



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text & Zoning Map Amendment

HEARING DATE: JUNE 22, 2017

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San Francisco,
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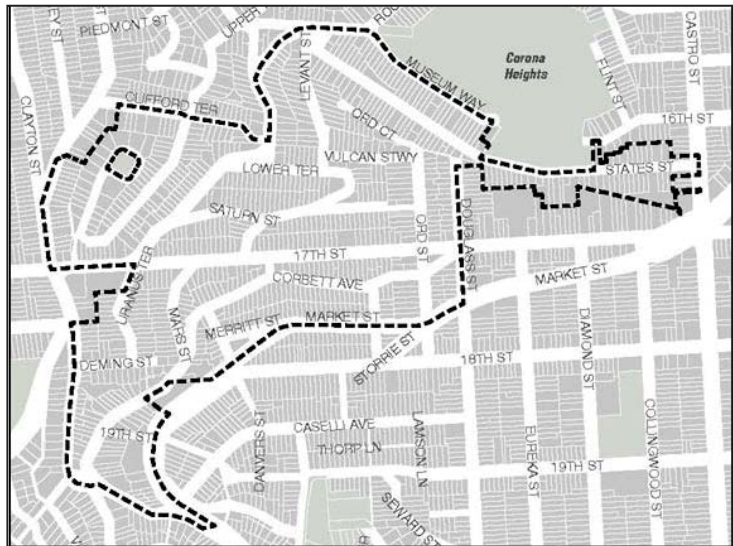
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Information:
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Project Name: Corona Heights Large Residence Special Use District
Case Number: 2017-003880PCAMAP [Board File No. 170296]
Initiated by: Supervisor Sheehy / Introduced March 21, 2017 /
Reintroduced April 24, 2017
Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, 415-575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Recommend Approval with Modifications**

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district.



Proposed Corona Heights SUD boundaries.

The Way It Is Now:

1. There is no residential use size limit within RH-1, RH-2 or RH-3 zoning districts.
2. Projects in RH-1 zoning districts have a 25% rear yard requirement. Project in RH-2 and RH-3 zoning districts have a 45% rear yard requirement that can be decreased through rear yard averaging up to 25% or 15 feet, whichever is greater.

The Way It Would Be:

1. Residential developments within the subject area that are zoned RH-1, RH-2 or RH-3 would require Conditional Use authorization if the following residential use size limits are exceeded:
 - a. Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;

- b. Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years, of:
 - i. More than 75% without increasing the existing legal unit count as it existed five years prior; or
 - ii. More than 100% if increasing the existing legal unit count.
 2. Residential development that results in less than 45% rear yard depth in RH-1, RH-2, and RH-3 zoning districts would require CU authorization.

BACKGROUND

On March 10, 2015 the Board of Supervisors adopted interim controls that established the Corona Heights Large Residence SUD [Board File No. 150192]. The Resolution imposed interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within the proposed Corona Heights SUD¹ requiring Conditional Use authorization for:

1. Any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet;
2. Any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count;
3. Any residential development that results in greater than 55% total lot coverage.

The SUD was established due to the trend of small homes being demolished or added on to in a way that maximized lot coverage, and dramatically increased the size of the home without increasing the unit count. The interim controls were put in place with the intention of conducting further research and eventually establishing permanent controls for the Corona Heights SUD. These interim controls expired on March 21, 2017 and could not be extended, necessitating the creation of permanent controls for the Corona Heights Large Residence SUD. If the proposed permanent controls are adopted, the policy would apply retroactively, to any application filed after March 21, 2017.

On the following page is a chart that shows a side-by-side comparison between the existing zoning, the interim controls and the proposed SUD.

¹ The interim controls and the proposed SUD have similar boundaries, the only difference being the proposed SUD includes properties that face onto States Street and the interim controls did not.

