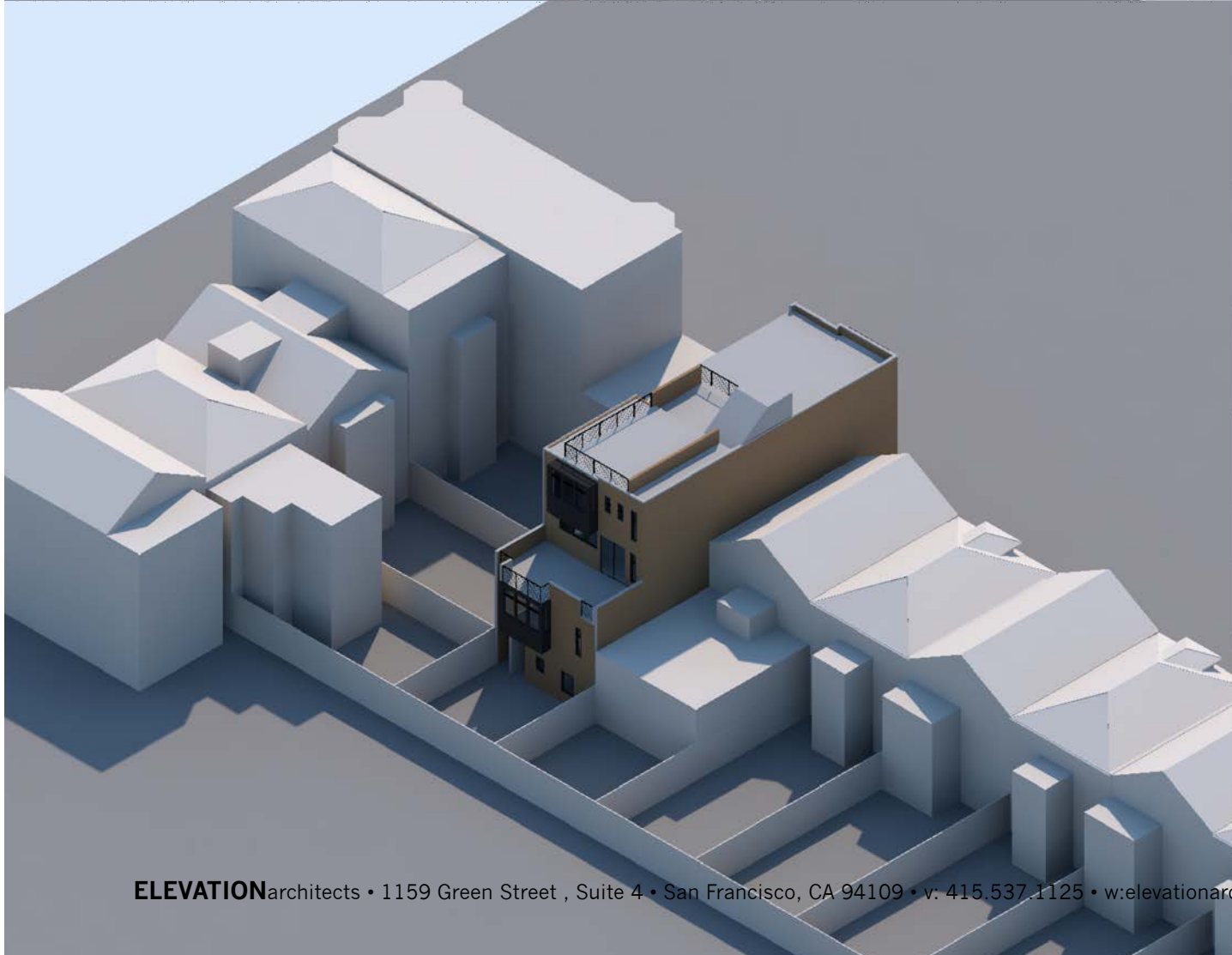
PLANNING COMMISSION HEARING: AUGUST 6, 2015

PROJECT IS IN SCALE WITH NEIGHBORING BUILDINGS



- At 4-stories, the new building is approximately the same height as neighboring buildings on Irving Street, Funston Avenue and 12th Avenue
- Utilizing the allowable 25% rear yard setback, the new building is similar in footprint to neighboring buildings along Irving Street, 12th Avenue and Funston Avenue
- Most recent developments in the Inner Sunset from 5th Avenue to Funston Avenue over the past 20 years are 4-story buildings with ground level retail and residential use on the three-stories above ground floor commercial

	SUBJECT PROPERTY: 1126 IRVING STREET
	PROPERTIES WITH SIMILAR FOOTPRINT
	PROPERTIES OF SIMILAR HEIGHT



DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

PROJECT IS IN SCALE WITH NEIGHBORING BUILDINGS

- 1126 Irving is designed to be 40'-0"
Based on the survey:
 - Adjacent 1100 Irving Street is 40'-0"
 - Adjacent 1287 12th Avenue is 40'-0"
 - 1290 12th Avenue (facing 1287 and 1283) is 40'-0"
 - The ridge of the adjacent 1128 Irving Street is at 34'-0"
 - The ridge of 1283 12th Avenue is 35'-0"
- The back 12'-0" of the building is 20'-8" tall
 - The rear portion of adjacent 1277-79 12th Avenue is 29'-0" tall
 - The roof of the adjacent 1128 Irving Street is 18'-6" tall
 - The back porch of the adjacent 1283 12th Avenue is 26'-6" tall
- 1126 Irving covers 75% of the lot.
 - Adjacent 1128 Irving Street covers 75% of the lot,
 - Adjacent 1100 Irving Street covers 100% of its lot
 - Adjacent 1277-79 12th Avenue extends to the 75% setback line
 - Across the street, 1101 Irving Street covers 100% of the lot
 - Across the street, 1125-31 Irving Street covers 100% of the lot
 - Across the street, 1135 Irving Street covers more than 75% of the lot
 - In the mid-block open space, 1270 Funston Avenue covers 75% of the lot
 - In the mid-block open space, 1274 Funston Avenue covers 75% of the lot

The proposed project is demonstrably *in scale* with its setting. The neighborhood commercial districts with good transit opportunities are exactly the place to add buildings like this as suggested by the City's Master Plan, the Planning Code and the goals and vision of the Sunset Blueprint

DAWSON/LEE MIXED USE

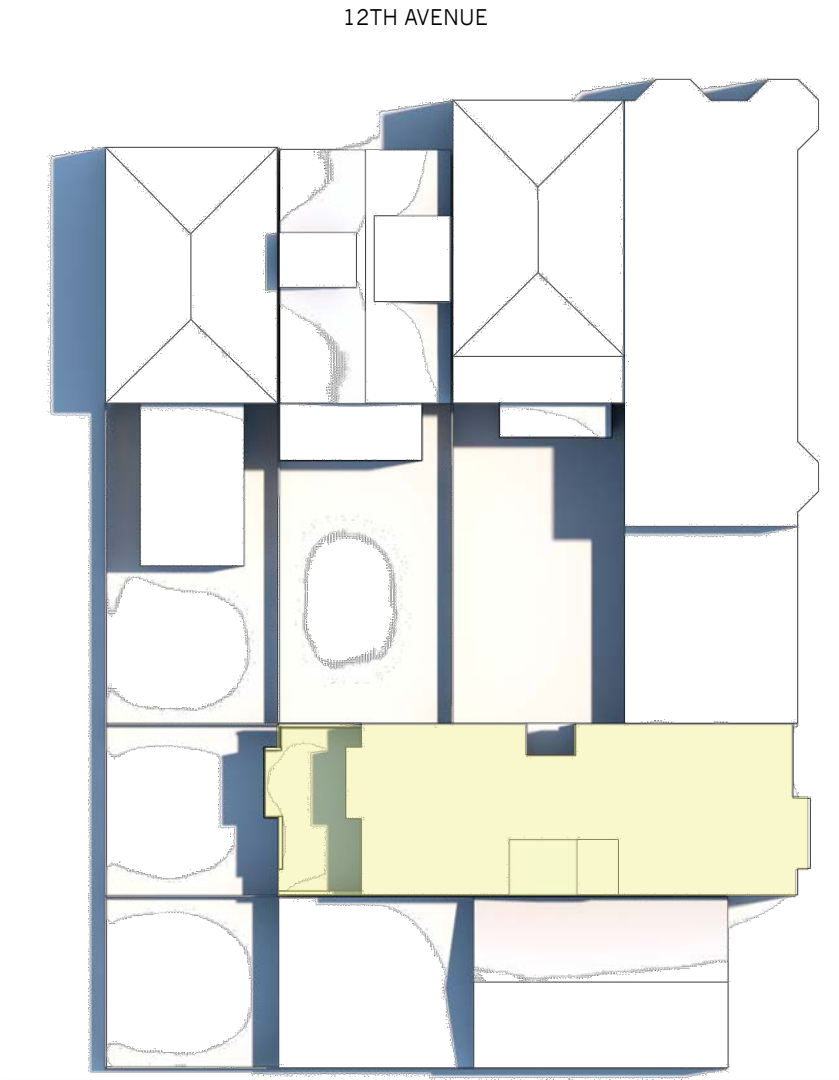
1126 IRVING STREET, SAN FRANCISCO, CA 94121

PLANNING COMMISSION HEARING: AUGUST 6, 2015

**LIGHT AND SHADING CREATED BY PROJECT IS COMPARABLE
TO OTHER BUILDINGS IN THE NEIGHBORHOOD**



9 AM, Summer



12 PM, Summer



3 PM, Summer



DAWSON/LEE MIXED USE

1126 IRVING STREET, SAN FRANCISCO, CA 94121

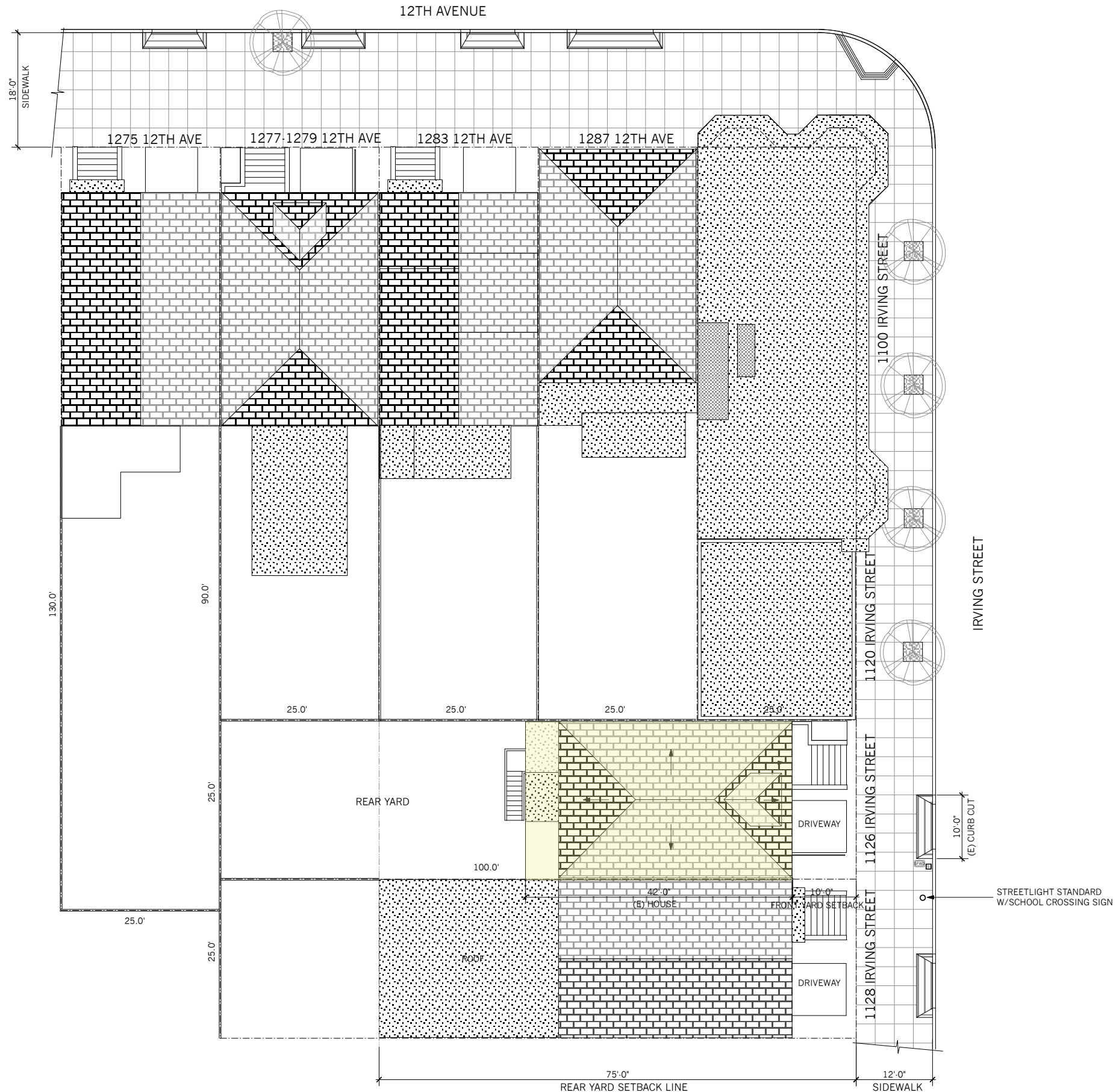
PLANNING COMMISSION HEARING: AUGUST 6, 2015

THIS PROJECT WILL BE AN ASSET TO THE NEIGHBORHOOD

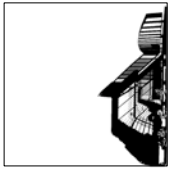
- There is no loss of affordable housing
- The project adds two family-sized units and 6-additional bedrooms
- The building is owner-occupied and will continue to be
- The project adds in-fill housing on an appropriate site
- The project is in scale with its setting
- The project is in scale and character with the Inner Sunset NCD
- The project meets the requirements for a Conditional Use under Sec. 303
- The project is consistent with the purpose of the Inner Sunset NCD
- The project is consistent with the goals of the *Sunset Blueprint*

DEMOLITION OF THE EXISTING BUILDING WILL NOT HARM THE OVERALL CHARACTER OF THE INNER SUNSET NCD

- The building is not considered a historic resource
- The building site layout is inconsistent with the district pattern
- The building's driveway and curb cut are inconsistent with the district pattern and are a pedestrian hazard
- The property is "highly underutilized" with less than half of the usable space as allowed in the Planning Code for this district
- The project is consistent with the City's General Plan
- The project is consistent with the Housing Element of the General Plan
- The project is consistent with the Transportation Element of the General plan



1
-
EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



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Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
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Existing
Site / Roof Plan

project:	11.02
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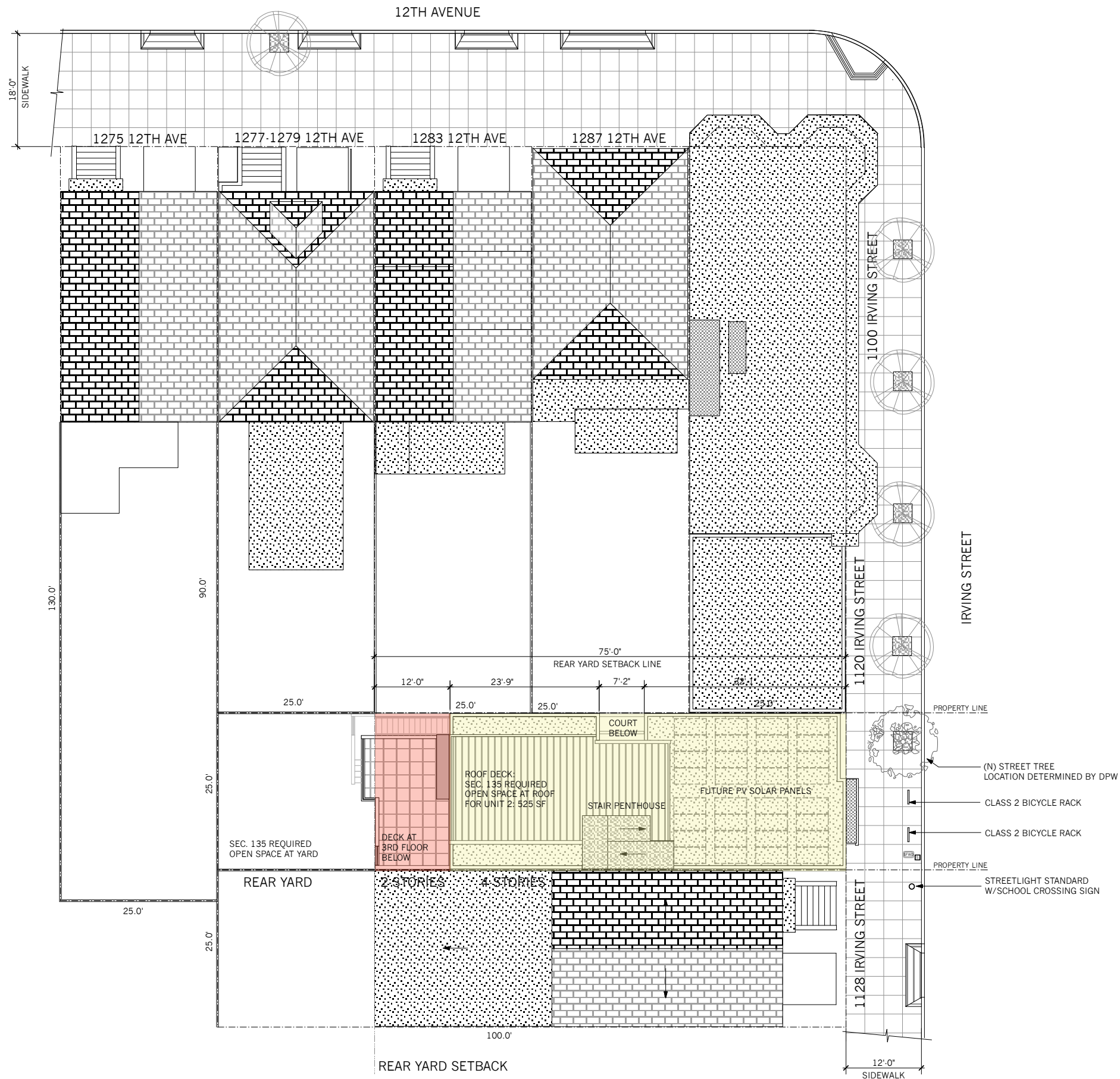
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date:	08.06.15
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scale:	
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A-1

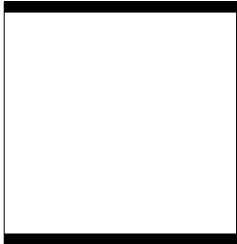


1 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



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RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
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Proposed
Site / Roof Plan

project: 11.02

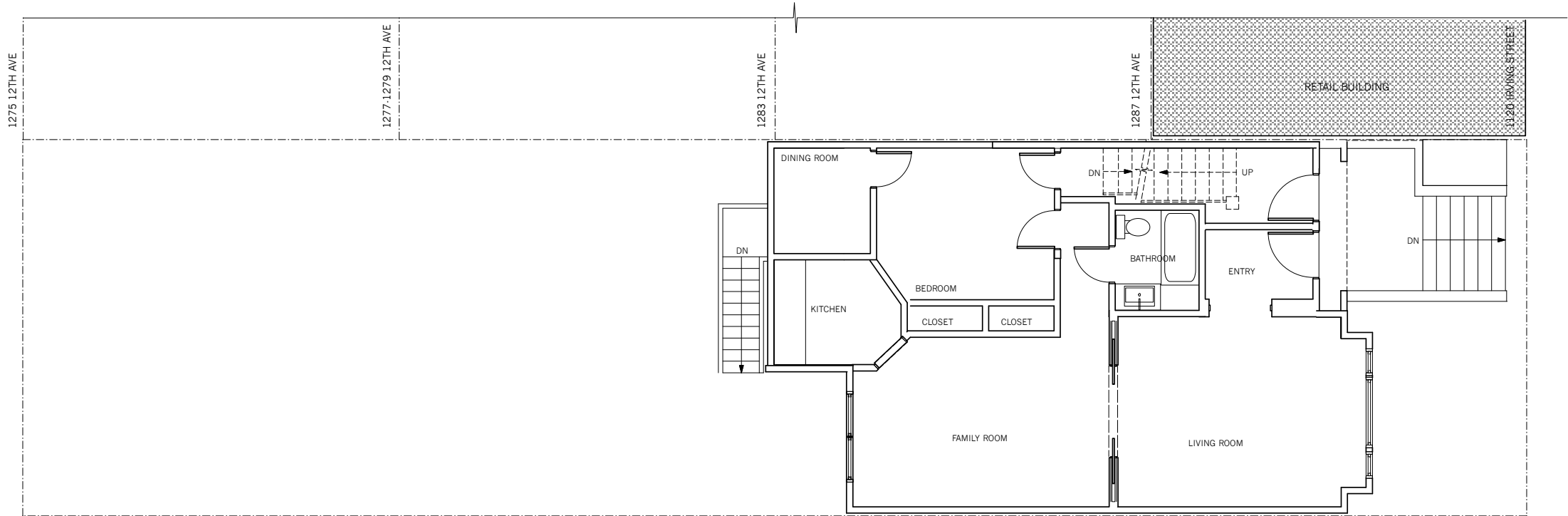
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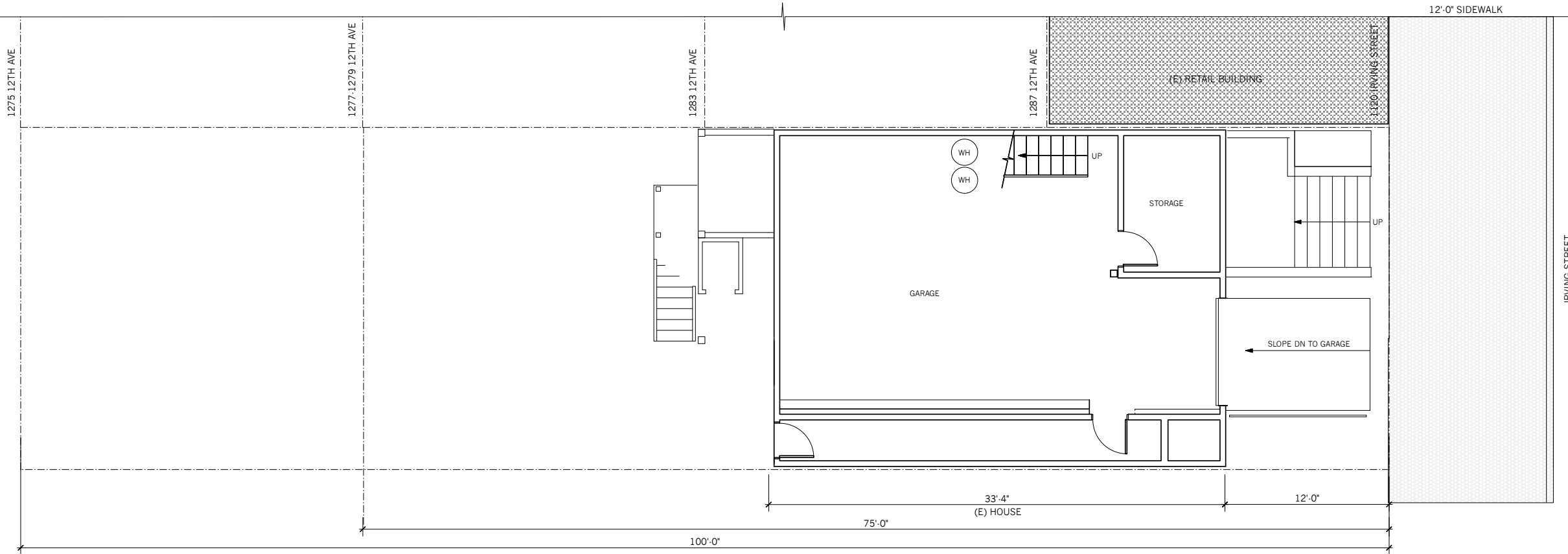
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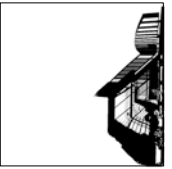
2 (E) 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

905 SF



1 (E) BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

812 SF



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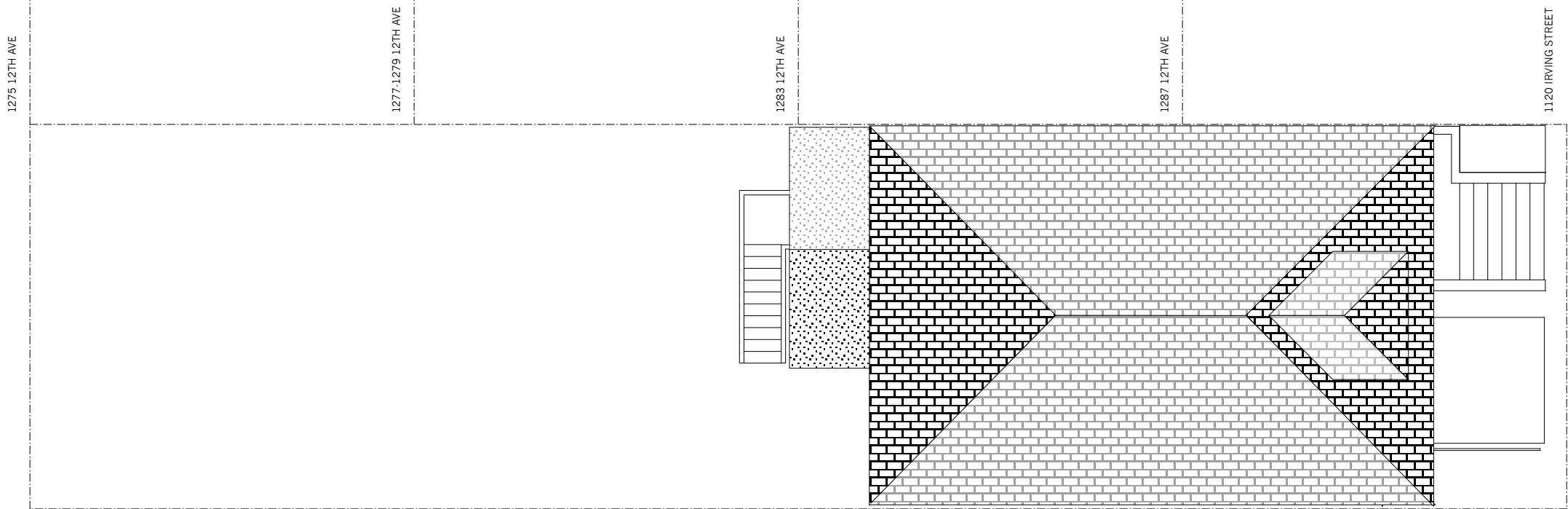
Demolition
1126 IRVING STREET
San Francisco, CA 94122

#	date	issue
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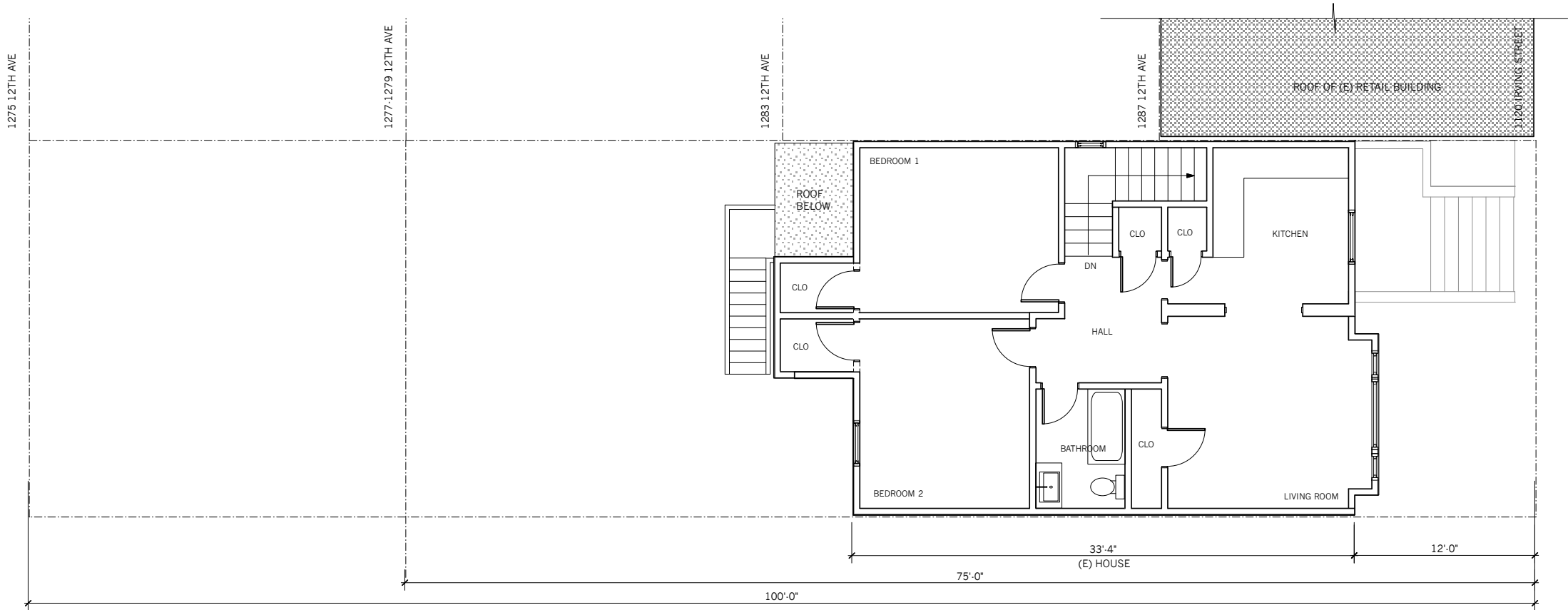
Existing Floor Plans

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-3



1 (E) ROOF PLAN
Scale: 1/4" = 1'-0"



1 (E) 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"

885 SF



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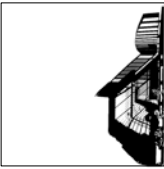
Demolition
1126 IRVING STREET
San Francisco, CA 94122

#	date	issue
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Existing Floor Plans

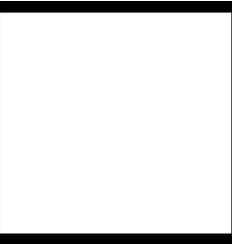
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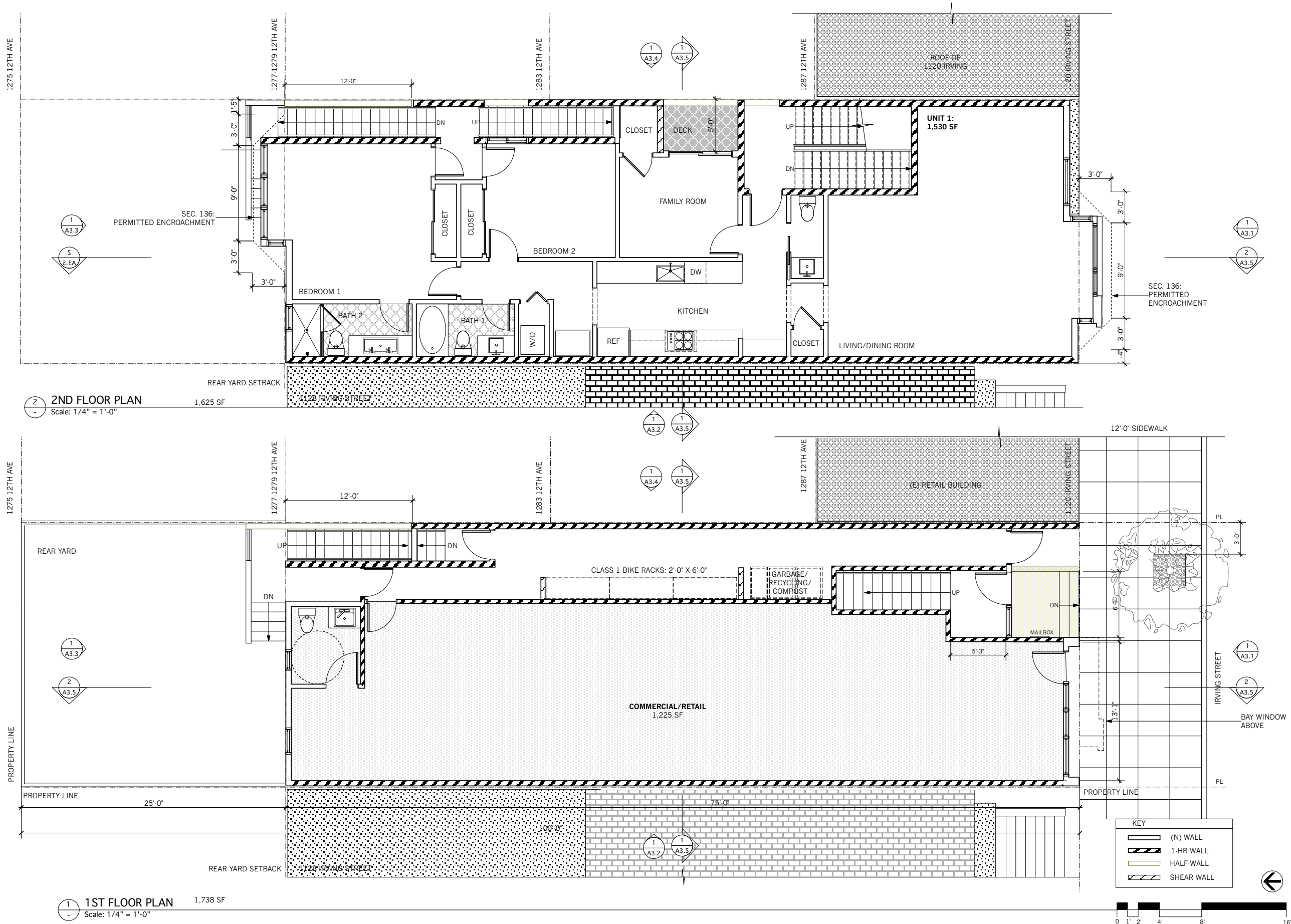
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
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Proposed Floor Plans

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drawn by:	jp
checked by:	
date:	08.06.15
scale:	

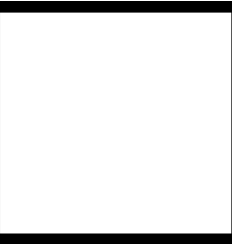
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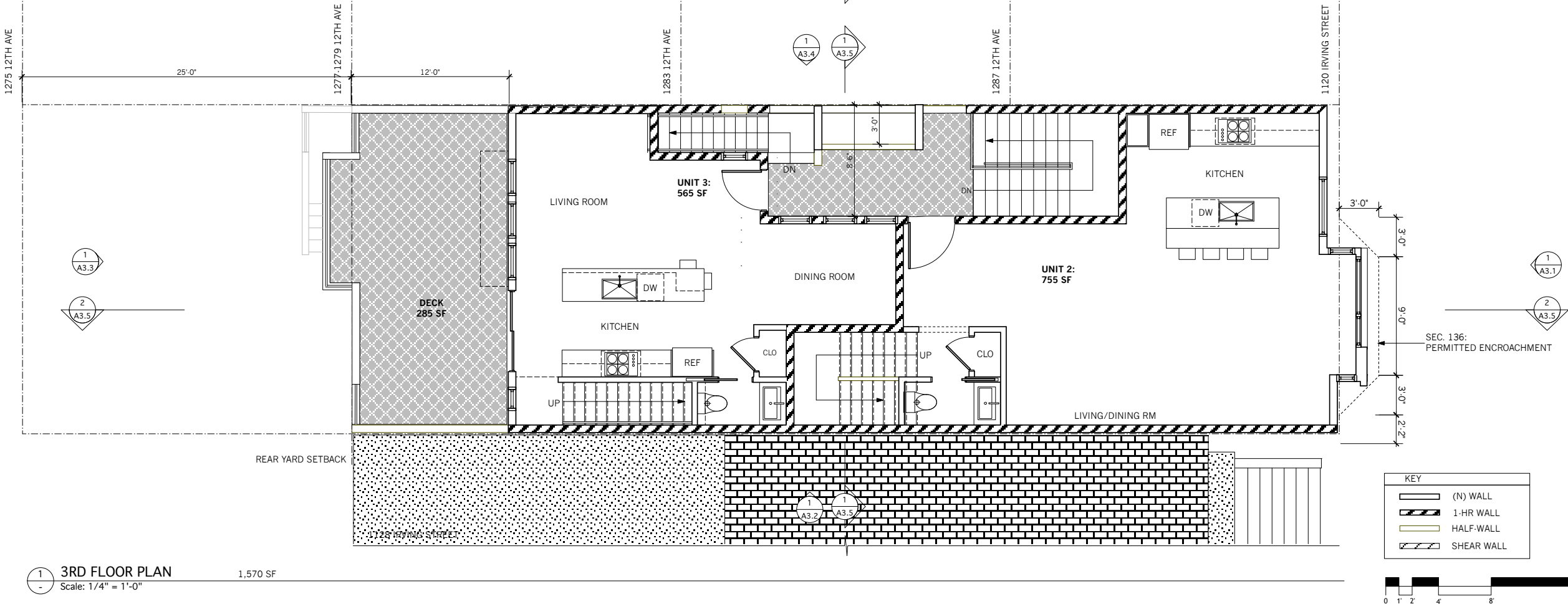
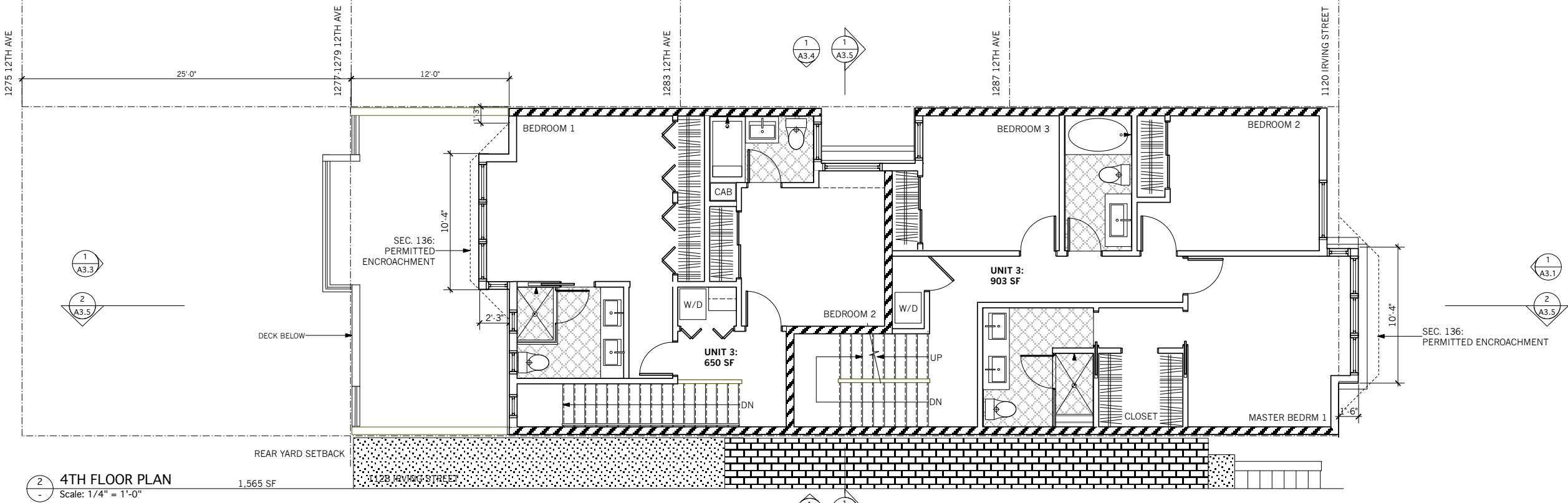
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
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Proposed Floor Plans

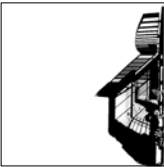
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drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-6



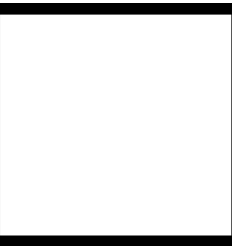
KEY	
	(N) WALL
	1-HR WALL
	HALF-WALL
	SHEAR WALL





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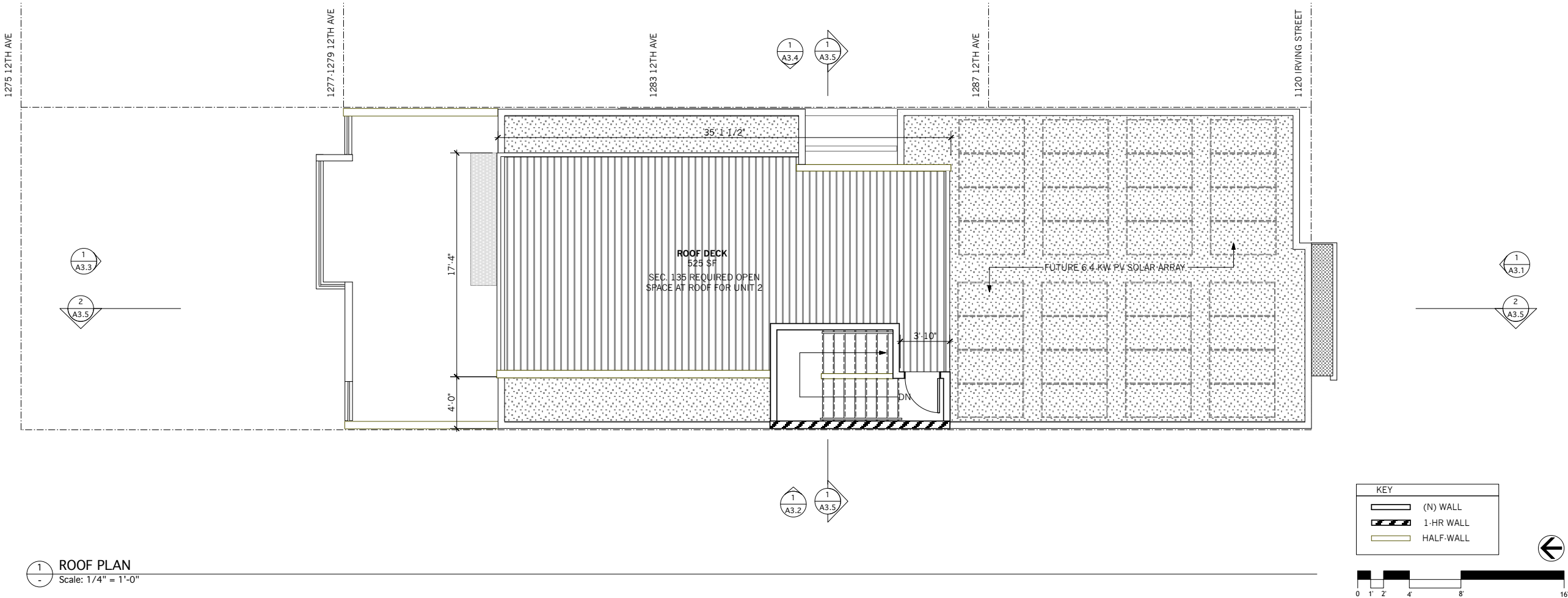
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue

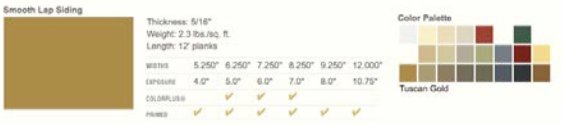
Proposed Roof Plan

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

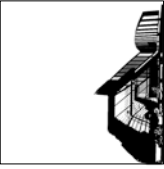
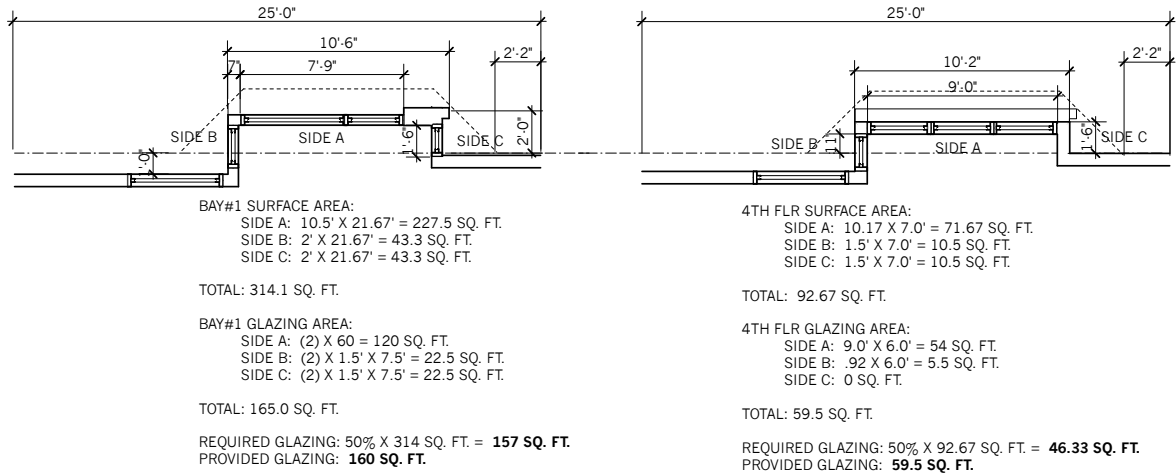
A-7



HARDIE PLANK - SMOOTH LAP SIDING



BAY WINDOW GLAZING CALCULATION



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125
www.elevationarchitects.com

Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
6.16.15	RDT REQ.	REVISION

Proposed
South Elevation

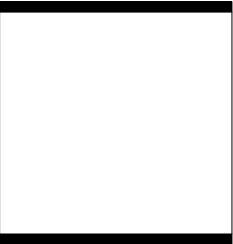
project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-8



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 ~
www.elevationarchitects.com ~W



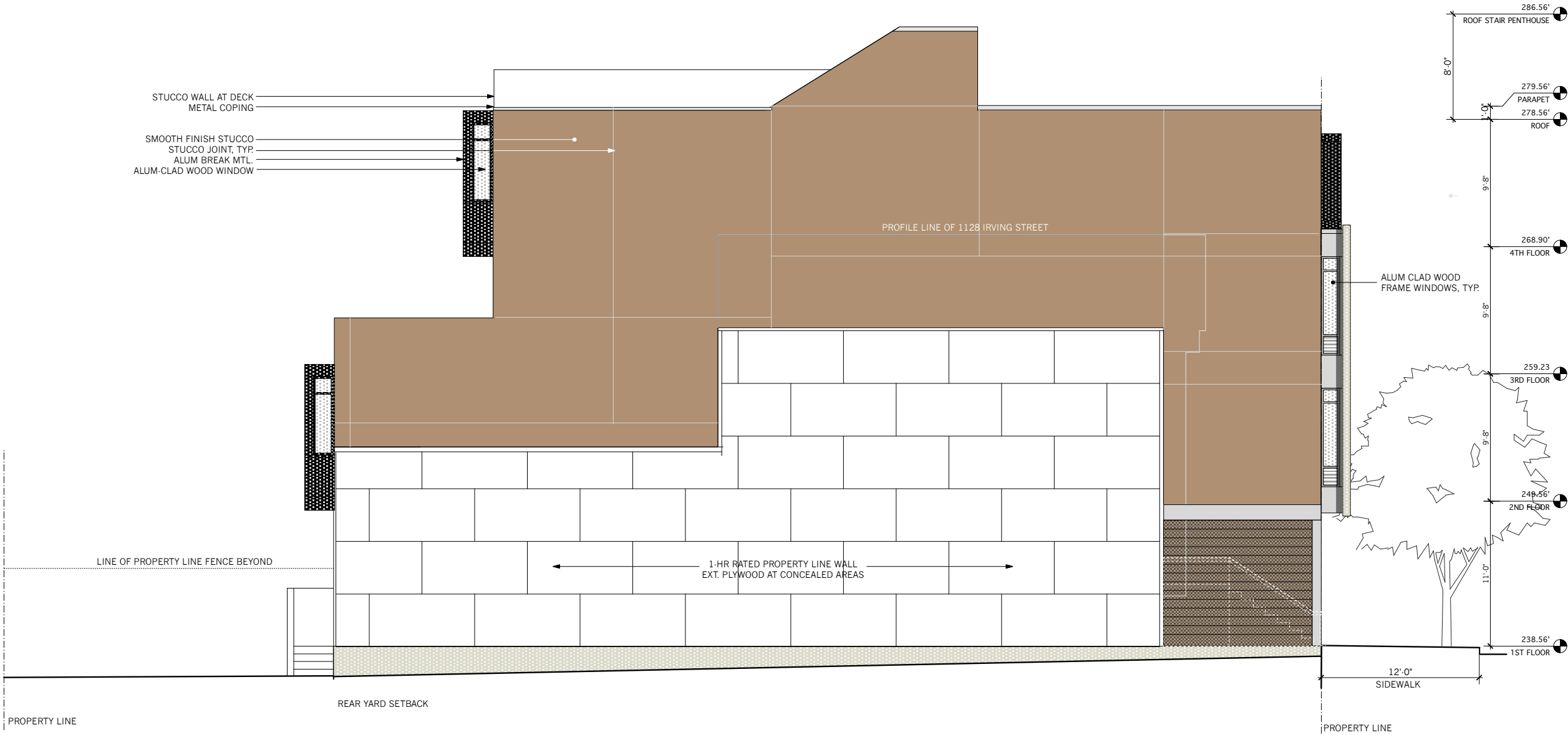
Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue

Proposed
West Elevation

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-9



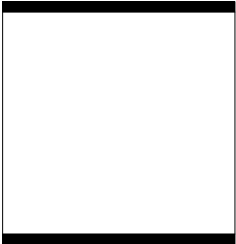
1 (N) WEST ELEVATION
Scale: 1/4" = 1'-0"





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1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125 :v
www.elevationarchitects.com :w



Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue

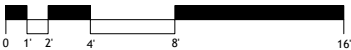
Proposed
North Elevation

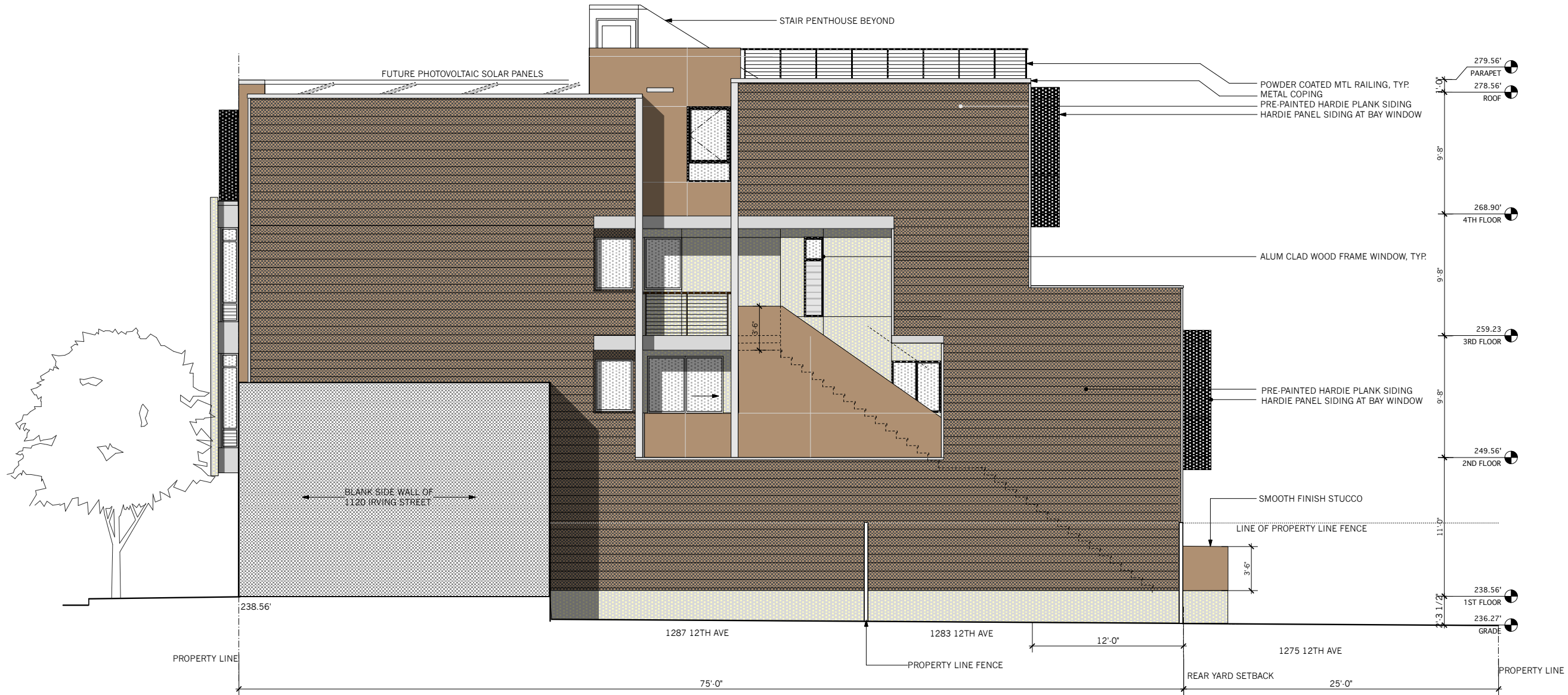
project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-10



1 (N) NORTH ELEVATION
Scale: 1/4" = 1'-0"





1 (N) EAST ELEVATION
Scale: 1/4" = 1'-0"



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125
www.elevationarchitects.com

Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

#	date	issue
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Proposed
East Elevation

project: 11.02

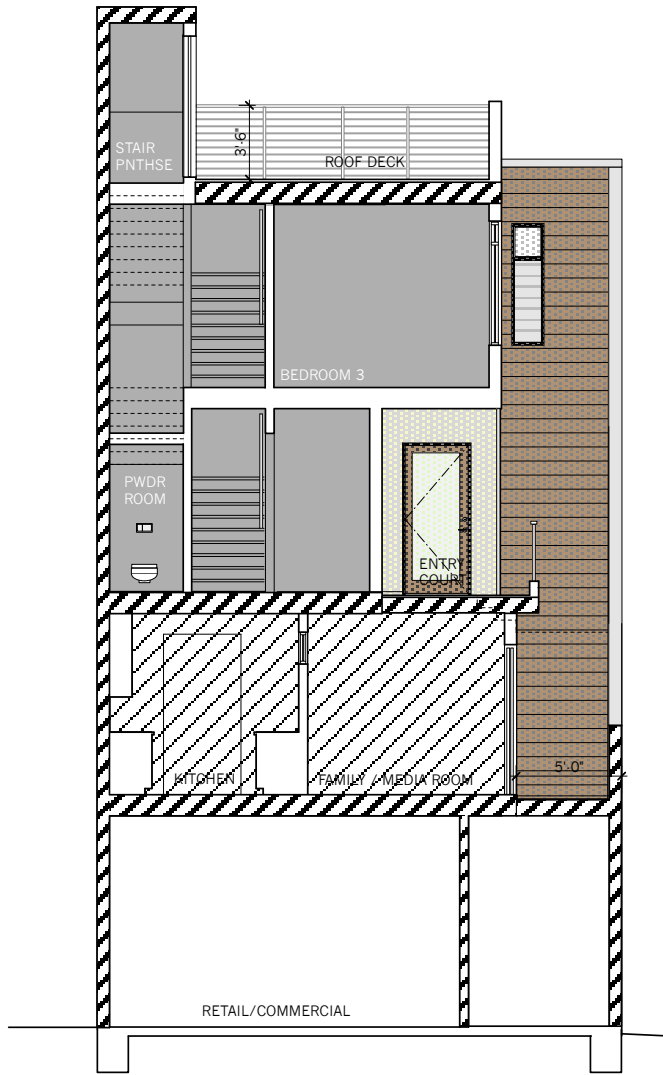
drawn by: jp

checked by:

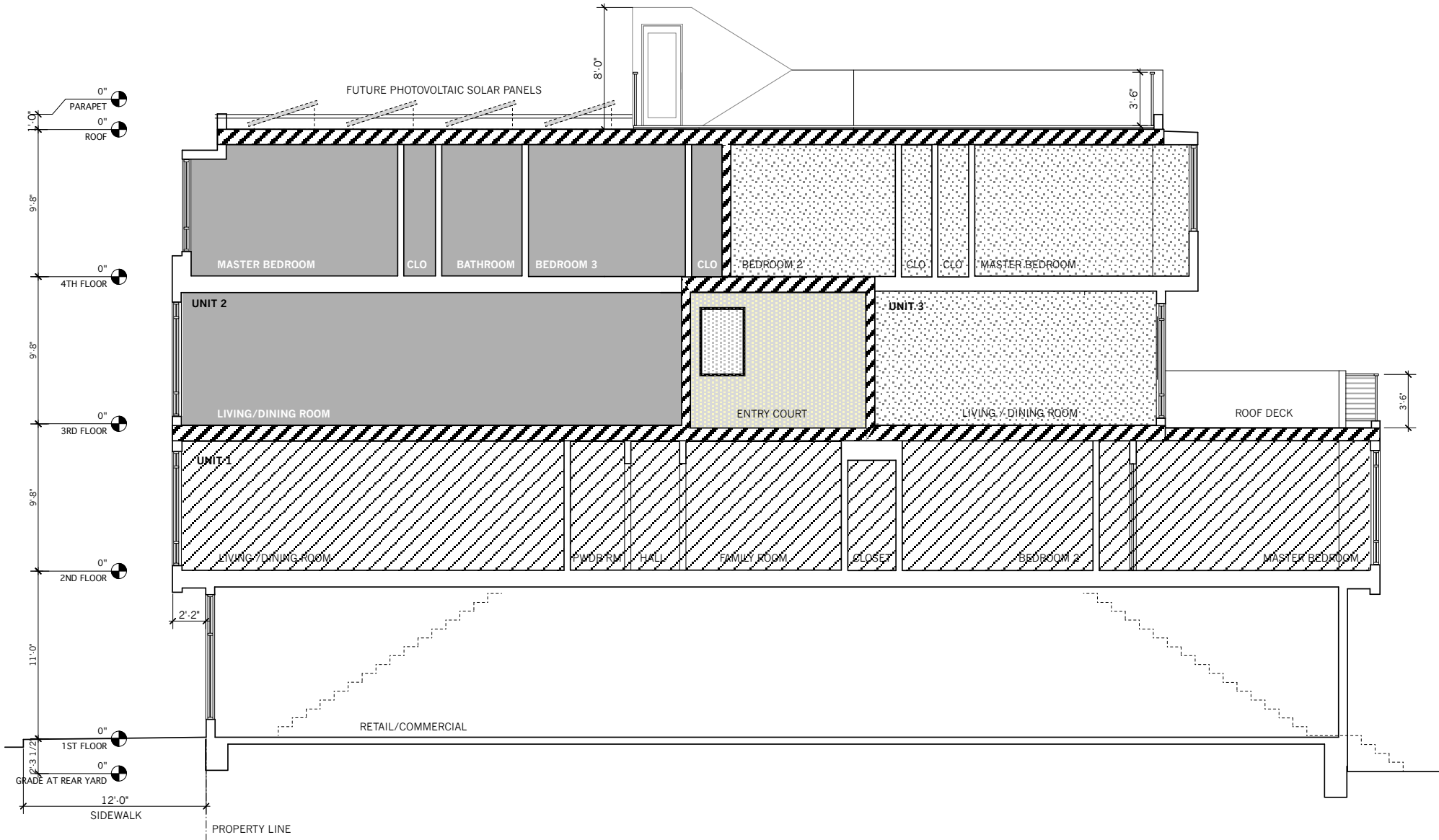
date: 08.06.15

scale:

A-11

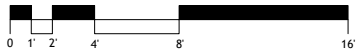


1 EAST-WEST SECTION
Scale: 1/4" = 1'-0"



2 NORTH - SOUTH SECTION
Scale: 1/4" = 1'-0"

KEY	
	UNIT 1
	UNIT 2
	UNIT 3
	1-HR FIRE SEPARATION



ELEVATIONarchitects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125
www.elevationarchitects.com

Mixed Use
RETAIL/RESIDENTIAL
1126 Irving Street
San Francisco, CA 94122

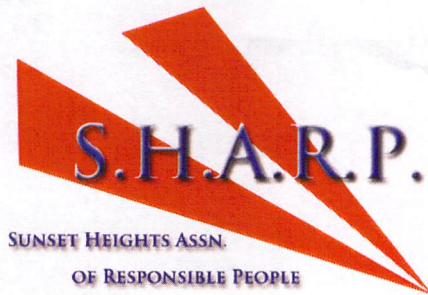
#	date	issue
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Building Sections

project:	11.02
drawn by:	jp
checked by:	
date:	08.06.15
scale:	

A-12

LETTERS OF SUPPORT



San Francisco Planning Commission
1650 Mission
San Francisco, CA 94103

RE: Case No. 2014-000040CUA, 1126 Irving Street

Date: August 3, 2015

Honorable Planning Commissioners:

On behalf of our neighborhood association, the Sunset Heights Association (SHARP), I am writing to **support** the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street near 12th Avenue. More thoughtful small projects like this are needed to create opportunities for families and business in our Inner Sunset community.

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District where this project will be built offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

Successful neighborhood commercial revitalization proposals such as this one benefit the neighborhood. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

We urge the Planning Commission to **SUPPORT** the 1126 IRVING STREET Proposal. If you have any questions, please feel free to contact SHARP at franknoto2003@yahoo.com or 1661-7th Avenue, San Francisco, CA 94122.

Sincerely,
Frank Noto
President

From: David Zimmerman <blackthornsf@gmail.com>
Subject: RE: Case No.2014-000040cua, 1126 Irving St Project
Date: July 28, 2015 at 4:39:43 AM PDT
To: mediacraig@mindspring.com

RE: Case No.2014-000040cua, 1126 Irving St Project

July 28, 2015

SF Planning Commission:

The Inner Sunset Merchants Association is pleased to support the project at 1126 Irving St. that will add needed housing and commercial space along the Irving corridor. It is vital to the neighborhood to add housing density to help alleviate the escalating rents in the area and it is vital to the retail community to have increased desirable options for space. This project addresses critical community needs and has our full endorsement. Craig Dawson and his team have done a great job with their extensive outreach to the surrounding area and have proven they are willing to work with anyone who has expressed even the slightest concerns at their proposal.

Thanks again for your consideration of this project and **we urge the commission to vote yes** on this proposed project.

Sincerely,

David Zimmerman
Inner Sunset Merchants Association

To the San Francisco Planning Commission:

Gow SF empowers community stakeholders to advocate for more housing in San Francisco, with the ultimate goal of bringing down the cost of housing in San Francisco and the Bay Area. We believe many of our current policies have far reaching unintended negative consequences, often falling most heavily on San Francisco's vulnerable populations, increasing homelessness and displacement while driving up the cost of living for everyone. Increasing the Bay Area housing stock will have a long term positive impact, improving our community's economic and social well-being while reducing our environmental footprint.

We enthusiastically support the proposed project at 1126 Irving Street, and our board urges the Planning Commission to approve a Conditional Use permit. The proposed plans will add new residential units and density on an underutilized lot in the infamously suburban West Side. Furthermore, the project is located on a well-served transit and commercial corridor, and when approved will set a precedent on that block and further down Irving and Judah Street for more residential density.

Keeping this lot underutilized makes San Francisco less affordable, less relevant, and less livable. The valuable units proposed become "what could have been" at the expense of keeping young families and students in our city. Every time one of these projects gets killed in a neighborhood like the Sunset, there is more precedent for homeowners to kill projects that they don't want.

I ask you: if the Planning Commission for the past 30 years had approved more of the proposed smart growth projects like these in the Inner Sunset instead of indulging the whims of the NIMBY movement, would we still be in a housing shortage?

Please do the right thing and approve this project.

Sincerely,
Annie Fryman
Vice President and Board Member of Grow San Francisco



To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,
Sonja Trauss
Grand Marshal of San Francisco Bay Area Renter's Federation

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Laura Clark

San Francisco resident and Grow San Francisco board member

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Austin Hunter

Resident of the West Side and Grow San Francisco board member

1442 Willard Street
San Francisco, CA
94117

Alexandra Kirby
San Francisco Planning Commission
via email: alexandra.kirby@sfgov.org

Re: Case #2014-000040CUA 1126 Irving Street

Dear Commissioners,

I am writing to offer strong support for this excellent project that will enhance the Inner Sunset neighborhood in a number of ways.

The project will provide good new housing that will be suitable for families in a neighborhood that offer great amenities for them including proximity to Golden Gate Park, schools, a public library, excellent shopping and public transit.

In addition the project will provide space for the small businesses that make this such a special neighborhood.

In addition to living nearby and often going to the Irving Street area for shopping I have known Craig Dawson and Lila Lee for many years. They are remarkable people of good character who have been active members of the community. They deserve your full support for their well thought out project that will benefit the area. In a city where housing is in such short supply this is a project that needs to move forward.

Yours truly,

Lena Emmery

Lena Emmery

cc:Dawson/Lee

From: "Naomi Porat" <naomiporat@gmail.com>

Subject: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 26, 2015 at 3:27:13 PM PDT

To: <alexandra.kirby@sfgov.org>

Cc: <mediacraig@mindspring.com>, <msdesign214@gmail.com>

To The San Francisco Planning Commission:

As an Inner Sunset neighbor, long-time friend of Craig and Lila, and business owner in the neighborhood, I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street in the Inner Sunset Neighborhood Commercial District (NCD). The project supports numerous City Policies including the General Plan, Housing Element, Transportation Element and the Sunset District Blueprint. **This project will greatly contribute to the dire need for housing in SF, especially along transportation corridors.**

NEW FAMILY HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street. **The commercial area along Irving Street west of 10th Avenue is sorely in need of revitalization. Many of the storefronts are deteriorating and property owners are unable to reinvest in deferred maintenance due to the limited financial returns generated by their properties. This project sets a stellar example of how private property owners can contribute to the area's revitalization by adding housing above storefronts to the maximum allowable height.**

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. **Craig Dawson and his family are an excellent example of individuals who have proven their commitment to improving the quality of life and the quality of our commercial and residential stock in the Inner Sunset community.**

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Naomi Porat
1365 Fourth Avenue
SF 94122

From: Sherry Boschert <sherry.boschert@gmail.com>
Date: Sat, Jul 18, 2015 at 5:57 PM
Subject: RE: Case No. 2014-000040CUA, 1126 Irving Street Project
To: alexandra.kirby@sfgov.org
Cc: mediacraig@mindspring.com, mdesign214@gmail.com

Dear San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a storefront and three residential units above the storefront at 1126 Irving Street, otherwise known as case number 2014-000040CUA.