BEFORE INTERIM CONTROLS	INTERIM CONTROLS	PROPOSED PERMANENT CONTROLS
RH-1 properties permitted to cover up to 75% of lot without seeking Variance or CUA.	For all RH-1, RH-2 & RH-3 properties, CUA is required for any residential development (addition or new construction) if the construction results in greater than 55% total lot coverage. (Lot coverage is interpreted to mean how much of the lot the building covers, not how far the building extends into the lot.)	For all RH-1, RH-2 & RH-3 properties, CUA is required for any residential development (addition or new construction) if the construction results in less than 45% rear yard depth.
RH-2 & RH-3 properties permitted to cover up to 55% of lot based on average depths of adjacent buildings (no less than 25% or 15 feet, whichever is greater) without seeking Variance or CUA.		
All properties allowed to encroach onto required rear yard setback if a Rear Yard Variance is obtained.	PC shall only grant a CUA allowing more than 55% lot coverage upon finding unique or exceptional lot constraints that would make development infeasible without exceeding 55% total lot coverage. For through lots on which there is already an existing building on the opposite street frontage, the PC shall only grant a CUA upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.	When acting on a CUA application, PC shall also make the determination based on whether the project meets at least one of the following: (1) Promotes housing affordability by increasing housing supply, (2) Maintains affordability of existing housing unit, (3) Project is compatible with existing development.
No requirements for CUA of any property based on the size of a proposed addition.	CUA is required for any residential development that will result in total sqft exceeding 3,000 gsf on the parcel for vacant parcels; and for any residential development that will increase the total existing gsf on a developed parcel in excess of 3,000sqft and by (a) more than 75% without increasing existing legal unit count or (b) more than 100% if increasing existing legal unit count.	<i>Same as interim controls, with the following exceptions in bold:</i> CUA is required for any residential development that will result in total sqft exceeding 3,000 gsf on the parcel for vacant parcels; and for any residential development that will increase the total existing gsf on a developed parcel in excess of 3,000sqft and a cumulative increase in GFA, including all development performed on the parcel in the preceding 5 years of either (a) more than 75% without increasing existing legal unit count as it existed five years prior or (b) more than 100% if increasing existing legal unit count.

ISSUES AND CONSIDERATIONS

Corona Heights Neighborhood

Positioned to the south and west of Corona Heights Park and north of Market Street, the Corona Heights Neighborhood is comprised largely of RH-1 and RH-2 zoned parcels and is almost exclusively residential. Prior to the adoption of the interim controls regarding large residences for this neighborhood, the neighborhood had been experiencing an influx of development proposals that would result in significantly larger and bulkier single-family residences than the existing housing stock. The Corona Heights Neighborhood became especially vulnerable to this type of development as the majority of the neighborhood is comprised of smaller residential buildings located on larger and/or through lots. As a result, interim controls were put in place for an 18-month period, with the intention of conducting further research and bringing forth permanent controls for the neighborhood.

San Francisco's Housing Shortage

The City of San Francisco is facing ever-growing housing demands and a rising need to encourage and facilitate more housing options for residents. It has become increasingly important to encourage the development of residential lots to their fullest density; however this must be conducted in a precise and careful manner which also protects the existing neighborhood character that enhances the quality of living for residents. One strategy is building new residential units in existing residential buildings, more commonly referred to as Accessory Dwelling Units or ADU's. Much of the city's existing housing stock has the capacity to legally include an additional housing unit, sometimes within the existing building envelope. The added unit can help subsidize a homeowner's mortgage by creating a rental apartment, or can enable multi-generational households; an older homeowner could move to the ADU while his or her children live in the main home. Additionally, concerns about the seismic sustainability of soft-story structures can be mitigated through the addition of a dwelling unit.

Residential Expansion Threshold (RET)

The Planning Department gave an informational presentation to the Planning Commission on June 1, 2017 in which they outlined general guidelines for the proposed Residential Expansion Threshold (RET) controls. The RET would replace the Planning Code's "tantamount to demolition" controls in Planning Code Section 317 with a square-footage threshold that, if exceeded, would require additional review. The intention behind the RET is to provide more effective ways to preserve the City's affordable, smaller-sized housing units, encourage applicants to fully utilize allowable density, and to help preserve neighborhood character. In this way, the proposed Ordinance and the RET have very similar goals. The Department expects to have a draft ordinance for the RET in the coming months.

Existing Residences Over 3,000sqft

Sec. 249.77(d)(2) as proposed, outlines the conditions under which a CU authorization shall be required for development on vacant and previously developed parcels. For vacant parcels, a CU authorization shall be required when the proposed development will result a building size over 3,000sqft. For expansions of developed parcels, a CU authorization shall be required when the expansion will result in a total gross floor area of more than 3,000 gross square feet, if that expansion also results in more than a 75 percent increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years. If a proposed expansion on a developed parcel that will result in a total gross floor area of more than 3,000sqft will increase the unit count, a CU authorization shall be required if that expansion results in more than a 100 percent increase in gross square feet of development.

Two scenarios are described below to assist in illustrating these proposed provisions in regards to expansion on developed parcels:

Scenario A: A Single-Family home has been 3,005sqft for more than 5 years. An application is filed to expand the kitchen by 150sqft. The building has not increased its size by more than 75% in the last 5 years, and the proposed 150sqft expansion would also not increase the building size by more than 75%, therefore a CU authorization would not be required.

Scenario B: A Single-Family home is 3,005sqft. Three years ago the home expanded from 1,500sqft to 3,005sqft, an expansion of over 75% of its gross square footage. An application is filed to expand the kitchen by 150sqft. Since the building has expanded to be over 3,000sqft and increased its building size in the last 5 years by more than 75%, this application to expand the kitchen by 150sqft would require a CU authorization.

General Plan Compliance

The General Plan seeks ensure that the qualities that make San Francisco unique are preserved and enhanced while also serving as the embodiment of the community's vision for the future of San Francisco. As a whole, the General Plan's goals are to: create and maintain the economic, social, cultural, and esthetic values that establish the desirable quality and unique character of the city; improve the city as a place for healthful, safe, and satisfying living by providing adequate open spaces, community facilities and affordable housing of a high standard; ensuring commerce and industry are able to thrive; coordinating the varied patterns of land use with circulation routes and facilities that are required for the efficient movement of people and goods; and reflecting the growth and development of the city with the surrounding region.

The proposed Corona Heights Large Residence SUD helps to maintain a balance between preserving neighborhood character while also not impeding on the development of future housing. This proposed Ordinance ensures that the addition of units to existing residential buildings are not hampered and are composed of a moderate and appropriate size for the neighborhood's existing structures and lot sizes. The proposed Ordinance additionally ensures that large, single-family homes seeking to maximize their lot coverage or expanding to a degree which would degrade the existing neighborhood housing composition are not approved without careful consideration through a CU authorization.

IMPLEMENTATION

The Department determined that this Ordinance will impact our current implementation procedures; however the proposed changes can be implemented without increasing permit costs or review time.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Modify language to clarify the intent of the applicable sections.
 - a. Staff recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(d)(1)-(3):
 - (1) **Development of Vacant Property.** Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;
 - (2) **Expansion of Large Existing Development.** Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet *if that expansion results in more than a 75% increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years; and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years of:*
 - (A) ~~more than 75% without increasing the existing legal unit count as it existed five years prior; or~~
 - (B) ~~more than 100% if increasing the existing legal unit count.~~
 - (3) **Expansion of Large Existing Development Plus Additional Dwelling Units.** *Residential development on a developed parcel that will result in total gross floor area in excess 3,000 gross square feet, if that expansion results in more than a 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel.;*
 - b. Staff recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(e)(3):
 - (3) The proposed project *complies with the Department's Residential Design Guidelines. is compatible with existing development.*
2. Add the provision regarding through lots that existed in the interim legislation as Sec. 249.77(f):
 - (f) *In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.*
3. Include a provision in the Corona Heights Large Residence SUD controls that indicates that they will sunset once the Department's proposed Residential Expansion Threshold controls are adopted.