This is exactly the kind of project that makes sense as the city increases in density because it adds housing in a neighborhood well served by public transit, and locates the housing and commercial space along the Irving Street commercial corridor that can serve the residents well. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts.

I have lived in the Inner Sunset since 1991 and know Craig Dawson and Lila Lee, who have proposed these plans, because I have been a customer of their business and we all are active in local community organizations. They always aim for the good of the community, and I have no doubt that their project will be an asset to the Inner Sunset.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

I will be traveling and unable to attend their Conditional Use hearing, but you can reach me by phone if you have any questions.

Sincerely,

Sherry Boschert
1484 16th Avenue
San Francisco, CA 94122
415-730-9797

From: Kevin Hart <kevin@hart-architecture.com>
Subject: project proposal for 1126 Irving Street
Date: July 16, 2015 at 6:33:39 PM PDT
To: alexandra.kirby@sfgov.org

Dear Alexandra Kirby,

I write in support of the project proposed for 1126 Irving Street, to build a retail space at street level and residential units above. As a 23-year resident in the Inner Sunset, an architect in the City for 25 years, and a community adviser to UCSF, I think the project is what the neighborhood needs. It will increase the number of housing units, support the neighborhood retail character of Irving Street, and gently, logically increase density in a neighborhood which can support it.

Please convey my support for this project to the Planning Commission, and feel welcome to contact me if you have any questions about this.

Thanks and regards,

Kevin Hart

KEVIN HART ARCHITECTURE
1248 5th Avenue
San Francisco California 94122
415.244.3010
www.hart-architecture.com

From: "Micklewright, Alice" <AMicklewright@pacunion.com>
Subject: 1126 Irving Street Project: E: Case No. 2014--000040CUA
Date: July 17, 2015 at 3:16:14 PM PDT
To: "alexandra.kirby@sfgov.org" <alexandra.kirby@sfgov.org>
Cc: "mediacraig@mindspring.com" <mediacraig@mindspring.com>, "msdesign214@gmail.com" <msdesign214@gmail.com>

Hello, Ms. Kirby,

The letter that follows outlines in detail the points which should be considered in supporting this project. Craig Dawson and his family have donated an enormous amount of their time and energy to many community projects which have changed the direction and livability of SF for all.

This project is based on the same principals Craig has dedicated himself to in improving the livability of his neighborhood.

I hope your department can put forward the same consideration for his family and his neighbors in supporting this very worthwhile project.

Thank you for your consideration.

Alice Micklewright
Former Board Member of the Inner Sunset Park Neighbors

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,
Alice Micklewright | Realtor | Green Building Professional
PACIFIC UNION INTERNATIONAL & CHRISTIE'S GREAT ESTATES
1699 Van Ness Avenue, San Francisco, CA 94109
cell 415.595.0321
amicklewright@pacunion.com | BRE# 00927606

Please consider the environment before printing this e-mail

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.


I have know the sponsors, Craig Dawson and Lila Lee, for many years and their commitment to the Inner Sunset is exemplary. Craig was past President of the Inner Sunset Merchants Association, a board I served on, and is creator of the Sutro Heights Stewards Craig represents what is right in the Inner Sunset.

This project will provide additional family housing with retail space below, both needed in our community.

As a home and business owner in the Inner Sunset for 37 years, I wholly support this project.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Duderstadt", written in a cursive style.

Chris Duderstadt
1327 10th Ave.
SF, CA. 94122



PEASE PRESS CARTOGRAPHY
Great maps for exploring nature

July 19, 2015

San Francisco Planning Commission

Dear Friends,

I am writing in support of the proposed plans to construct a storefront with three residential units above it at 1126 Irving Street.

As described to me, the project seems consistent with the neighborhood and commercial district, and will be good for the adjacent businesses. Small retail space on the edge of a busy commercial district is an important resource; its use will ebb and flow (as it has historically) but this is a good time for this sort of space to be built here; it will help provide opportunities for new or relocating businesses...and residents!

It is good to have a project initiated by local neighbors who will stay involved with the property and the neighborhood. I am a friend of the applicants, but I would also say I trust them to do it well and build on their long connection as to what it takes to be residents and merchants. I have also patronized the Inner Sunset neighborhood and its businesses for close to 40 years. This proposal seems like it is within character of the neighborhood and the city.

I appreciate the existing residence as a typical Inner Sunset dwelling; but one that has gone through many changes over time. If one were to replace such a building, there are plenty more like it on non-commercial side streets (that is to say, its neighbors are equally typical) and a commercial street like Irving is where this sort of neighborhood evolution, to stronger commercial space should happen. There are no more dairies, sand lots, and streetcar barns out here anymore.

I urge the planning commission to vote yes for the 1126 Irving Street project!

Thanks!

Benjamin A. Pease

Ben Pease

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

Upon speaking directly with Craig and Lila on their home at 1126 Irving Street, and reviewing their drawings, I am writing to FULLY SUPPORT the proposed plan - to replace the currently underutilized single family house with a much more appropriate street level storefront and 3 Residential Units above. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and businesses in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dawn Ma', with a stylized flourish at the end.

Dawn Ma, PE, AAIA
Principal
Q-Architecture, Inc.

gerridonat@aol.com
To: alexandra.kirby@sfgov.org
Cc: mswebsite@mindspring.com
Fwd: In support of Case No. 2014-000440CUA

July 19, 2015 12:51 PM

Dear Ms. Kirby:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. We are long-time acquaintances of the Dawson-Lee family. Our children were school-mates at Jefferson Elementary and Hoover Middle Schools. They have been outstanding members of the school and business communities here in the Inner Sunset for many years. The current building has serious foundation and structural flaws. The new building will not only create a safer building, but will provide additional residential units in a mixed commercial-residential neighborhood that needs more housing opportunities for San Francisco's growing population.

The additional retail storefront will keep the neighborhood vibrant and vital by attracting businesses with services and goods that serve the neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,
Geraldine Donato
Dennis Tsai
1243 28th Avenue
San Francisco, CA 94122
1 (415) 564-7483

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 16, 2015

To: The San Francisco Planning Commission

I am writing in support of the proposed plan to construct a Storefront with 3 Residential Units above it at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

I have been a resident of the Inner Sunset, a property owner and a landlord for 20 years. For the past 6 years I have served as an officer of Inner Sunset Park Neighbors, a neighborhood organization dedicated to the property owners, residents (owners or renters), Business owners and their employees in the Inner Sunset. I have seen changes both good and not-so-good over this time period. From this vantage point of time and involvement, I see only positive benefit arising from the 1126 Irving Street Project.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

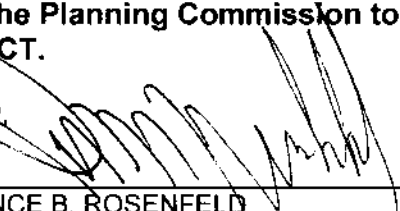
NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



LAWRENCE B. ROSENFELD

1236 6th Ave. #3, San Francisco, CA 94122-2544

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 17, 2015

To: The San Francisco Planning Commission

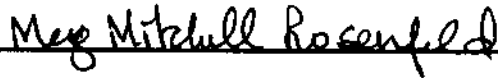
I am writing in support of the proposal to build a storefront with three residential units above it at 1126 Irving Street. The city General Plan encourages mixed-use projects in areas such as this, the Inner Sunset Neighborhood Commercial District, as do the Sunset District Blueprint, the Transportation Element and the Housing Element.

Historically, the Sunset District has represented less than 1% of the development of new housing in San Francisco; this project, which includes three new, family-sized two and three bedroom units, supports the city's policy and conforms to the character of the neighborhood, adding new housing along a major commercial corridor. The project is near transit as well as a mixture of shops and services, making it extremely convenient for residents.

This project will fit in very well with the existing character of the Inner Sunset, where small businesses are the backbone of the community, as well as providing housing for two families.

I urge the Planning Commission to vote "yes" for the 1126 Irving Street Project.

Sincerely,

A handwritten signature in cursive script that reads "Meg Mitchell Rosenfeld". The signature is written in dark ink and is positioned above a solid horizontal line.

MEG MITCHELL ROSENFELD

1236 6th Avenue, apt. 3, San Francisco CA 94122-2544

Mika Matsu
1337-26th Avenue
San Francisco, CA 94122
mika.matsu@hotmail.com

Case No. 2014-000040CUA: 1126 Irving Street Project
Letter of Support of Project

July 13, 2015

To SF Planning Commission,

I, Mika Matsu, a native San Franciscan and 10 year Sunset District resident am writing to support of the proposed plans to construct a Storefront and 3 Residential Units at 1126 Irving Street.

More commercial space on the Irving Street corridor and housing units in the Sunset will make for a more vibrant neighborhood. San Francisco desperately needs additional housing and this is an opportunity to provide the city with needed additional housing units that is in line with the neighborhood.

The building is located in a corridor that is already mixed commercial and residential and will improve the city. More commercial space will provide space for small businesses that make our city so much more liveable by providing more goods and services for our neighborhood. Additionally, more commercial space and therefore, small business at 1126 Irving will add more critical mass to the area's commercial attraction.

I feel that the project is contributes with the Irving Street commercial revitalization and **I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Thanks for your consideration,

A handwritten signature in black ink, appearing to read 'Mika Matsu', written in a cursive style.

Mika Matsu

Letter of Support of Project

Case No. 2014-000040CUA: 1126 Irving Street Project

From: Louis McDougal
1337-26th Avenue
San Francisco, CA 94122
Louis_mcdougal@yahoo.com

July 13, 2015

To: SF Planning Commission

I am a Sunset District resident who supports of the proposed plans to construct a storefront and 3 residential units above at 1126 Irving Street.

Remodeling this building to provide commercial space on the street level to provide space for a new business will only add increase the attractiveness of the area for all Sunset district residents. The city needs more small business and housing units.

Please VOTE YES FOR THE 1126 IRVING STREET PROJECT because we need more small business and housing in San Francisco!

Cordially,

A handwritten signature in black ink, reading "Louis McDougal". The signature is fluid and cursive, with the first name "Louis" written in a larger, more prominent script than the last name "McDougal".

Louis McDougal

From: Mary Morthole <gailnsf@yahoo.com>
Subject: 1126 Irving St. Project
Date: July 22, 2015 3:32:38 PM PDT
To: "alexandra.kirby@sfgov.org" <alexandra.kirby@sfgov.org>
Cc: Lila Lee <mswebsite@mindspring.com>

Dear Ms. Kirby,

We wish to be on record supporting the remodel project at 1126 Irving St. in San Francisco. We have known Craig Dawson and Lila Lee for over 20 years. More importantly, the scope of this project is very reasonable and would replace an old building in need of a major overhaul with a nice commercial space and add much needed housing for that neighborhood. We have witnessed many pointless delays in good projects over the years in our section of the city. One only needs to remember the ridiculous delays over the Sunset Library on Ortega and the now Feinstein Elementary School on Ulloa, both which were tied up for years because of individuals bent on preserving buildings which were old and unsightly. Both of those projects really improved our neighborhood and so will this one. The Dawson/Lee project has gone out of its way to comply with current codes and plans and there is not one good reason to deny their request to improve their property and our neighborhood.

Thank you.

Karl and Karalen and Gail Morthole
1914 17th Avenue. SF 94116
415 759-8059

Sent from my iPhone

1442 Willard Street
San Francisco, CA 94117
July 16, 2015

Alexandra Kirby
San Francisco Planning Commission
via email: alexandra.kirby@sfgov.org
Re: Case #2014-000040CUA 1126 Irving Street

Dear Commissioners,

This project is totally in keeping with the mixed use character of the neighborhood. In addition it provides much needed family housing in a location desirable for many families.

Craig and Lila have worked tirelessly to create a great project that fits the parameters of the city in terms of land use and transit proximity of new housing. In addition the commercial component is appropriate for the site.

This project deserves your full support.

Yours truly,

Charles A. Canepa

Charles A. Canepa

JOHN AND LAURA MITRACOS
559 MYRA WAY
SAN FRANCISCO, CA 94127

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 18, 2015

To The San Francisco Planning Commission:

As small business owners, former residents of the Inner Sunset, and friends of Craig Dawson and Lila Lee, **we are writing in support** of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

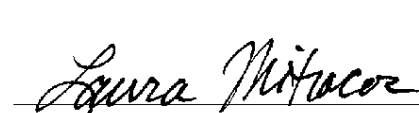
NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



Laura Mitracos



John Mitracos

Maria Matsu
1337-26th Avenue
San Francisco, CA 94122
Email: ms.matsu@yahoo.com
415-810-5065 cell

Case No. 2014-000040CUA: 1126 Irving Street Project
Letter of Support of Project

July 13, 2015

To SF Planning Commission,

I, Maria Matsu, a native San Franciscan and 17 year Sunset District resident am writing to support of the proposed plans to construct a Storefront and 3 Residential Units at 1126 Irving Street.

More commercial space on the Irving Street corridor and housing units in the Sunset will make for a more vibrant neighborhood. San Francisco desperately needs additional housing and this is an opportunity to provide the city with needed additional housing units that is in line with the neighborhood.

The building is located in a corridor that is already mixed commercial and residential and will improve the city. More commercial space will provide space for small businesses that make our city so much more liveable by providing more goods and services for our neighborhood. Additionally, more commercial space and therefore, small business at 1126 Irving will add more critical mass the area's commercial attraction.

I feel that the project is contributes with the Irving Street commercial revitalization and **I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Thanks for your consideration,

A handwritten signature in black ink, appearing to read 'Maria Matsu', with a stylized, flowing script.

Maria Matsu

From: stephen finnegan <stephenfinnegan@yahoo.com>
Subject: 1126 Irving Street Project
Date: July 22, 2015 at 8:41:03 AM PDT
To: alexandra.kirby@sfgov.org
Cc: mediacraig@mindspring.com, msdesign214@gmail.com

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 22 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I am a 4th generation native San Franciscan who grew up in the Haight Ashbury. I currently live in Forest Knolls, but spend a great deal of time in the Inner Sunset where I go the barber, post office, coffee shops, and other businesses. I am a Lieutenant with San Francisco Fire Department and have responded to fires, medical aids, and other calls in the Inner Sunset. I have gotten to know Craig Dawson Lila thru the Sutro Stewards where their vision has brought community together. Their project will add more needed housing to San Francisco and I strongly support it. This project is a win win for everyone. I urge you to support more projects such as this.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Stephen M. Finnegan
Lieutenant SFFD
32 Forest Knolls Dr. SF, CA 94131
415-290-5598

San Francisco Planning Commission
Subject: Case No. 2014-000040CUA, 1126 Irving Street Project

To whom it may concern:

This letter is in support of a proposed plan to construct a Storefront and 3 Residential Units above at 1126 Irving Street. It's my understanding that this plan, put forward by Craig and Lila (Lee) Dawson, will soon be under consideration by your commission.

As a San Francisco-based consultant who specializes in assisting civil litigators with organizing their case information for presentation in the courtroom, I have relied on Craig and Lila's business (Media Solutions) for more than 25 years to produce the trial exhibits and demonstrative aids that constitute my final work product. Over the course of these years I've not only gotten to know Craig and Lila quite well but have also become familiar with the neighborhood.

During this time I've witnessed Craig and Lila devote themselves tirelessly to a wide variety of projects in support of local businesses and the community in general. If anyone deserves serious consideration of a plan such as theirs, it would surely be them. It's my impression that the plan would provide the neighborhood a number of benefits, among which are the few mentioned below.

The property in question is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Lanny Berenson

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 19, 2015

To: The San Francisco Planning Commission:

I am writing in strong support of the proposed plans to construct a Storefront and 3 Residential Units at 1126 Irving Street.

Realizing that you most likely have already received a number of letters that speak directly to the many specific positive aspects of this project, I have chosen to focus my comments in another direction.

For close to ten years I have worked closely with Craig Dawson in trail building and native plant restoration in the UCSF's Mt. Sutro Open Space Preserve. It is only through Craig's vision, dedication, hard work, knowledge and skills that this marvelous natural resource exists. The Mt. Sutro Open Space Preserve not only serves the residents of the Sunset and Haight but also the many others who come from all over San Francisco to hike and bike in this natural treasure that Craig has brought to life.

Through working with Craig on Mt. Sutro, I have come to realize how dedicated Craig Dawson is, not only to the Mt. Sutro Open Space Preserve, but also to the Inner Sunset Community where he has lived and worked for so many years. In spite of the heavy demands that his profession puts on him, he has always found time to devote countless hours of public service to the community which he loves so dearly.

It is clear to me that the 1126 Irving Project is another way that Craig Dawson, quite likely the Inner Sunset's most dedicated leader, can further increase his service to the Inner Sunset Community by adding both housing stock and commercial space which fit so well the vision of the San Francisco Planning Department.

I urge the San Francisco Planning Commission to vote yes on the 1126 Irving Street Project.

Sincerely,

Robert Siegel

From: Sean Rueter <seanrueter@hotmail.com>

Subject: Letter of Support - 1126 Irving Street Project - Case No. 2014-000040CUA

Date: July 18, 2015 at 12:50:15 PM PDT

To: "alexandra.kirby@sfgov.org" <alexandra.kirby@sfgov.org>

Cc: "msdesign214@gmail.com" <msdesign214@gmail.com>, "mediacraig@mindspring.com" <mediacraig@mindspring.com>

Dear Ms. Kirby,

Please find attached a letter of support for the 1126 Irving Street Project - Case No. 2014-000040CUA. Please let me know if you have any questions or have trouble with the attachment.

Sincerely,

Sean Rueter
1906 35th Avenue
San Francisco, CA 94116



[1126 Irving...ocx \(136 KB\)](#)

July 18, 2015

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

RE: Case No. 2014-000040CUA, 1126 Irving Street Project - **SUPPORT**

Dear President Fong and Commissioners Antonini, Hillis, Johnson, Moore, Richards and Wu:

I am writing in strong support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in the City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community. As an 11 year resident of the Sunset District I support this project.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have

proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I strongly urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Sean Rueter
1906 35th Avenue
San Francisco, CA 94116

July 18, 2015

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

RE: Case No. 2014-000040CUA, 1126 Irving Street Project - **SUPPORT**

Dear President Fong and Commissioners Antonini, Hillis, Johnson, Moore, Richards and Wu:

I am writing in strong support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in the City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community. As an 18 year resident of the Sunset District I support this project.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

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NEIGHBORHOOD BENEFIT

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proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I strongly urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Marcie Kever
1906 35th Avenue
San Francisco, CA 94116

From: Peter Walter and Patricia Caldera-Muñoz

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

July 19, 2015

To The San Francisco Planning Commission:

As 30+ year residents and homeowners in the Sunset district, we are writing in strong support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

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NEIGHBORHOOD BENEFIT

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This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

Peter Walter and Patricia Caldera-Muñoz
800 Kirkham Street
San Francisco, CA 94122

From: Robert Bakewell <rcbakewell@gmail.com>
Subject: CASE NO. 2014-000040CUA, 1126 Irving Street Project
Date: July 23, 2015 at 6:30:04 PM PDT
To: alexandra.kirby@sfgov.org
Cc: Craig Dawson <mediacraig@mindspring.com>, <msdesign214@gmail.com>

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 23, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors. The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community. This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

ROBERT C. BAKEWELL
863 Arguello Blvd. # 5
San Francisco, CA 94118
415-710-9617
rcbakewell@gmail.com

Co-founder of ' Friends of Oak Woodlands GG Park '
a Parks Alliance Park Partner

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 19th, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. I support this project because it will provide new opportunities for a community in which I lived for many years.

The project will include new two and three bedroom housing units which supports the City's housing policy. These housing units will serve new residents while preserving the neighborhood character. The users of these units have easy access to commercial areas and public transit.

The commercial storefront of the project will create a new opportunity for a small business. These small businesses are the backbone of the Sunset District community and create a vibrant commercial corridor. Projects like this one should be encouraged to revitalize the local economy and preserve the mixed residential-commercial character in Irving street.

I have known Craig Dawson and Lila Lee for 4 years now and they are an excellent example of how local residents support and grow their community. They are running a small business themselves and have seen the neighborhood grow and evolve for more than 30 years. I support their project because they know exactly how the neighborhood has benefited by small businesses as their own and how new residents can liven up the community.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Pieter Buysschaert

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

Garance Masters

1020 Irving Street.
SF 94122

From: kenneth@socialportrait.me
Subject: RE: Case No. 2014-000040CUA, 1126 Irving Street Project
Date: July 14, 2015 at 10:19:17 PM PDT
To: "alexandra.kirby@sfgov.org" <alexandra.kirby@sfgov.org>
Cc: Craig Dawson <mediacraig@mindspring.com>

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Kenneth Nicholson TITLE Principal, Nicholson Media ADDRESS 78 Woodland Ave., San Francisco CA 94117

From: Jason <jasonbaker5@comcast.net>
Subject: Re: URGENT: Craig Dawson and Lila Lee are asking for your support
Date: July 17, 2015 at 10:54:48 AM PDT
To: Craig Dawson <mediacraig@mindspring.com>

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Jason Baker owner of the Mucky Duck in the inner sunset for 20 years

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 16, 2015

To: The San Francisco Planning Commission

I am writing in support of the proposed plan to construct a Storefront with 3 Residential Units above it at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

I have been a resident of the Inner Sunset, a property owner and a landlord for 20 years. For the past 6 years I have served as an officer of Inner Sunset Park Neighbors, a neighborhood organization dedicated to the property owners, residents (owners or renters), Business owners and their employees in the Inner Sunset. I have seen changes both good and not-so-good over this time period. From this vantage point of time and involvement, I see only positive benefit arising from the 1126 Irving Project.