BASIS FOR RECOMMENDATION

The Department supports the proposed Ordinance to establish permanent controls for large residences in Corona Heights. The proposal ensures that the neighborhood's character is preserved, while also still allowing for the successful production of additional housing, which is in line with the City's Housing Element objective to retain existing housing units and promote safety and maintenance standards, without jeopardizing affordability.

Recommendation 1: Clarify language in Sec. 249.77(d)(1)-(3) and Sec. 249.77(e)(3). Staff finds that Sec. 249.77(d)(1)-(3), is difficult to understand and could be written more clearly. To avoid confusion, staff recommends clarifying the language and dividing the listed controls into four sections, creating Sec.

249.77(d)(1)-(4). Similarly, Sec. 249.77(e)(3) uses the term “compatible” which is vague and can easily be misinterpreted depending on an individual’s understanding. Instead, the Department recommends the word “compatible” be replaced with stating that the proposed project should be compliant with the Department’s Residential Design Guidelines. These guidelines provide a detailed blueprint that recommends the appropriate standards for compatibility based on the specific conditions of the surrounding area.

Recommendation 2: Add the provision regarding through lots that existed in the interim controls. Once of the largest differences between the interim controls and the proposed permanent controls is in how maximum lot coverage is calculated. In the interim controls, any proposed development that would result in greater than 55% lot coverage required a Conditional Use Authorization. In the proposed permanent controls, any development that would result in less than a 45% rear yard requires a Conditional Use Authorization. This modification was made in order to be more consistent with how RH buildings are already regulated. The Department has determined that the difference in implementation will be minimal, however due to this change in controls, a section regarding “through lots” which existed in the interim controls was omitted from the proposed permanent controls. The reason is because rear yard setback controls account for through lots, whereas total lot coverage does not account for through lot development in the same manner.

After concern from the neighborhood regarding the omission of the through lot provision in the proposed permanent controls, the Department determined that adding this provision would ensure that the SUD’s intention on through lot development was clear, and would guarantee that certain outlier scenarios of through lot coverage would still be subject to the intent of the ordinance.

Recommendation 3: Replace the Corona Heights Large Residence SUD with the general RH Districts large residence controls when they are approved. As outlined in the Issues and Considerations section, the Department is in the process of drafting legislation that would establish large residence controls for RH districts in the coming months. The controls as they are currently outlined have parallel goals and would be similar to those in the proposed Corona Heights Large Residence SUD. It is the City’s goal to establish policies that are consistent, efficient, and easy to understand; therefore, it would be in the City’s best interest of good public policy to replace the Corona Heights Large Residence SUD controls with the RH district controls once they are in place.

ENVIRONMENTAL REVIEW

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

PUBLIC COMMENT

The Department has received public comment on this item both in support and in opposition. The Department has received 20 written letters in support, and 1 written letter in opposition which you will find attached as Exhibit C. Additionally, staff has received several phone calls in opposition, due to the concern in how this may affect development rights and property values in the neighborhood. One caller also expressed opposition due to the opinion that the proposed ordinance was an overreach of government. The 20 written letters in support of the proposed ordinance cite that the interim controls put in place in 2015 assisted in ensuring that neighborhood character was preserved, and also cited specific examples of projects that were modified in scale due to the interim controls. Several letters in support also inquired about the ability to expand the SUD boundary to include other neighboring parcels due to current development or planned development of large homes in their immediate area.

RECOMMENDATION:	Recommendation of Approval with Modification
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Written Public Comment Received as of June 14, 2017
- Exhibit C: Enlarged Map of Proposed Corona Heights Large Residence SUD Boundary
- Exhibit D: Board of Supervisors File No. 170296



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE JUNE 22, 2017

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CA 94103-2479

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Project Name: **Corona Heights Large Residence Special Use District**
Case Number: **2017-003880PCAMAP** [Board File No. 170296]
Initiated by: Supervisor Sheehy / Introduced March 21, 2017 /
 Reintroduced April 24, 2017
Staff Contact: Audrey Butkus, Legislative Affairs
 audrey.butkus@sfgov.org, 415-575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
 aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Recommend Approval with Modifications**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE & SECTIONAL MAPS SU06 & SU07 OF THE ZONING MAP TO CREATE THE CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT (THE AREA WITHIN A PERIMETER ESTABLISHED BY MARKET STREET, CLAYTON STREET, ASHBURY STREET, CLIFFORD TERRACE, ROOSEVELT WAY, MUSEUM WAY, THE EASTERN PROPERTY LINE OF PARCEL 2620/063, THE EASTERN PROPERTY LINE OF PARCEL 2619/001A, AND DOUGLASS STREET; AND IN ADDITION PARCELS FRONTING STATES STREET), TO PROMOTE AND ENHANCE NEIGHBORHOOD CHARACTER AND AFFORDABILITY BY REQUIRING CONDITIONAL USE AUTHORIZATION FOR LARGE RESIDENTIAL DEVELOPMENTS IN THE DISTRICT.; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on April 24, 2017, Supervisor Sheehy introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 170296, which would amend the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 22, 2017; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve with modification** the proposed ordinance. The Commission's proposed modifications are as follows:

1. Modify language to clarify the intent of the applicable sections.
 - a. Staff recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(d)(1)-(3):
 - (1) **Development of Vacant Property.** Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;
 - (2) **Expansion of Large Existing Development.** Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet *if that expansion results in more than a 75% increase in gross square feet of development on the parcel (as it existed at any time in the last 5 years prior to application), and does not increase the number of legal dwelling units on the parcel. The total gross square footage calculation shall also include all development performed on the parcel within the last five years; and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years of:*
 - (A) ~~more than 75% without increasing the existing legal unit count as it existed five years prior; or~~
 - (B) ~~more than 100% if increasing the existing legal unit count.~~
 - (3) **Expansion of Large Existing Development Plus Additional Dwelling Units.** Residential development on a developed parcel that will result in total gross floor area in excess 3,000 gross square feet, if that expansion results in more than a 100% increase in gross square feet of development, and increases the existing legal unit count on the parcel.;
 - b. Staff recommends the following language be modified from the Ordinance as introduced in Sec. 249.77(e)(3):
 - (3) The proposed project complies with the Department's Residential Design Guidelines. is compatible with existing development.
2. Add the provision regarding through lots that existed in the interim legislation as Sec. 249.77(f):
 - (f) In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

3. Include a provision in the Corona Heights Large Residence SUD controls that indicates that they will sunset once the Department's proposed Residential Expansion Threshold controls are adopted.

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 Commission finds that proposed Ordinance helps to ensure that the Corona Heights Neighborhood's character is preserved, while also allowing for the successful production of additional housing and is in line with the City's Housing Element objective to retain existing housing units and promote safety and maintenance standards, without jeopardizing affordability.
1. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

GENERAL PLAN PRIORITIES

The General Plan seeks ensure that the qualities that make San Francisco unique are preserved and enhanced while also serving as the embodiment of the community's vision for the future of San Francisco. As a whole, the General Plan's goals are to: create and maintain the economic, social, cultural, and esthetic values that establish the desirable quality and unique character of the city; improve the city as a place for healthful, safe, and satisfying living by providing adequate open spaces, community facilities and affordable housing of a high standard; ensuring commerce and industry are able to thrive; coordinating the varied patterns of land use with circulation routes and facilities that are required for the efficient movement of people and goods; and reflecting the growth and development of the city with the surrounding region.