ADDED HOUSING

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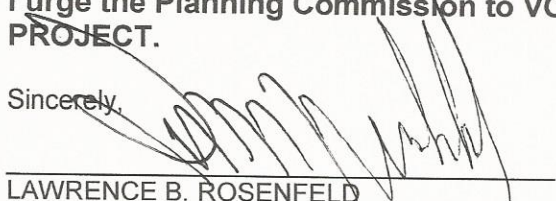
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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



LAWRENCE B. ROSENFELD

1236 6th Ave. #3, San Francisco, CA 94122-2544

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME

Wang Wealth Management
536 Irving St. SF, CA

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

Craig Dawson

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

NAME

Mailing 7/17/15
1112 Irving St.
Mailing Hair Salon

Andrea Jadwin <ajadwin@me.com>

Sun, Jul 19, 2015 at 9:16 AM

To: alexandra.kirby@sfgov.org

Cc: msdesign214@gmail.com, Craig Dawson <mediacraig@mindspring.com>

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Sincerely,

Andrea Jadwin
Inner Sunset Resident
1388 Sixth Avenue, SF 94122

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

**GORDON PROPERTIES
1199 IRVING STREET
SAN FRANCISCO, CA 94122**

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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Sincerely,

NAME

Pam Bonner, SF Women Artists Gallery
Board President

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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NAME

SF WA Centrist
647 Irving St SF

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Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

Mackenzie Conan @ ALAYA 1256 9th Ave

7/24/15

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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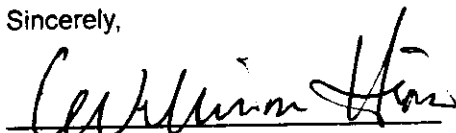
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

NAME

 NIKKU KEUBER
Alaya 1256 9th Ave

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

Al Braden Hairstylist 1255 ~~Irving Street~~ 9th ave, 94122
NAME SF, CA.

Date: July 18, 2015

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint.

I have personally known Lila and Craig Dawson for many years and they are the type of people/family that the City is lucky to have as a part of the community and should be encouraging to stay. They are the owners of small family-run business which provides services to the Sunset district and beyond. As residents of the Inner Sunset, Lila and Craig have been active members of the Inner Sunset Community. Craig has been the President of the Inner Sunset Merchants Association for six terms over twenty years; and he has supported community ideals as a representative of the UCSF Community Advisory Group. They have also been active members of the Inner Sunset Park Neighbors and nearly a decade ago Craig founded the Sutro Stewards. To this day Craig continues to be an active spokesperson and participant when issues arise which affect the quality of life in our neighborhood. Lila and Craig wish to remain a part of this vibrant community. Following are some of the reasons I feel the Commission should support this project:

ADDED HOUSING

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Agnes L. Heiman

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RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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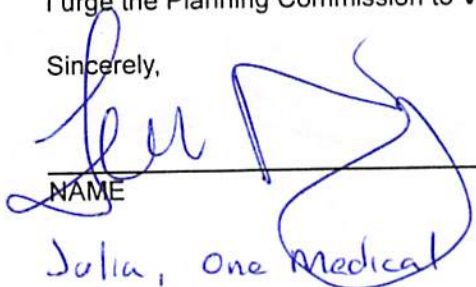
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME
Julia, One Medical

July 20, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. I have know the owners, Craig and Lila for over fifteen years during which time they have volunteered and worked to make San Francisco a better place to live. Honest and hardworking, Craig who tirelessly volunteers as the Steward at Sutro Forest and Lila, who I met at Lowell has volunteered thousands of hours writing and producing their newsletter. During this time, they have also both volunteered for various causes in the Inner Sunset and so, it is easy for me to endorse their well thought out project. Here are a few details provided by Craig and Lila:

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Yours truly,



Bonnie Jones
235 Magellan Avenue
San Francisco, 94116
415 664 4426

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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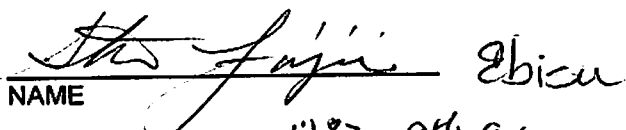
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME
1283 - 9th av.
82

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

Flower Girl
1127 Irving

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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Sincerely,



NAME

1127 IRVING

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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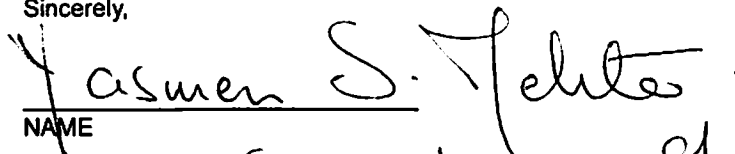
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME

S30 Moraga St.
SF. CA 94122.

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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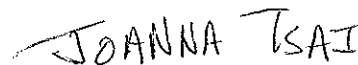
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Sincerely,



NAME

July 17, 2015

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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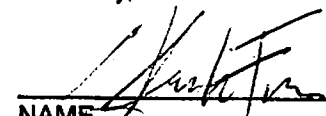
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Sincerely,


NAME _____
1283 9th Ave. SE
Bisul

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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Sincerely,

NAME


1283-TH AVE.
SF, CA

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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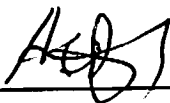
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1031 IRVING ST
SAN FRANCISCO, CA 94122

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Shelly E-Shine Beauty Salon
NAME 930 Irving St. #100
SIF-CA94122

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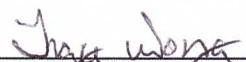
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NAME
Owner / Everybody Bikes.

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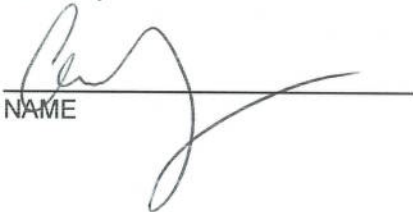
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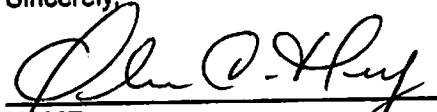
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NAME Gloela Henry

Sunset Academy of Music-Instruments
1120 Irving St
San Francisco, CA 94122

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NAME

Brandon Liu July 17, 2015

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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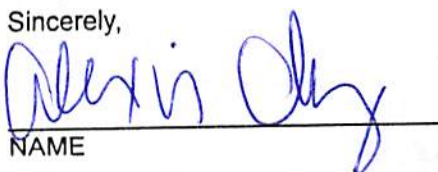
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NAME

Cary Lane
1242 9th Ave.

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ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

V. Retarker
NAME

(1370 CALIFORNIA ST. #210
SAN FRANCISCO, CA 94109)

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and businesses in our community.

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

Caddy's Food Store
Shadie Dabit, 951 Irving St.
NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

ROGER KUFFY
NAME Mr. Dan

SUNSET ACADEMY OF MUSIC
~~7475 IRVING~~ 1120 IRVING ST.

Dennis Minnick
1608A 11th Ave.
San Francisco, CA 94122

July 27, 2015

To The San Francisco Planning Commission:

Regarding Case No. 2014-000040CUA

As a 40 year resident of the Inner Sunset am writing in support of the proposed plans to construct a storefront and 3 needed residential units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes reasonable increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit and local shopping makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street. Where I do a most of my shopping.

NEIGHBORHOOD BENEFIT

Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Local business owners, with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods, initiate virtually every successful neighborhood commercial revitalization effort. I know Craig Dawson and he and his family are the type of San Franciscans who have proven their commitment to the Inner Sunset community and the City in general.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I strongly urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Yours Truly

Dennis Minnick

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

YUNUS KURTAN
NAME



Owner
Kurtan Optometry
750 Irving St.

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

Lorna Strutt

NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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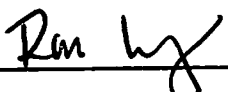
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME _____
750 IRVING ST
SF, CA 94122
Dr. Kurt Bay Optometry

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME Cybella Front Room

HELYNNA BROOKE

415-731-1818
helynnabrooke@gmail.com

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 22, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. I was a resident of the area for many years so I still frequent the area for many of my shopping errands and to visit friends. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



Helynn Brooke

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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Sincerely,

NAME

Maddi @ SanFranPsycho

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME

Interior Designer
1108 IRVING ST
SF CA 94122

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

NAME

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke, is written over the signature line.

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

Sandeep Srid
NAME

CEO Renovation and Design

1108 IRVING ST.

San Francisco CA 94122

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

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This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



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NAME

*RICHARD L. NELSON
FRAME & EYE OPTICAL
904 IRVING ST
SF CA 94122*

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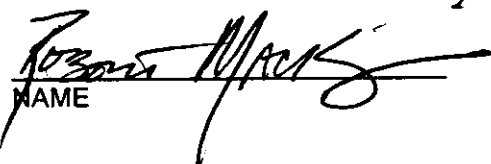
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555 Irving St.

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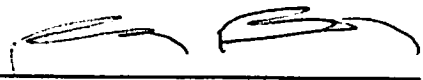
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1126 Irving

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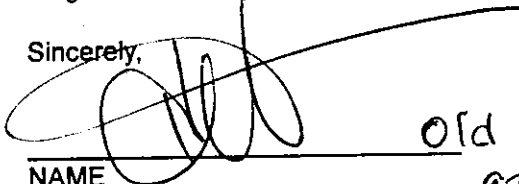
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NAME

Old Republic Title Company
927 Irving St
SF 94122

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SF CA 94122

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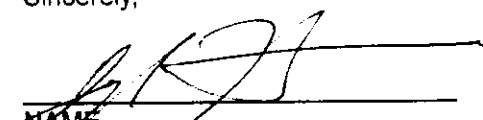
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NAME PASQUALE'S
700 IRVING ST

RE: Case No. 2014-000040CUA, 1126 Irving Street Project
Date: July, 12, 2015

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Lillian Lee, 567 Vallejo Street, San Francisco, CA 94133

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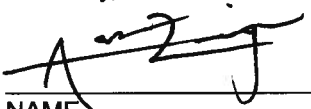
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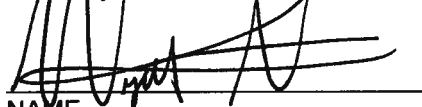
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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Sincerely,


NAME
Chiropractor

915 Irving St.

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Date: July, 2015

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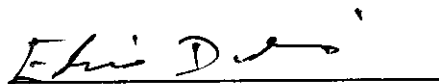
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Sincerely,


NAME

Yumma's 721 Irving St.

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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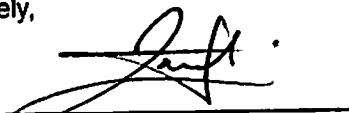
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

NAME



NABE

1325 7th Ave

94122

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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Sincerely,


NAME

NABE
1325 qm Ave

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 18, 2015

To The San Francisco Planning Commission:

I am writing in strong support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street.

For over 20 years I've worked with both Craig Dawson and Lila Lee. They've been invaluable to my business, as well as many others I've known and worked with. As a former inner sunset resident, I've seen first hand the good they've done for the neighborhood. Their love and care for the Inner Sunset and its businesses is unmatched.

The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community. This is much more than just the right thing for the neighborhood, it's the right kind of project for a city that needs to grow organically and thoughtfully.

I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Jon Griffin
Griffin Design

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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Sincerely,


NAME

George D Paxinos
F&H Vacuum Repair
947 Irving St 94122

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Date: July, 2015

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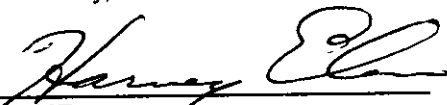
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NAME Harvey Elam
343 Joost Ave SF

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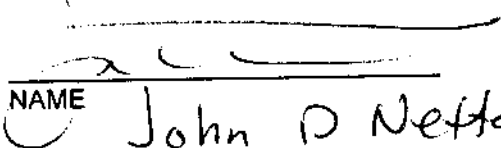
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

NAME


John D Neftelshheim

Owner of InnerFog Wine Bar & Kitchen

545 Irving st, 94122

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Date: July, 2015

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Sincerely,

Brandyn Torres

NAME

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Date: July, 2015

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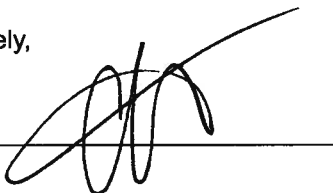
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Sincerely,

NAME

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Date: July 18, 2015

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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I have personally known Lila and Craig Dawson for many years and they are the type of people/family that the City is lucky to have as a part of the community and should be encouraging to stay. They are the owners of small family-run business which provides services to the Sunset district and beyond. As residents of the Inner Sunset, Lila and Craig have been active members of the Inner Sunset Community. Craig has been the President of the Inner Sunset Merchants Association for six terms over twenty years; and he has supported community ideals as a representative of the UCSF Community Advisory Group. They have also been active members of the Inner Sunset Park Neighbors and nearly a decade ago Craig founded the Sutro Stewards. To this day Craig continues to be an active spokesperson and participant when issues arise which affect the quality of life in our neighborhood. Lila and Craig wish to remain a part of this vibrant community. Following are some of the reasons I feel the Commission should support this project:

ADDED HOUSING

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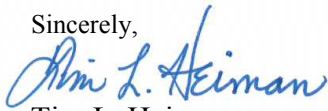
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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



Tim L. Heiman

From: "Arch Inspection, David Milne" <archinspection@gmail.com>
Subject: RE: Case No. 2014-000040CUA, 1126 Irving Street Project
Date: July 15, 2015 at 4:12:21 PM PDT
To: alexandra.kirby@sfgov.org

To The San Francisco Planning Commission: July 15th, 2015

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely, David Milne (owner)

—

ARCH HOME INSPECTION LLC
521 FREDERICK STREET
SAN FRANCISCO
CA, 94117
415 452 4000
www.archinspection.com

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,

NAME

F. Stricklee
1138 Irving St
SF CA, 94122

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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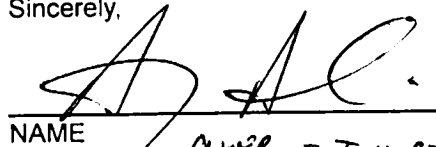
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NAME

Owner - Tutoring Club

1101 IRVING ST.

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Cybella Front Room

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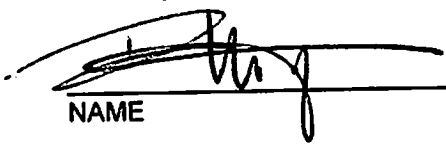
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NAME Kurt Bay Oppenheimer, Owner

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 12, 2015

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Paul G. Hewitt, 567 Vallejo Street, San Francisco, CA 94133

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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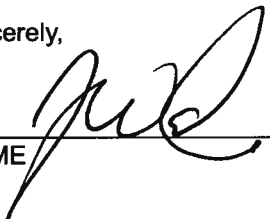
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Sincerely,

Sandeep J. Jethi
NAME

Renovation + Design
Office
1108 Irving St.

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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Arthur Lee
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Douglas Lee-Chan

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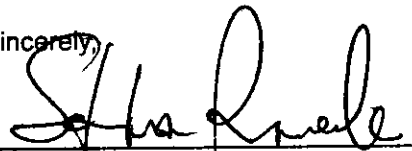
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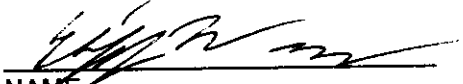
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Sincerely,


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Date: July, 2015

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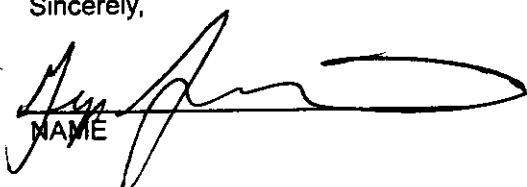
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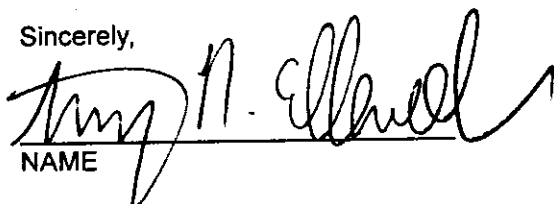
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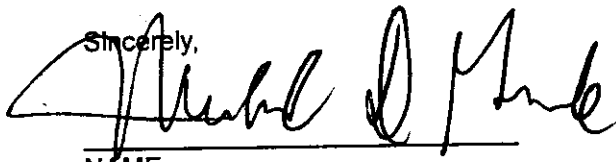
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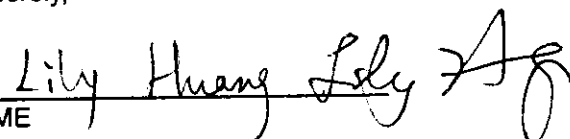
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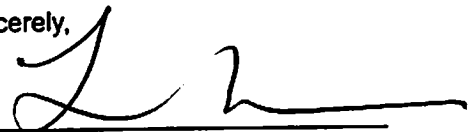
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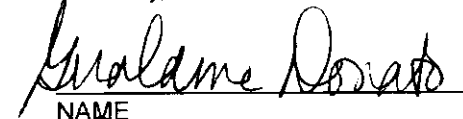
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Ken Gibbons <kgibbons23@gmail.com> 
To: mediacraig@mindspring.com, mswebsite@mindspring.com, alexandra.kirby@sfgov.org
1126 Irving Street project

July 19, 2015 12:59 PM

1 Attachment, 20 KB

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I urge the Planning Commission to VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Kenneth Gibbons_____

NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

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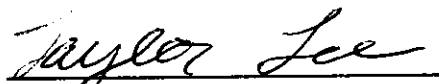
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NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July 22, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. I was a resident of the area for many years so I still frequent the area for many of my shopping errands and to visit friends. I worked with Craig Dawson on a number of projects during his time as President of the Inner Sunset Merchants Association and know of his dedication to the community. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

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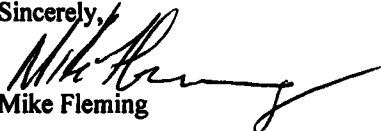
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Mike Fleming

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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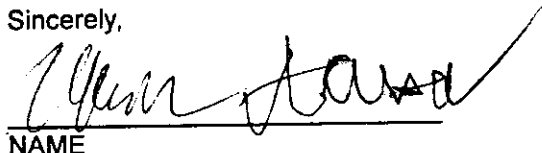
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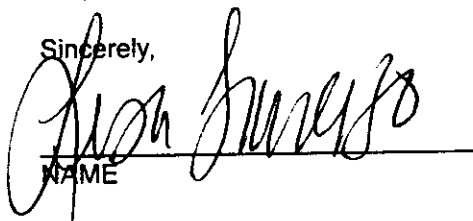
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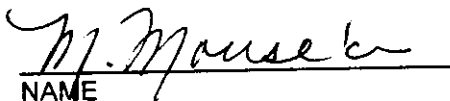
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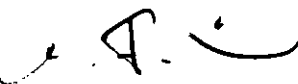
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ADDED HOUSING

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ADDED RETAIL SPACE

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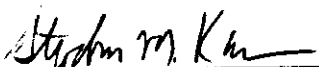
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This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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**I urge the Planning Commission to VOTE YES FOR THE
1126 IRVING STREET PROJECT.**

Sincerely,



Mary Carten

44 Sylvan Drive,
San Francisco, CA 94132

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Date: July 17, 2015

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1126 IRVING STREET PROJECT.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Ron Gehrke".

Ronald Gehrke
Retired Police Officer (SFPD)
44 Sylvan Drive,
San Francisco, CA 94132

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Date: July, 2015

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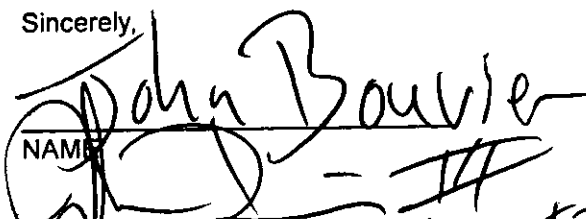

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NAME 
11269 6th Ave. #2
94122


John J. Bauvier@
gmail.com
(415) 583-0240

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Date: July, 2015

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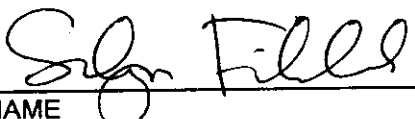
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NAME

742 Kiddham St SF 94122

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NAME James B Moore 7/17/15

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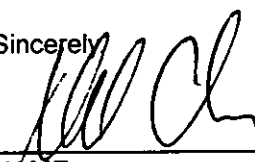
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 **RONALD CHEUNG**
NAME

1028 IRVING ST

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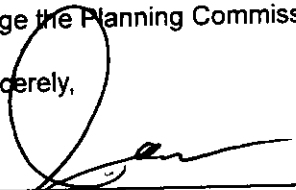
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NAME Susan Cheung

1026 IRVING ST
SP 94122

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1024 IRVING ST.
SF CA. 94122

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NAME PIYUSH MEHTA

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 DANA MORLEY
NAME

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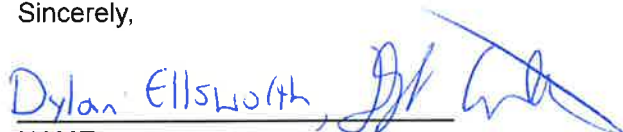
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,


NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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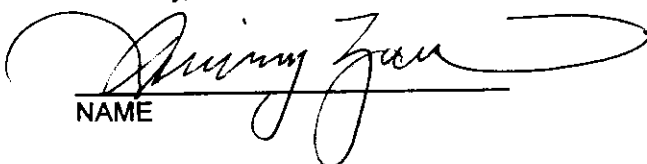
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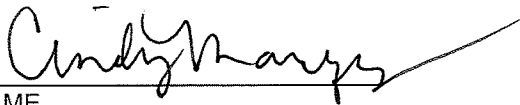
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7/15/15



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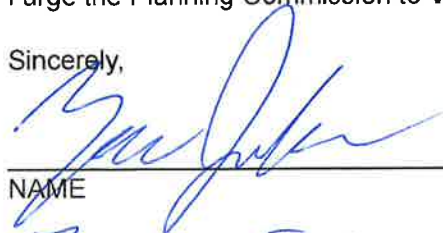
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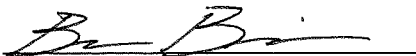
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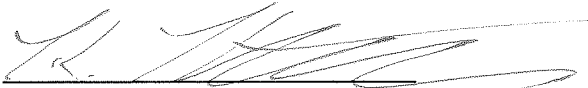
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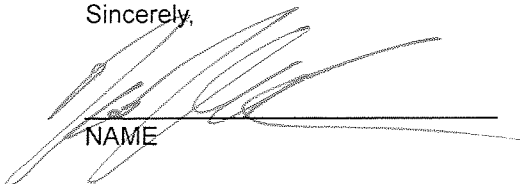
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I urge the Planning Commission to **VOTE YES FOR THE 1126 IRVING STREET PROJECT.**

Sincerely,



NAME

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

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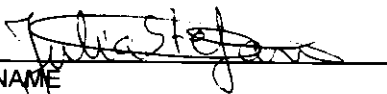
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1388 8TH Ave
San Francisco, CA
94122

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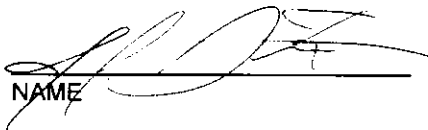
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CATHY NORTON-VATH 7/15/15
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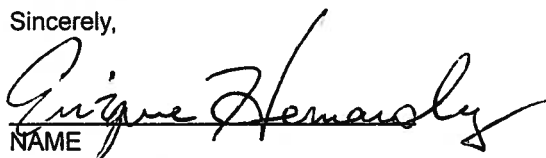
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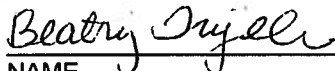
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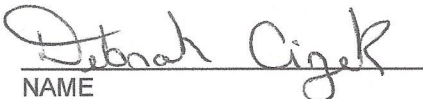
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RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: July, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

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MATT SLOVAK 7/15/15

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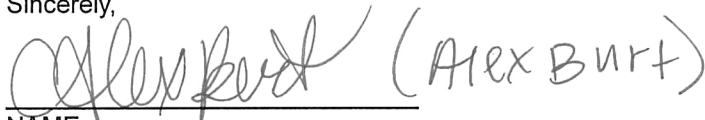
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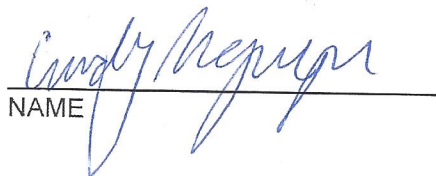
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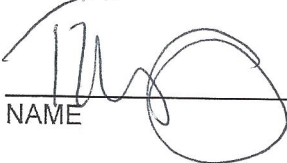
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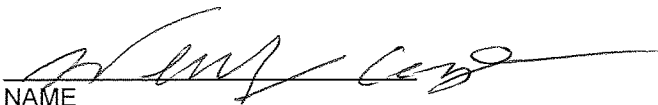
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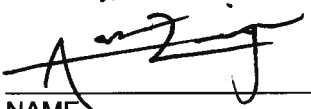
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Sincerely,


NAME

From: Brian Schneirow <brian@schneirow.org>
Subject: Support for 1126 Irving St
Date: August 5, 2015 at 4:11:30 PM PDT
To: mediacraig@mindspring.com

Hi,

I'm a neighbor of 1126 Irving (I live at 1411 12th Avenue), and I walk by the proposed project site almost daily. I have reviewed the planning commission packet, and I would like to express my support for the proposed project. I think that the addition of commercial space, combined with the new architectural design will be a great addition to the neighborhood. I welcome the recent new developments, and would like to see more tasteful, yet modern development in our neighborhood.