The proposed Corona Heights Large Residence SUD helps to maintain a balance between preserving neighborhood character while also not impeding on the development of future housing. This proposed Ordinance ensures that the addition of units to existing residential buildings are not hampered and are composed of a moderate and appropriate size for the neighborhood's existing structures and lot sizes. The proposed Ordinance additionally regulates large, single-family homes from maximizing their lot coverage, or expanding to a degree which would degrade the existing neighborhood housing composition without careful consideration through a Conditional Use Authorization.

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The City of San Francisco is facing ever-growing housing demands and a rising need to encourage and facilitate more housing options for residents. It has become increasingly important to encourage the development of residential lots to their fullest density; however this must be conducted in a precise and careful manner which also protects the existing neighborhood character that enhances the quality of living for residents. One strategy is building new residential units in existing residential buildings, more commonly referred to as Accessory Dwelling Units or ADU's. Much of the city's existing housing stock has the capacity to legally include an additional housing unit, sometimes within the existing building envelope. The added unit can help subsidize homeowner's mortgage by creating rental apartment, or can enable multi-generational households; an older homeowner could move to the ADU while his or her children live in the main home. Additionally, concerns about the seismic sustainability of soft-story structures can be mitigated through the addition of a dwelling unit. The proposed Corona Heights Large Residence SUD will encourage the building of additional residential units, especially ADU's through the provision which states that an expansion of a building may increase its total floor area by up to 100% if the building is adding an additional dwelling unit, without requiring a Conditional Use Authorization.

OBJECTIVE 11

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

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The proposed Corona Heights Large Residence SUD ensures that development can continue to occur in the neighborhood, while also respecting the existing neighborhood character. Prior to the adoption of the interim controls regarding large residences for this neighborhood, the neighborhood had been experiencing an influx of development proposals that would result in significantly larger and bulkier single-family residences than the existing housing stock. The Corona Heights Neighborhood became especially vulnerable to this type of development as the majority of the neighborhood is comprised of smaller residential buildings located on larger and/or through lots. These controls focus on encouraging density and increasing unit count, rather than expanding small, single-family homes to uncharacteristically large single-family homes.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Positioned to the south and west of Corona Heights Park and north of Market Street, the Corona Heights Neighborhood is comprised largely of RH-1 and RH-2 zoned parcels and is almost exclusively residential. Additionally, the majority of homes are smaller than the lot size would allow. The proposed Corona Heights Large Residence SUD would ensure that the existing neighborhood character is preserved while encouraging density at an appropriate scale through the ordinance's expansion thresholds.

URBAN DESIGN ELEMENT

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.6

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The proposed Corona Heights Large Residence SUD focuses on ensuring that development of vacant parcels and expansion of developed parcels is conducted in a manner that respect the current density and bulk of the neighborhood by requiring a Conditional Use Authorization for projects that propose significant expansion or large new construction.

2. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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 proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would protect the economic diversity of the Corona Heights Neighborhood by ensuring that large, single-family projects are constructed in harmony with the existing smaller residences of the neighborhood, and in doing so additionally protect the neighborhood's character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would encourage the retention of the City's affordable housing stock by controlling potential conversions to larger, less affordable housing, and would encourage the development of additional housing stock by allowing for expansions of up to 100% gross floor area if the project adds a dwelling unit. The addition of moderately sized units would generate housing that is smaller in scale and more affordable.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

3. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 22, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: June 22, 2017

From: [Glanville](#)
To: [Sheehy, Jeff \(BOS\)](#)
Cc: [Barnes, Bill \(BOS\)](#); [Dan Slaughter](#); [Butkus, Audrey \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Subject: 2017-003880PCAMAP, Board File No. 170296-2, Corona Heights Special Use District
Date: Friday, June 02, 2017 11:20:32 AM

Dear Supervisor Sheehy:

I understand from the Planning Department that the correct date for the Planning Commission Hearing is June 22 and that a Notice correcting one with a June 8 date will be sent out today.

Because of a scheduled vacation, I will be unable to attend the hearing. This email confirms my support for the Ordinance making the SUD permanent. I attended the hearing called by Supervisor Wiener two years ago and supported the Interim Controls. My residence at 290 Upper Terrace is within the subject area.