Thanks,
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1411 12th Avenue

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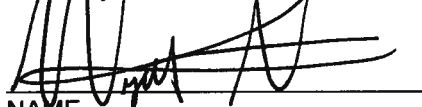
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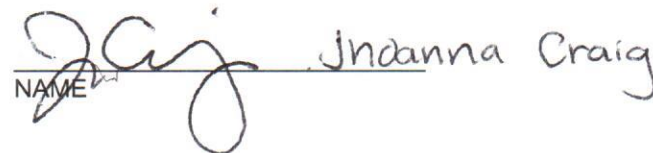
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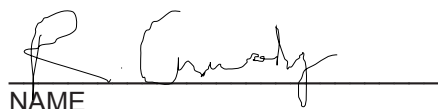
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Sincerely,


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Date: July, 2015

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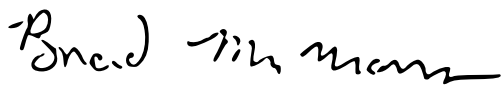
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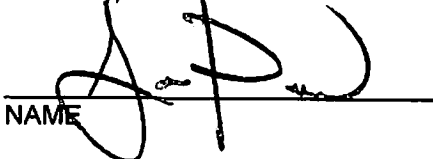
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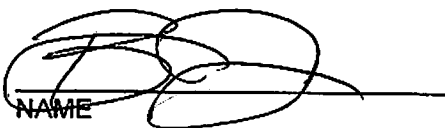
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1617 JUPAH ST, SAN FRANCISCO, CA 94122

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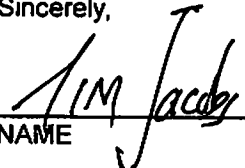
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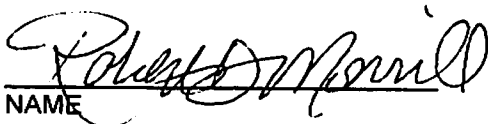
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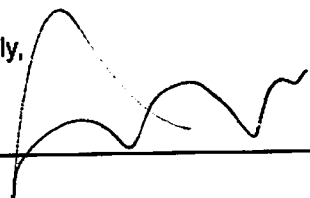
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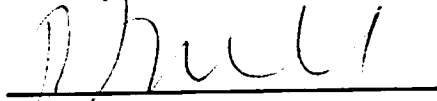
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BLOG SUPPORT - August 5, 2015

Support for our neighbor

Frank Noto from [Inner Sunset](#)

3h ago

Neighbors Craig Dawson and Lila Lee are proposing creation of 3 homes and storefront retail on their property at 1126 Irving Street. They live in this building with their daughter. Craig is the founder of Sutro Stewards that protects the trees in Sutro Forest, and is a current merchant and former president of the Inner Sunset Merchants, doing a lot to protect our vibrant neighborhood and the small merchants in the neighborhood.

SHARP and its neighborhood board of directors support this proposal, because "thoughtful small projects like this are needed to create opportunities for families and business in our Inner Sunset community." Quality proposals such as this one "promote increased housing while recognizing and preserving the neighborhood character by adding new housing and retail to sites along our Irving Street commercial corridor."

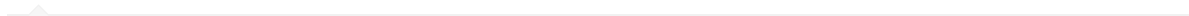
Trolls have been spreading malicious rumors and untruths via social media about this. The owners are long-time Sunset residents who have lived in the current building for 13 years, and they and their daughter will continue to live in two of the homes when it is completed.

All neighbors were invited to two meetings on the proposal over the last few years, and there have been two public hearings. The proposal was changed last year to accommodate another neighbor's suggestions. More than 200 neighbors have signed letters and petitions in support of it. Regardless of whether you support it or have questions, you can contact mediacraig@mindspring.com.

Shared with Inner Sunset in General

THANK | 5

REPLY | 7



BLOG SUPPORT - August 5, 2015



[Christopher Tolles](#) from Inner Sunset

1h ago

This looks like it would be a reasonable addition to the neighborhood. The vitriol here is just not reasonable.

If there was a next door neighbor whose life was getting disrupted by a lack of light or view that would be different, but just opposing change for the preservation of a somewhat typical Edwardian house seems a bit fraught.

The Boulange is a big building but hardly the eyesore that it is being presented as here -- and the plans for this house seem in keeping with a modernization of Irving that's well within the bounds of what we should be encouraging to get more people housed in SF.

Not to mention right of property owners to do what they like with their land.

[Thank](#) [Flag](#)

James and Jason thanked Christopher

BLOG SUPPORT - August 5, 2015

[Catherine Meunier](#) from Inner Sunset

2h ago

I think more retail is great, I support the project. I don't know why people are so afraid of change. San Francisco goes through a rebirth every ten years.

BLOG SUPPORT - August 5, 2015

[Christopher](#), [David](#), [Andrea](#), and [2 others](#) thanked [Frank](#)



[Brian Schneirow](#) from Inner Sunset

3h ago

I think it is a great improvement, and certainly one that should not be stopped because people want to rail against change. I'd be happy to add to the 200 letters of support. Where do I send a letter?

[Thank](#) [Flag](#)



[Graham Clarke](#) from Inner Sunset

3h ago

Thanks

[Thank](#) [Flag](#)

BLOG SUPPORT - August 5, 2015



James Thomas from Inner Sunset

25m ago

I always love the hyperbole thrown around in these threads. I supported the plan and was one of "those" petitions. I may also be a robot, as far as you know 🤖.

The facts as I know them:

-The "big, bad" developers are also the family that have lived in that building for over 12 years. So no one is getting evicted due to this development.

-They also run a local printing business out of the adjacent building.

-They would add 3 units (2 of which they would continue to use) and one commercial space – yay, local business. I know for a fact that the family disliked the La Boulange and Quickly trends of late.

-This location is prime for transit, Scoot, Zipcar and other alternative transit methods. I'm glad it loses a parking garage, because maybe their new tenant will be a non-driver. And for all you drivers, you now get one more street parking spot. Try not to hog it on Sundays.

-The building heights is fine and I don't even think the facade is final in these plans. Instead of having knee-jerk reaction, why not go to the meeting and voice your concerns and give these people a chance to respond.

Why avoid reasonable progress and more housing and local business space? The Sunset has to

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Cindy Traverso

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Date: July 30, 2015

To The San Francisco Planning Commission:

I am writing in support of the proposed plans to construct a Storefront and 3 Residential Units above at 1126 Irving Street. The property is located within the Inner Sunset Neighborhood Commercial District (NCD), where mixed-use projects such as this one are encouraged in The City's General Plan, the Housing Element, the Transportation Element and the Sunset District Blueprint. The cumulative effect of small projects like this will add needed opportunities for families and business in our community.

ADDED HOUSING

The project includes new, family-sized two and three bedroom housing units. The Sunset District has historically represented less than 1% of the development of new housing in our entire City. This project supports the City's policy which promotes increased housing while recognizing and preserving the neighborhood character by adding the new housing to sites along commercial corridors.

The Neighborhood Commercial District, where this project will be built, offers a rich mixture of uses that can readily serve new residents. The City's Planning Code regulations, the General Plan, and the Sunset Blueprint all encourage this type of project with housing over commercial space in neighborhood commercial districts. The close proximity to transit makes this location particularly suitable for this project.

ADDED RETAIL SPACE

Small businesses are the backbone of our community. They create vibrant public spaces that draw residents to participate in daily life, and support our local economy. A viable commercial district like the Inner Sunset can only exist if the goods and services available are appropriate to the population it serves. The mixed residential-commercial character found in the Inner Sunset should be supported by encouraging more projects like this one that include a commercial use along Irving Street.

NEIGHBORHOOD BENEFIT

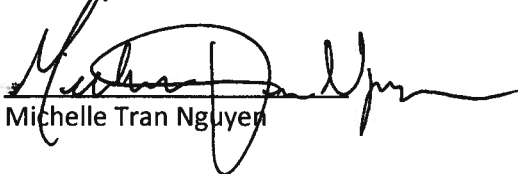
Commercial districts like the Inner Sunset have evolved over time in response to changes in the neighborhoods they serve and changes in consumer tastes and preferences. Virtually every successful neighborhood commercial revitalization effort is initiated by local business owners with a strong desire and commitment to upgrade their businesses, properties, and neighborhoods. Craig Dawson and his family are an excellent example of individuals who have proven their commitment to the Inner Sunset community.

This project takes into consideration the character of the Inner Sunset and focuses its commercial revitalization along the Irving Street business corridor, near transit and where more intensified uses are already located while also adding two new family-sized residential units to our neighborhood.

I urge the Planning Commission to

VOTE YES FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



Michelle Tran Nguyen

LETTERS OF OPPOSITION

Kathryn Fritz & William Littmann

1275 12th Avenue
San Francisco, CA 94122

July 29, 2015

By Facsimile & U.S. Mail

Alexandra Kirby
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No. 2014-000040CUA
Building Permits 2014.08.21.4434; 2014.08.21.4436
Property Address: 1126 Irving Street
Block/Lot No.: 1738/021
Hearing Scheduled for August 6, 2016

Dear Ms. Kirby:

We are neighbors who own property adjacent to the property referenced above at 1126 Irving Street. We write to raise several points for consideration by the Planning Commission in connection with the requests to demolish the residential building currently at 1126 Irving Street and build a new, much larger combined commercial/residential building on the same single lot. We submit this writing because, as mentioned in our prior letter requesting a continuance of the upcoming August 6 hearing, we will be unable to attend that hearing due to long-scheduled commitments. We have had an opportunity to look at the current plans and wish to raise three primary concerns which are outlined below.

The first relates to the demolition request. The current building is over one hundred years old, part of a group of houses built right after the 1906 earthquake by the same builder. A number of these remain extant on Irving Street and 12th Avenue. The particular dwelling at 1126 contains two rent-controlled units. Unfortunately, these units have been uninhabited for many years, while the demand for housing in San Francisco, especially affordable rental housing, has grown exponentially. Not only has the property been uninhabited, but it has been permitted to become more and more dilapidated, even as other of its "sister" houses have retained their historic character. Its relative decay has stood out in the neighborhood. We are concerned that granting these current requests and permitting this project to proceed encourages purposeful neglect of affordable living space so that it can be replaced with unaffordable housing and commercial property. The mere fact that this project proposes to replace two units with three units does not "right" this situation but only exacerbates it: the project

Alexandra Kirby
San Francisco Planning Department
July 29, 2015
Page 2

replaces two rent-controlled units that would have been available to potential residents for many years at lower rents with three units that will be set at current market rates, which are the highest or nearly the highest rental rates in the country. See "America's Most Expensive City Just Got More Expensive," The Huffington Post (02/04/15) ("San Francisco is still a renter's worst nightmare, and it's kicking 2015 off with yet more record-high price tags."). Unlike other projects that might convert unused *non-residential* property to residential property, this project proposes to convert *affordable* residential rental property, which has been purposefully left vacant, into *unaffordable* rental property. This is but one example of a very disturbing trend of building projects in San Francisco that are making our city less and less affordable.

Second, we are concerned about the sheer scale of the proposed project and its impact on the neighborhood. The Inner Sunset neighborhood is truly unique in the City – a neighborhood where small local businesses, houses, and apartments coexist in close proximity. One reason for this success is the small scale of the buildings. There are many single lot properties along Irving Street that are mixed commercial and residential, but none of them are taller than the original early 20th century houses built there. It is that constraint that continues to make even the most commercial of streets in the neighborhood retain single-family homes alongside thriving businesses.

The proposed building at 1126 Irving Street, however, shares none of this constraint. It may be a lovely design in the abstract, but in the concrete world of the neighborhood it is way out of proportion to the other lots on Irving Street. It is significantly higher than any other single lot building and extends that mass not only to the edge of the sidewalk, but significantly back into lots adjacent on 12th Avenue. The height of this building would also, of course, significantly impact the light available to the immediately adjacent neighbors. While this project is just one lot, it could easily be a precursor for similar requests that would dramatically transform the immediate block and the neighborhood from one that remains truly mixed – small businesses, houses, apartments – into something quite different. Imagine the impact of multiple such projects side-by-side going down the block on Irving Street and how that would impact the residences around it? The aspect of the neighborhood that makes it inviting for a range of uses would be obliterated – why would any single residence want to remain if dwarfed by massive buildings all around? Those massive buildings would certainly have a negative impact on the nearby property values. And why would any other request for a similar-sized project be denied if this request were permitted? If this demolition is permitted, we suggest that the building height, at a minimum, be reduced to better conform with the buildings around and to permit the neighborhood to retain its unique mixed-use nature.

Alexandra Kirby
San Francisco Planning Department
July 29, 2015
Page 3

Finally, we are concerned that the building proposes to remove all off-street parking while adding commercial space and residential units. We understand that the project adds a street parking space by removing a curb cut and also provides significant room for bicycle storage. These are both very laudable. We very much support efforts to encourage use of public transportation (especially given its availability in our neighborhood) and bicycles. Nevertheless, it is unreasonable to expect that no resident in a 3-unit (or even a 2-unit) building would own an automobile and need parking for it. Street parking in the neighborhood is already very much at a premium, especially on Irving Street, because of use by customers at shops, services and restaurants and visitors to Golden Gate Park. The residents of this building would simply be added to the many who fight for street parking in the neighborhood. The added space on the street would not help solve the parking problems in the neighborhood in general or those of the building residents.

Thank you very much for considering our concerns. We are sorry that we are unable to attend the August 6, 2015 hearing in person. Should the hearing be postponed as we have requested, we would welcome the opportunity to participate more fully in this public process.

Respectfully submitted,



Kathryn Fritz & William Littmann

cc: Jonas Ionin, Planning Commission Secretary

RE: San Francisco Depart of Planning Case No. 2014-000040CUA, 1126 Irving Street

As an Inner Sunset resident, I oppose the project for several reasons below and urge a no vote by the planning commission.

INNER SUNSET'S LARGEST COMMERCIAL BUILDING DOES NOT FIT IN NOR IS IN ACCORDANCE WITH THE COMMERCIAL DISTRICT MASTER PLAN

The Inner Sunset Neighborhood Commercial District plan (<http://planning.sanfranciscocode.org/7/730.1/>) by which this property is being proposed and the planning department supports states:

“The Inner Sunset District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings.”



The 1126 Irving development as proposed will erect one of the largest, if not the largest commercial building in the Inner Sunset and its massive size – over three times the current building – and design do not match anything in the area. It is completely out of character with any adjacent buildings along this stretch of Irving Street, dominating the block and will tower over adjacent properties in a clashing architectural style.

MISLEADING and MISGUIDED DEVELOPMENT

The current building, an original 1908 Edwardian would be demolished under an Inner Sunset commercial district master plan that deems this and the row of four other original buildings as “...INCONSISTENT WITH THE OVERALL CHARACTER OF THE INNER SUNSET COMMERCIAL DISTRICT.” Yet it is **this massive, modern structure that would clash with every other building in our neighborhood**, towering two stories over adjacent buildings with a design that does not match the significant amount of historic buildings in our neighborhood.

It will be one the Inner Sunset’s largest commercial buildings in far bigger than any other located in the heart of the commercial districts of 9th and Irving. It is completely out of harmony with other buildings located here, towering 1-2 stories above them and jutting forward on the sidewalk. The overall size of the building should be reduced by at least one story to be more compatible with the neighborhood and other commercial buildings along Irving.

I and many close neighbors live in identical buildings we have spent years restoring such buildings to original condition. **Tourists and visitors to our neighborhood are attracted by our historic buildings, not architectural oddities.**

NO OFF STREET PARKING PROVIDED

This massive building would offer no off-street parking for what is one the busiest intersections and parking areas in the Inner Sunset, with cars circling all day in search of spots. The project sponsors and planning department claim this is to support use of local transportation but in reality, cars and parking spots will still be needed by occupants of this property and certainly any potential businesses.

COMMERCIAL PROPERTY SATURATION

Project sponsors claim the development will promote badly needed business in our neighborhood. Yet, all along our street are only low-end businesses, including nail salons and trinket stores. There is no great demand for commercial space in our neighborhood. If the department of planning is sincere about promoting more commercial density, it should focus on promoting development of the single-story and run down commercial buildings that dominate the core of the Inner Sunset commercial district at 9th and Irving.

LACK OF COMMUNITY KNOWLEDGE

Almost every neighbor I speak to is unaware of the project. This complete lack of neighborhood awareness of this project is reflected in the initial public comments section published in August which stated there were 200 letters of support for the project and only one in opposition. Rather than overwhelming support, this reflects little or no awareness by neighbors. In reviewing the letters of support for this project, **there is no resident within three blocks who has submitted a letter of support.** Within the last two weeks, the planning department has received many letters in opposition by neighbors located close to the project including almost all neighbors along 12th Avenue around the corner from the property.

REPEAT OF MISGUIDED DEVELOPMENT IN 1970s

In the 1970s the Department of Planning also had a vision for the Inner Sunset housing that was "desirable" and demolishing historic buildings "inconsistent" with a master plan which lead the demolition of dozen of early 19th Century Victorians for the mostly rundown apartment buildings we have today along the 10, 11, and 12th Avenues.

Residents of the Inner Sunset incensed with the Depart of Planning's actions, organized and lead a successful vote from the then Board of Supervisors that included Dianne Feinstein to overrule the department and change **zoning to protect what historic buildings now remain** (Figure A & B). This very row of Edwardians were saved at that time.

Our neighborhood is in general pro-development, but in the right way and in harmony with our unique area in the city. **Current plans are for a building that is far too large and clashes proportionally and in design with almost everything else in our neighborhood.**

The commission needs to represent the overall sentiment of our neighborhood and **VOTE NO FOR THE 1126 IRVING STREET PROJECT as proposed.**



Patrick Morris & Tree Tam



1283 12th Avenue, Inner Sunset, San Francisco, CA 94122

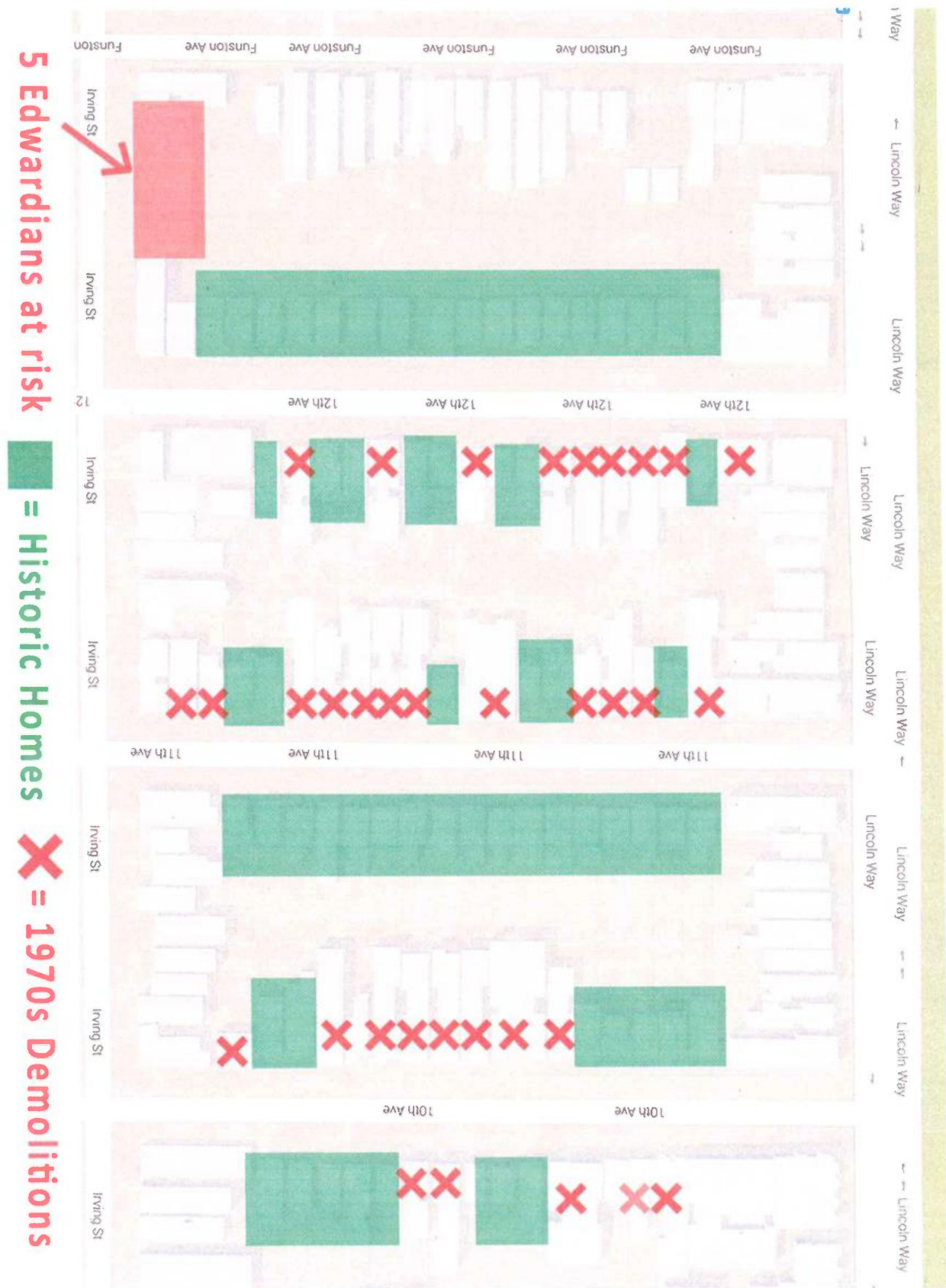


Figure A: Victorian demolition in the Inner Sunset during the 1970s.

Sunset Zoning

Board Votes People's Line

By Jerry Burns

A well-organized band of residents from San Francisco's Sunset district won the approval of the Board of Supervisors for zoning that will protect the character of their neighborhood.

After a presentation that featured slides, maps and carefully orchestrated speeches, it was no surprise that the supervisors unanimously granted the residents' wishes.

The vote was 11 to 0 to reduce the zoning on approximately 150 lots in the Inner Sunset from R-4 and R-3, which allows major apartment buildings, to R-2, which allows only two-family buildings at the maximum.

By granting the reduction in zoning, called downzoning, the supervisors overruled the City Planning Commission, which had rejected the same request in February by a 3 to 2 vote.



ALLAN CHALMERS
'Protect our neighborhood'

nia Medical Center, which looms over the area on its southern edge and other scenes old and new.

"If I had known we were allowed to bring in pictures of our ancestors, I would have done so," mused Walsh.

The property in question, just south of Golden Gate Park, is bounded by Lincoln way, Tenth avenue, Kirkham street and Funston avenue.

"We want to protect our neighborhood from the continued destruction of single-family housing," said Allan Chalmers, spokesman for the residents petitioning for downzoning.

"Your action will eliminate pockets of excessively zoned property in our area," he told the supervisors.

Others, some with children in their arms, testified that the reduced zoning will prevent the construction of new apartment buildings in the midst of small homes and flats.

Opponents, including other residents of the area, argued without success that the present zoning should be left intact.

"This whole area should be considered at one time, not in this piecemeal fashion," said Vincent Walsh. Another opponent said the new apartment buildings actually improved the neighborhood and warned that downzoning would reduce the value of his property.

Walsh also described the proponents' presentation as "a tough act to follow." Their slide show included turn-of-the-century pictures of the University of Califor-

The city's zoning administrator, Spencer Steele, made an attempt to defend the Planning Commission's decision, but had to concede that the planning director didn't agree with it personally.

He said the commission wanted to hold up such rezonings until its present zoning study of the city is completed.

In other action, the supervisors voted unanimous final approval to ordinances paving the way for the start of construction on the Yerba Buena Center project.

They agreed, after another discussion of the legal problems still hounding the project, to approve agreements under which the city will lease the project from the Redevelopment Agency in order to pay off the bonds needed to finance construction.

City officials and their legal advisers explained before the vote that the sale of the bonds are threatened by further legal action by attorney William Brinton and that a dispute between him and city lawyers will go soon to arbitration.

If the city wins the arbitration and Brinton drags the issue into court again, said Supervisor Terry Francois, he hopes the city will consider suing the lawyer for "vexatious litigation," unnecessary and harrassing legal action.

To column 3

to column 4

Figure B, Inner Sunset residents organize to protect historic buildings from demolition.

To: San Francisco Planning Commission

8-20-2015

From: Peter MacInnis

1272 12th Ave

San Francisco, CA 94122

415-342-5993

macinnispeter@yahoo.com

As a resident and homeowner in this immediate neighborhood since 1992, I would like to express my opposition to the proposed development of 1126 Irving Street. Let me state that I am not negative to growth and development, but I do not believe this project will benefit the neighborhood nor address the desire of the Planning Commission for increased density. Yes the city needs more housing, but only incremental results will ever be achieved in areas such as this (Sunset and Richmond). It is a design that is out of place for the location and will result in negative impacts to the neighborhood.

I understand that Irving Street is seen as a commercial corridor, but this section is not now, nor will ever be, more than small struggling businesses. There are presently nine hair and nail salons in a three block area. Other adjacent businesses operate on a part time basis or change ownership due to insufficient business.

This neighborhood has become very desirable for families. Numerous homes have been extensively remodeled and brought up to code. This investment reflects the appreciation for the character of the area and its benefits. There are now approximately twenty six children living on the 1200 block of 12th Avenue. The Edwardian structures, in this area, are in great demand and I am sure someone would be willing to purchase any one of these along Irving Street and make the necessary investment to renovate them and bring them up to code, thus providing quality housing for two more caring families. The fact that this property has been vacant for so long has denied would be residents from utilizing them.

As a property owner I sometimes bristle at the restrictions that are placed upon my rights as such. None the less, I abide by them given the need for continuity and the public good. My property is zoned as R2 so when I decided to remodel my home I applied for and was granted permission to make it a two unit. The process was not easy, user friendly or inexpensive, but I played by the, sometimes draconian, rules and created what I believe to be a credit to the neighborhood. Being a two unit I was required to provide two off street parking spaces which makes sense, but added considerable expense to the project. I am wondering why the same does not apply in this case.

The simple truth is that this project does not fit in this location. Its appearance, nor function, serves the needs of the neighborhood and detracts from the character of its surroundings. What makes this area special is the proximity of Golden Gate Park and the nature of the existing

housing. My home is a 1900 dwelling, the outward appearance of which I restored, within reason, to its original look. I have included pictures of this dwelling and the product of unregulated development of a later date. While the newer building provides valuable housing it does nothing to enhance the architectural heritage of its surroundings. Although prevalent throughout the city, this characterless style does nothing to enhance the beauty or ambiance for which San Francisco is noted for. People appreciate the old world charm that remains in this modern city and it is worth preserving. The present buildings reflect the heritage of our neighborhood and if renovated by caring individuals will be a credit to, not only the neighborhood, but the city as a whole. Simply put, this proposed building is out of place in its surroundings and does not belong in this location.

All this aside, my biggest concern is the total lack of provision for off street parking. I am fully aware of the city's desire to become more public transportation orientated, but the reality is that residents do, and will continue, to own and utilize cars. Most car owners also make use of public transportation, own bicycles and are pedestrians, but also require space for parking. With the proposed three units and a business, there is a potential for an additional eight cars to fit somewhere in an already crowded area. This does not address the potential vehicles of visitors to both residents and the business. Parking is now at a saturation point without introducing more. Along with present residents there are vehicles from visitors to Golden Gate Park and the numerous events held in the area. Andronicos supermarket assures a steady stream of traffic and the double parking at Saint Anns, and the various restaurants, causes excessive congestion without the prospect of adding more. It is irresponsible of the city to not require the provision of parking for the inhabitants of 1126 Irving Street. So, if it was required of me then, in the interest of equity, why not in this case? For the benefit of all concerned, I stand with my neighbors opposing the project as it is now proposed. I am sure there is a better solution for the good of all.



August 20, 2015

Regarding: 1126 Irving Street Project--Letter of Opposition

I am submitting this letter in opposition of the proposed demolition and development at 1126 Irving Street.



I live in an original early 19th century building similar to the project property located across the street (above). My home is also located in a commercial district on Irving Street and I am very troubled at the thought that similar buildings would be demolished for the commercial structure proposed pushed through under the pretense of some “master plan” for our neighborhood.

There are a great deal of buyers at this moment in time who would appreciate and renovate these buildings, as I have done with mine, and so many others in the neighborhood have done. It would be a misguided and a travesty not seen since

the 1970's to once again allow the demolition of these buildings which are unique and iconic to the city of San Francisco. The photo is of my Victorian at 1049 Irving, across the street from 1126 Irving. As you can see, it plainly conflicts with the Inner Sunset Commercial District plan to "promote new mixed-use development which is in character with adjacent buildings" for I am two doors away from San Tung, and like the row of Edwardians across the street, to paraphrase the planning department's report, is" INCONSISTENT WITH THE OVERALL CHARACTER OF THE INNER SUNSET COMMERCIAL DISTRICT." Does such a plan that calls for demolishing these homes represent the character of our neighborhood or the City of San Francisco? Not at all, it simply allows developers to once again threaten buildings that won protection in the 1970s.

Secondly, I am greatly concerned with the rapid development in our neighborhood and to see the proposal for a massive 4-storey structure that will be many times the size of the existing building and not even allow for parking in what is a very busy car corridor. This something that few that I know in my neighborhood wants. This type of development is primarily motivated by and planned by people who do not live in the immediate vicinity of the project and unwelcome by those who do.

Lastly, although I live cat-a-corner to the project property, although I have never received any information from the owner or planning department about this project. I only recently learned about it in the last week from a neighbor. How is it possible that such a master plan that allows for the demolition of hundred year old buildings and erection of these massive one can occur without notice or knowledge of the people that live directly near the project?

I urge the commission to vote NO on the 1126 Irving project. It is wrong and misguided.

Sincerely,



Kathy Gallagher

1049 Irving Street (at 12th Avenue)
San Francisco

August 20, 2015

Re: Case No. 2014-000040CUA 1126 Irving Project

To the San Francisco Planning Commission

My wife and I moved into 1231 12th Avenue in 1970, newly married, first house. Purchased from the original owner, who came from Germany in 1907. Shortly after moving in, I found that the neighborhood was under siege from contractors who were buying up these single family and duplex homes and building multi-unit, characterless boxes. Neighbors organized, with the intent of reducing the zoning from R4 (at the time) to R2 to halt the destruction of our neighborhood. Many, many hours of work, after a full day at our jobs were expended by volunteers.

R2 then meant two units on a 25 x 120 foot lot, not the prevalent six units in an 80 foot long building, overwhelming neighboring family homes.

We got virtually all home and apartment owners in the area bounded by Kirkham, 10th Avenue, Funston and Golden Gate Park to sign our petition and presented our proposal to the Planning Commission.

We were turned down, by a vote of three to two. This required that we then petition the Board of Supervisors to overturn this ruling. Many, many more hours were put in preparing for the presentation to the Board. I was the designated presenter, complete with a slide show, showing the Supervisors that we wished to save our neighborhood as a livable area in a crowded city.

After a 45 minute presentation, a vote was taken and we prevailed at 11 to 0.

Our current concern is that our small area of the Inner Sunset, the block developed by the same builder in 1907, completing in 1908 – the 17 house on 12th avenue between Lincoln and Irving, plus the five houses on Irving between 12th and Funston, is again under attack. These five houses were built of fir and first growth redwood to withstand the ravages of time and the odd earthquake, and they have done so very well. A few of these houses have fallen on hard times and have been lovingly restored by proud owners.

The five houses on Irving, by the same builder, have been poor relatives of our seventeen, however, they are still built for the ages and present themselves fairly well, even though victims of “deferred maintenance”, otherwise known as “let ‘em deteriorate”. Two units owned by the developer qualify in this regard. I believe the two affordable units of the building in question have been empty for years, and now he wishes to add one more to the property foot print, at a height of four stories above sidewalk, with no parking; and then charge market rate.

As has been pointed out, the other four 108 year old houses will be next to go – especially the one next door, owned by our erstwhile developer. The impact of all this on my livable neighborhood is distressing indeed.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Allan Chalmers', with a long, sweeping horizontal line extending to the right.

Allan Chalmers, 1231 12th Avenue

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

To The San Francisco Planning Commission:

I am writing in OPPOSITION to the proposed plans to demolish the building at 1126 Irving Street to be replaced by the building proposed.

This original 1908 Edwardian is within a unique row of five other buildings along the entire length of Irving Street, and part of an identical cluster of 17 other Victorian homes by the same building and year around the corner on 12th Avenue. These are not significantly different than the hundreds of other iconic buildings that represent the character of San Francisco recognized around the world.


If this building is demolished, the planning department is encouraging the same fate of the remaining buildings in this row as well as any others lying in commercial zoning. It would be a travesty to demolish these buildings when so many similar properties are being restored to their original condition, as many are in the Inner Sunset. These buildings can serve as both commercial structures but also represent the unique architecture which made San Francisco one of the most beloved cities in the world.

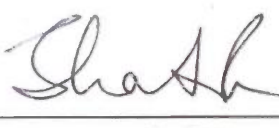


In the 1970s our neighborhood experienced unprecedented demolishing of these buildings simply because of zoning. This unfortunate practice was terminated by the unanimous vote of Dianne Feinstein and other Supervisors in order to protect these buildings which help make San Francisco unique. Because these building fall under commercial zoning, they too now face demolition.

We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,


Name Julie Reis
neighbors


Tom Reis
Neighbor



Date: August 21, 2015

To The San Francisco Planning Commission:

I am signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street at 12th Avenue (above) to construct the four-story building proposed.

I oppose the proposed project due to one or more of the following reasons:

- I have received no or inadequate information about the proposed project.
- massive size of the building and/or out of character and proportion to others on the street
- no off-street parking in proposed project.
- demolition of existing original 1908 building and imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.
- Additional density to already busy neighborhood.
- other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

Cheryl Switzer 1309 12th Avenue
Signature, Name & Address SF 94122

RE: San Francisco Dept of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

To The San Francisco Planning Commission:

I am signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) for construction of the new building proposed (BELOW) which will threaten all five Edwardians which do not conform to the department's master plans for commercial buildings.



We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

Alexia Khan 2887 Washington St #7 SF CA 94115
Signature, Name & Address



Date: August 21, 2015

To The San Francisco Planning Commission:

I am signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street at 12th Avenue (above) to construct the four-story building proposed.

I oppose the proposed project due to one or more of the following reasons:

- I have received no or inadequate information about the proposed project.
- massive size of the building and/or out of character and proportion to others on the street
- no off-street parking in proposed project.
- demolition of existing original 1908 building and imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.
- Additional density to already busy neighborhood.
- other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

Signature, Name & Address

Allen Koenig, ALLEN KOENIG, 1309 12th Ave.
San Francisco.



Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

☒ I have received inadequate information about the proposed project.

☐ no off-street parking in proposed project.

☐ overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

☐ demolition of existing original 1908 building.

☐ Additional density to already busy neighborhood.

☐ imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

☐ other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "David C. Salem".

Signature, Name & Address

DAVID C. SALEM

1246 12th AVE
S.F., CA 94122





Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

☒ I have received inadequate information about the proposed project.

☒ no off-street parking in proposed project.

☒ overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

☒ demolition of existing original 1908 building.

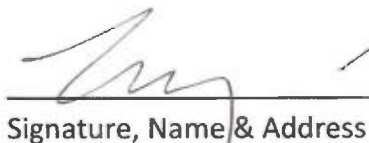
☒ Additional density to already busy neighborhood.

☒ imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

other reason: We should always preserve the character of SF!

I urge you to **VOTE NO FOR THE 1126 IRVING STREET PROJECT** as the project has been proposed.

Sincerely,


Signature, Name & Address

Lesley Fisher
1263 12th Avenue
San Francisco, CA 94122





Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

☒ I have received inadequate information about the proposed project.

☐ no off-street parking in proposed project.

☐ overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

☐ demolition of existing original 1908 building.

☐ Additional density to already busy neighborhood.

☐ imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

☐ other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Mayumi Oya".

Signature, Name & Address

Mayumi Oya

1246 12th Ave
SF CA 94122



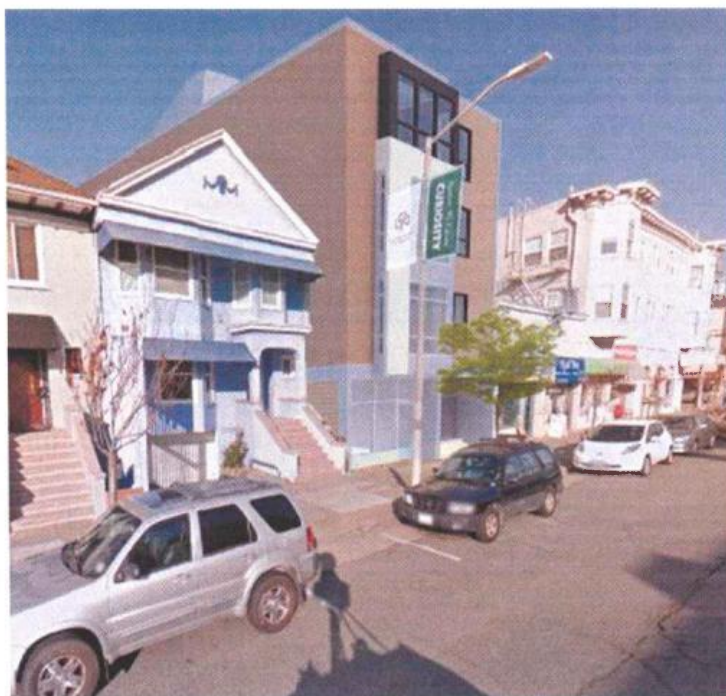
RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

To The San Francisco Planning Commission:

I am signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) for construction of the new building proposed (BELOW) which will threaten all five Edwardians which do not conform to the department's master plans for commercial buildings.



We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

Robert A. Hargis 255 San Benito Way, SE, CA 94127
Signature, Name & Address

RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

To The San Francisco Planning Commission:

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

Philip Ng
Signature, Name & Address

PHILIP NG, 546 GREEN ST., S.F., CA 94133

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

To The San Francisco Planning Commission:

I am writing in OPPOSITION to the proposed plans to demolish the building at 1126 Irving Street to be replaced by the building proposed.

This original 1908 Edwardian is within a unique row of five other buildings along the entire length of Irving Street, and part of an identical cluster of 17 other Victorian homes by the same building and year around the corner on 12th Avenue. These are not significantly different than the hundreds of other iconic buildings that represent the character of San Francisco recognized around the world.

If this building is demolished, the planning department is encouraging the same fate of the remaining buildings in this row as well as any others lying in commercial zoning. It would be a travesty to demolish these buildings when so many similar properties are being restored to their original condition, as many are in the Inner Sunset. These buildings can serve as both commercial structures but also represent the unique architecture which made San Francisco one of the most beloved cities in the world.



In the 1970s our neighborhood experienced unprecedented demolishing of these buildings simply because of zoning. This unfortunate practice was terminated by the unanimous vote of Dianne Feinstein and other Supervisors in order to protect these buildings which help make San Francisco unique. Because these building fall under commercial zoning, they too now face demolition.

We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

1310 12th Ave , 94122

Name

W. Ph. Loftis

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

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Sincerely,

Bill B. [Signature] 1452 17th AVE #1

Name

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

1387 12th Ave 94122

Name



Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

I have received inadequate information about the proposed project.

no off-street parking in proposed project.

overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

demolition of existing original 1908 building.

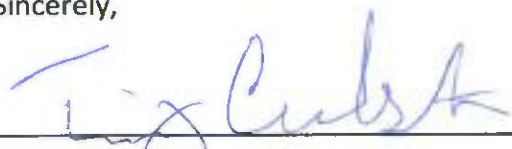
Additional density to already busy neighborhood.

imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

other reason: _____

I urge you to **VOTE NO FOR THE 1126 IRVING STREET PROJECT** as the project has been proposed.

Sincerely,

 Tim Carlstedt 1227 12th Ave.
Signature, Name & Address SF 94127



RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

I have received inadequate information about the proposed project.

no off-street parking in proposed project.

overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

demolition of existing original 1908 building.

Additional density to already busy neighborhood.

imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

other reason: _____

I urge you to **VOTE NO FOR THE 1126 IRVING STREET PROJECT** as the project has been proposed.

Sincerely,

A handwritten signature in blue ink, appearing to be "Paula", written over a horizontal line.

1219 - 12th ave, SFC 94122

Signature, Name & Address





Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

I have received inadequate information about the proposed project.

no off-street parking in proposed project.

overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

demolition of existing original 1908 building.

Additional density to already busy neighborhood.

imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

A. Bill *Bill Merrill*

Signature, Name & Address

1267 12TH AVE



RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 20, 2015

To The San Francisco Planning Commission:

I am an immediate neighbor signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) to construct the four-story building proposed (RIGHT).

I oppose the proposed project due to one or more of the following reasons (checked):

I have received inadequate information about the proposed project.

no off-street parking in proposed project.

overwhelming size of the building (nearly three times the existing building and 1-2 full stories higher than any other along the street).

demolition of existing original 1908 building.

Additional density to already busy neighborhood.

imminent demolition of four adjacent 1908 Edwardians, also in commercial zoning.

other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

Laura J. Merrill, 1267-12TH Avenue, S.F.
Signature, Name & Address C4122



RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

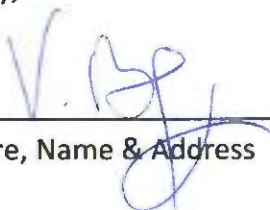
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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

 Valerie BIANQUIS 1721 20th ST
SF. CA 94107

Signature, Name & Address

RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

To The San Francisco Planning Commission:

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

1280 Lombard St. Apt B
San Francisco CA 94129

Signature, Name & Address

RE: San Francisco Dept of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

Benjamin Corran 1360 4th Avenue

Signature, Name & Address

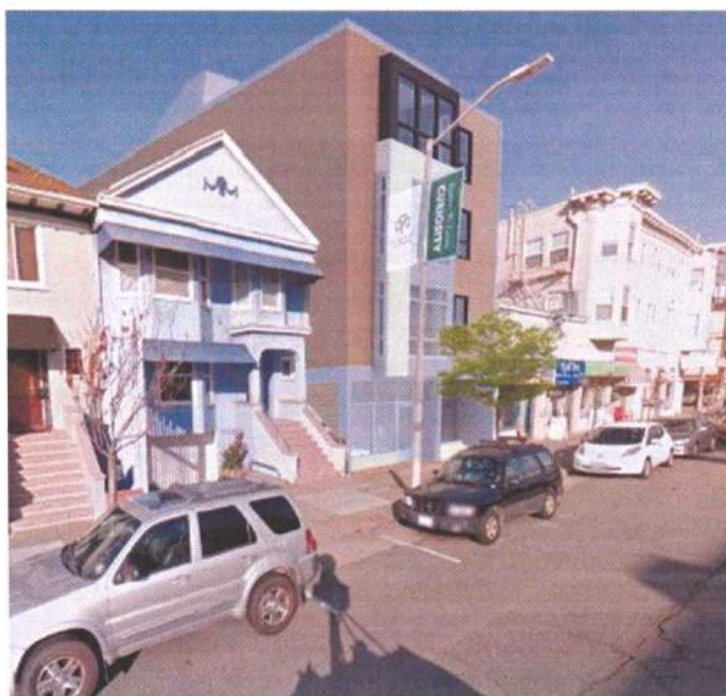
RE: San Francisco Depart of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a long, sweeping line.

1283 12th Avenue, 8th fl CA 94122

Signature, Name & Address

RE: San Francisco Dept of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

To The San Francisco Planning Commission:

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

Signature, Name & Address

PATRICE MORRIS

1283 12th Avenue.
S.F., CA 94122

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

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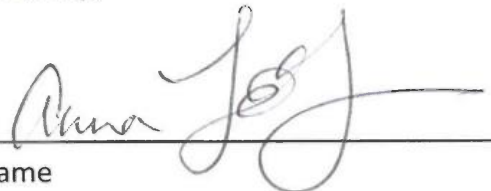
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In the 1970s our neighborhood experienced unprecedented demolishing of these buildings simply because of zoning. This unfortunate practice was terminated by the unanimous vote of Dianne Feinstein and other Supervisors in order to protect these buildings which help make San Francisco unique. Because these building fall under commercial zoning, they too now face demolition.

We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

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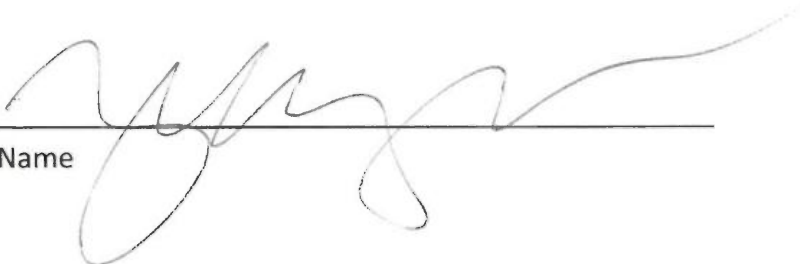
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Name

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This original 1908 Edwardian is within a unique row of five other buildings along the entire length of Irving Street, and part of an identical cluster of 17 other Victorian homes erected by the same builder during 1908 around the corner on 12th Avenue. These are not significantly different than the hundreds of other iconic buildings that represent the character of San Francisco recognized around the world.

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Sincerely,



Name

10 Museum Way
SF CA - 94114

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

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Sincerely,

Dennis Chao 2443 37th Ave. SF CA 94116

Name

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

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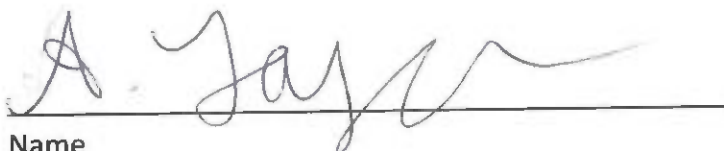
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Name

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Ashley Rosada

Name

2101 24th Ave
SF CA 94116

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

To The San Francisco Planning Commission:

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Date: August 10, 2015

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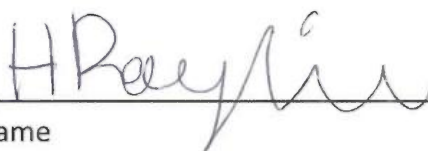
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Sincerely,


Name

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Date: August 10, 2015

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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,

Name

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Date: August 10, 2015

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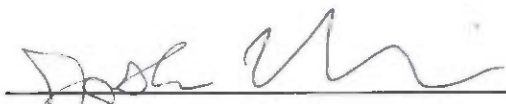
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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,


Name



Date: August 21, 2015

To The San Francisco Planning Commission:


I am signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street at 12th Avenue (above) to construct the four-story building proposed.

I oppose the proposed project due to one or more of the following reasons:

- I have received none or inadequate information about the proposed project.
- The massive size of the building (3 times the current one) is too large and out of proportion to others along Irving Street.
- No off-street parking in proposed project which will add cars with no place for them.
- Demolition of existing original 1908 building and imminent demolition of four adjacent 1908 Edwardians that also fall into commercial zoning.
- Additional density to already busy neighborhood.
- other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

 Brett A. Eilers 2673 21ST
SF. 94110

Signature, Name & Address

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

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Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.

Name

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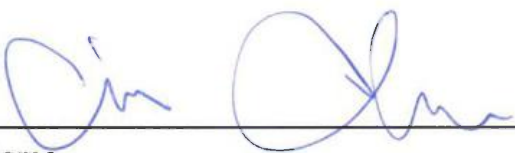
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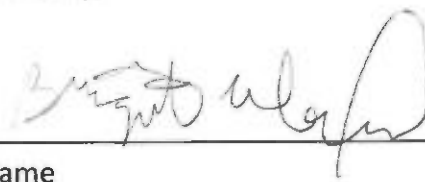
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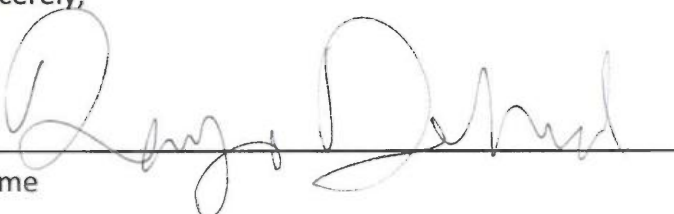
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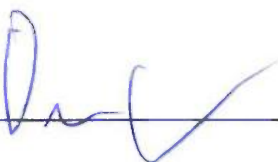
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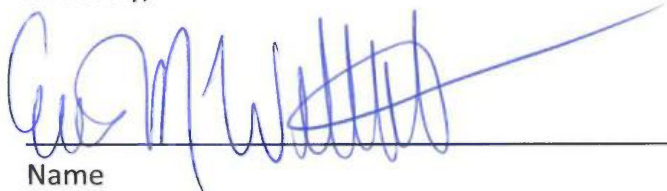
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Aileen Kucsera Aileen Kucsera

Name

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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Sincerely,

Alexander Escobar, af 827 Irving St San Francisco, 94122, CA
Name

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Sincerely,

Shashi Debi, 951 Irving St
Name

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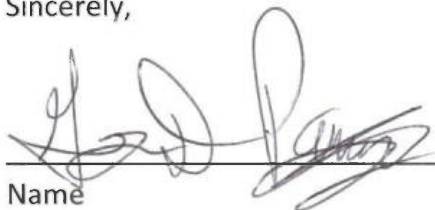
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Name

947 Irving St
San Francisco, Ca. 94122

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Kenneth Tse
KENNETH TSE

Name

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Sincerely,

Name

Andrea Goldman
1231 Willard St.
SF, CA 94117

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Sincerely,

Name

Steve Hsieh

1152 IRVING ST
S-F CA 94122

RE: San Francisco Depart of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015


To The San Francisco Planning Commission:

I am signing my name in OPPOSITION to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) for construction of the new building proposed (BELOW) which will threaten all five Edwardians which do not conform to the department's master plans for commercial buildings.



We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT

Sincerely,

 BARBARA
ORDAHL
Signature, Name & Address
16 Aloha Ave SF 94122

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Sincerely,

Kf V 12 Khuyen Duong 86 Woodside Ave DC CA
Signature, Name & Address 94015

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Name

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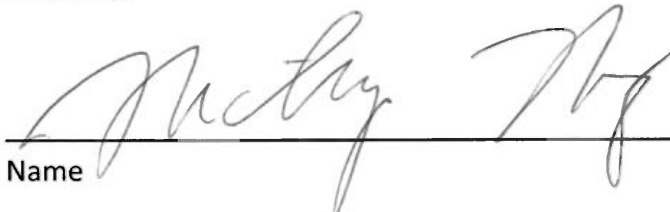
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CASEY FRIZZELL

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Donna Watke Donna-Watke

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Name

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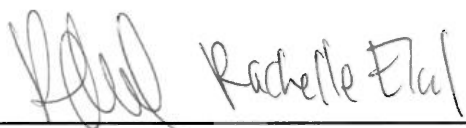
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Sincerely,

 Rachelle Elal

Name

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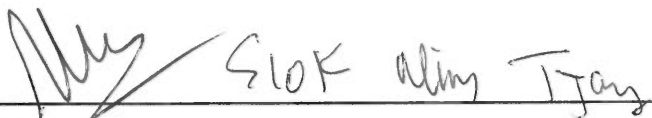
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We urge you to save 1126 Irving Street and VOTE NO FOR THE 1126 IRVING STREET PROJECT.

Sincerely,



Name

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

Date: August 10, 2015

To The San Francisco Planning Commission:

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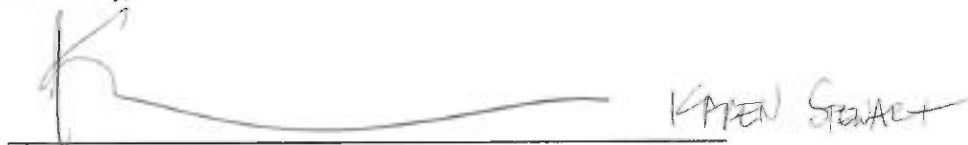
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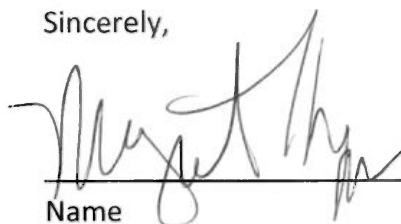
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Sincerely,


Name _____

WAYNE BARKER

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Name ETHAN KIM
 2332 MORAGA ST.

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Sincerely,

 Danielle Copeland

Name

RE: San Francisco Department of Planning Case No. 2014-000040CUA, 1126 Irving Street Project



Date: August 17, 2015

To The San Francisco Planning Commission:

I am signing my name in **OPPOSITION** to the proposed plans to demolish the 1908 Edwardian at 1126 Irving Street (above right) for construction of the new building proposed (BELOW) which will threaten all five Edwardians which do not conform to the department's master plans for commercial buildings.



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Sincerely,

LINDA CHAFETZ

Signature, Name & Address

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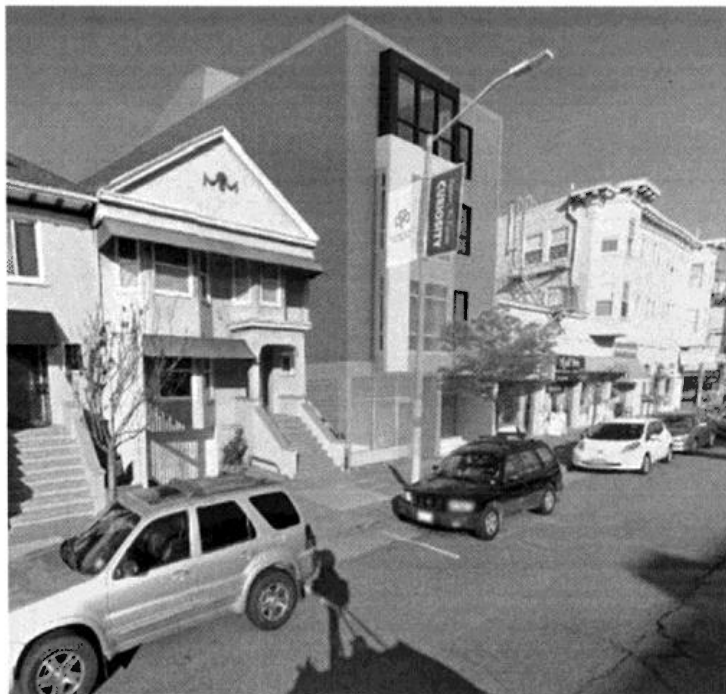
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Signature, Name & Address

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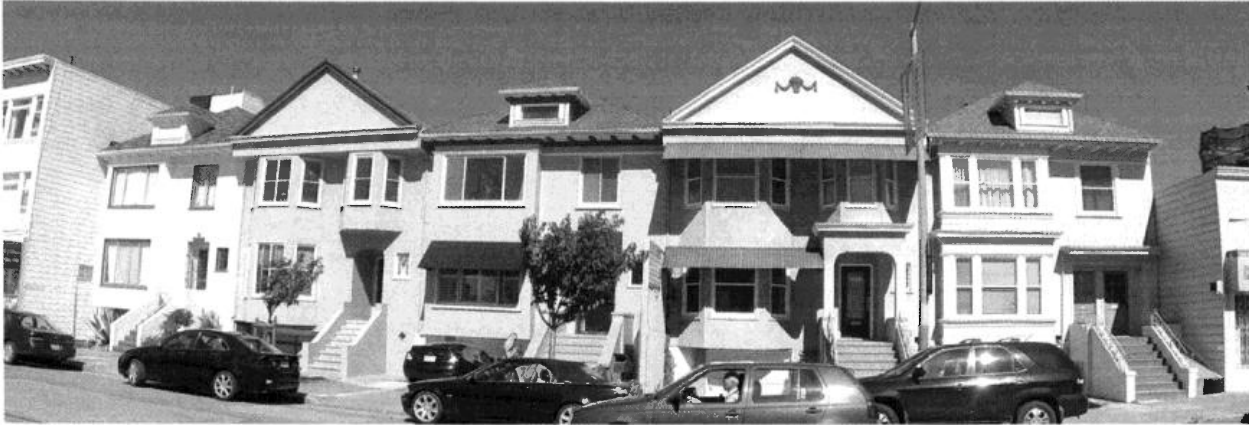
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Signature, Name & Address

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Sincerely,

Alexander Bernard

Signature, Name & Address



Date: August 21, 2015

To The San Francisco Planning Commission:


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- other reason: _____

I urge you to VOTE NO FOR THE 1126 IRVING STREET PROJECT as the project has been proposed.

Sincerely,

 Mario Morris
Signature, Name & Address
1283 12th Avenue



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CHRIS MEI

Chris Mei 1439A 8TH AV., SE 94122

Signature, Name & Address



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CARMEN HUANG
Signature, Name & Address



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Sincerely,

 Penny Davis-Ferre

1277 12th Avenue SPCA 94122

Signature, Name & Address



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Juns Hong (2.17)

910 IRVING ST. S.F. CA 94122

Signature, Name & Address



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1104 Anna St #5
SF CA 94122



Date: August 21, 2015

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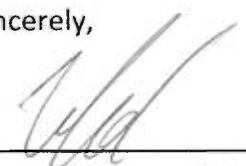
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Michael Bland Michael Bland, 1243A 14th Ave

Signature, Name & Address

RE: Case No. 2014-000040CUA, 1126 Irving Street Project

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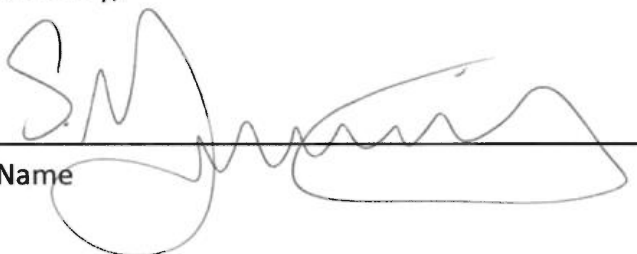
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Sincerely,


Name

From: [Alfredo Jacobo Perez Gomez](#)
To: [Kirby, Alexandra \(CPC\)](#)
Subject: AGAINST Case # 2014-000040CUA
Date: Tuesday, August 04, 2015 8:07:11 PM

This disgusting proposal is NOT San Francisco.

It is completely and insultingly out of character with the neighborhood and the city.

Please enter my comments on the record against this, yet one more soul-destroying monstrosity,

--

Alfredo Jacobo Perez Gomez :: GreatAlfredini@gmail.com
2586 Great Hwy
SF, CA, 94116
415.671.5429

From: [Carolyn Shuman](#)
To: [Kirby, Alexandra \(CPC\)](#)
Subject: Case # 2014-000040CUA
Date: Wednesday, August 05, 2015 3:31:51 PM

Dear Ms. Kirby

I am writing concerning this project, and am, in large part, paraphrasing much of another letter with my own concerns added in.

The current building at which this project is aimed is over one hundred years old, part of a group of houses built right after the 1906 earthquake by the same builder. A number of these remain on Irving Street and 12th Avenue. The particular dwelling at 1126 contains two rent-controlled units. Unfortunately, these units have been uninhabited for many years, while the demand for housing in San Francisco, especially affordable rental housing, has grown exponentially. Not only has the property been uninhabited, but it has been permitted to become more and more dilapidated, even as its "sister" houses have retained their historic character.

Its relative decay has stood out in the neighborhood. We are concerned that granting these current requests and permitting this project to proceed encourages purposeful neglect of affordable living space so it can be replaced with unaffordable housing and commercial property. The mere fact that this project proposes to replace two units with three units does not "right" the proposal. The project replaces two rent-controlled units that would have been available to potential residents for many years at lower rents with three units that will be set at current market rates, which are the highest or nearly the highest rental rates in the country. Unlike other projects that might convert unused non-residential property to residential property, this project proposes to convert affordable residential rental property, which has been purposefully left vacant, into unaffordable rental property. This is but one example of a very disturbing trend of building projects in San Francisco that are making our city less and less affordable. Many families are leaving the city because they can no longer afford to live here.

Second, we are concerned about the sheer scale of the proposed project and its impact on the neighborhood. The Inner Sunset neighborhood is unique in the City- a neighborhood where small local businesses, houses, and apartments coexist in close proximity. One reason for this success is the small scale of the buildings. There are many single lot properties along Irving Street that are mixed commercial and residential, 20th century houses built there. It is that constraint that continues to make even the most commercial of streets in the neighborhood retain single-family homes alongside thriving businesses. Also, the style of the buildings is pretty coherent, making it more of a neighborhood.

Finally, we are concerned that the building proposes to remove all off-street parking while adding commercial space and residential units. We understand that the project adds a street parking space by removing a curb cut and also provides significant room for bicycle storage. These are both very laudable. We very much support efforts to encourage use of public transportation (especially given its availability in our neighborhood) and bicycles. Nevertheless, it

is unreasonable to expect that no resident in a 3-unit (or even a 2-unit) building would own an automobile and need parking for it. Some of us have physical limitations or destination needs that necessitate a car. Street parking in the neighborhood is already very much at a premium, especially on Irving Street, because of use by customers at shops, services and restaurants and by visitors to Golden Gate Park. The residents of this building would simply be added to the many who fight for street parking in the neighborhood. The added space on the street would not help solve the parking problems in the neighborhood in general or those of the building residents.

As someone who worked very near this location for many years and still uses the restaurants and shops several times a week, I have grave concerns about the scope and design of this project. Please do not go ahead with this design!

Sincerely,

Carolyn Shuman

From: [Ceilyturner](#)
To: [Kirby, Alexandra \(CPC\)](#)
Subject: Case #2014-000040CUA
Date: Tuesday, August 04, 2015 10:52:36 PM

Dear Ms. Kirby,

Regarding the Inner Sunset Edwardian in question for replacement - this building is over 100 years old -- built right after the 1906 earthquake. While I can understand a remodel, the architectural eyesore proposed is not in keeping with our neighborhood. A historic, period building should not be allowed to be removed just to get rid of rent control..

I am also very concerned about the zero parking - yet another burden on our neighborhood suggested by this project.

Are we some trashy city where anything goes in the way of bad building practices/choices? It's certainly not what SF is known for. Please don't allow this insult to our neighborhood.

Best,

Ceily Landman
1472 6th Avenue
SF, CA 94122
415-871-8303

From: [Harry S. Pariser](#)
To: [Kirby, Alexandra \(CPC\)](#)
Subject: Letter to Planning Commission regarding Case # 2014-000040CUA
Date: Wednesday, August 05, 2015 4:22:09 PM
Importance: High

RE: Case # 2014-000040CUA

Wed, Aug 5, 2015

Dear Planning Commission:

I have lived in the Inner Sunset for more than two decades and in San Francisco for half of my life.

I am absolutely appalled that this lovely, historic Edwardian will be destroyed and a huge, ugly monolithic structure will be put in its place.

This building is a neighborhood treasure, and it should be preserved.

Please note that many of the letters of support submitted are form letters, others are copies of form letters and most people had no idea that they were endorsing this type of structure.

Approving this application will severely negatively impact the Inner Sunset as other unscrupulous developers pounce on buildings and destroy their character in a quest for lucre.

Finally, I support the call of other neighbors for a postponement of this hearing. They deserve to be there.

I am incredibly disappointed that a neighbor would want to build this. It is an enormous betrayal!

Sincerely,

Harry S. Pariser
Inner Sunset