I cannot refrain from commenting that the "Subject Area (area within dashed lines)", with expanded perimeter, resembles the historical representation of a Gerrymander, that hybrid beast. The tip of the nose is on Castro and the tail is down on Upper Market.

These controls are of help but it would be even better if they were more broadly applied.

The construction of mega-mansions or huge expansions of existing homes is a problem throughout the City. We need more more modestly scaled housing in order to keep our wonderful, diverse, and creative population here.

In support,

Carol Glanville

From: [Neil Hart](#)
To: [Butkus, Audrey \(CPC\)](#); [Starr, Aaron \(CPC\)](#)
Subject: Case No. 2017-003880PCAMAP - Please Open/Use this Reformatted Letter
Date: Tuesday, May 30, 2017 4:43:23 PM
Attachments: [Corona Heights Large Residences SUD.pdf](#)

Dear Ms. Butkus:

I am a resident of the 200-Block of Roosevelt Way. Saturday, my neighbors and I received the attached Notice of Public Hearing regarding the Corona Heights Large Residence Special Use District (SUD.) It was our first notification that Supervisor Sheehy and the Planning Department were proposing to make the interim controls, established in March 2015, permanent. In addition, we learned, it would expand the perimeter of the SUD to include all additional parcels fronting on States Street (see map).

Representing my husband and myself, as home owners at 278 Roosevelt Way for 25 years, and at least 7 of my neighbors whom I have spoken to informally since receiving the Planning Department "Notice", we support the legislation. Significantly though, we are asking that the 200-Block of Roosevelt Way, like the parcels fronting on States Street, be added to the Special Use District.

In 2015 when the interim legislation was passed, I was out of the country. Upon learning of it when I returned, I called District 8 Supervisor Scott Weiner, and had a long conversation with his aide Andres Powers. At the time, I suggested the 200-Block of Roosevelt Way be included in the Corona Heights SUD. The reply in effect was: ***The interim controls had been adopted and the boundaries of the SUD would be expanded after the interim period expired. My concerns, would be addressed then.*** I am sorry there was no institutional memory to pass notes from that conversation on to Supervisor Sheehy when he was proposing the changes to perimeter of the SUD.

In my opinion, three reasons the 200-Block of Roosevelt should be included in the legislation are:

1. Over the last 4 years, developers, have discovered what had been a quiet, overlooked block with a consistent scale of buildings. Subsequently, there has been a lot of development pressure on the the 200-block of Roosevelt Way. Speculative developers have proposed construction on at least five properties:

- 201-203, 226, 259, 262, and 284 Roosevelt Way.
- 226, 262, 284, 358-360 Roosevelt Way were purchased by an overseas-development conglomerate. The conglomerate went bankrupt and sold off the properties to other holding companies and developers.
- 262 and 284 Roosevelt Way just went back on the market 'for sale', as is. 262 Roosevelt Way is a small, single-family home, a 'soft site', with plans for its expansion, prepared by the conglomerate that went bankrupt. 284 Roosevelt Way is an unfinished construction site.

2. The Planning Department stopped construction on 201-203, and 284 Roosevelt Way for over a year-and-a-half because the developers exceeded the approved scope of work:

- 201-203 Roosevelt Way was issued an over-the-counter permit from DBI for 'minor exterior alterations'. Under the over-the-counter permit, the sponsor essentially demolished the building leaving only the studs of a second-floor room. The Planning Department placed a stop-work order on the project. Subsequently the developers applied for, and received authorization for their project. One-and-a-half years later, construction has just resumed.
- 284 Roosevelt Way received an alteration permit to expand a 1,200 square foot cottage into a 3,000+ square foot single-family home. As the scope of work exceeded the demolition controls of Planning Code's Section 317, the Planning Department placed a stop-work order on the project. The developers have put the unfinished project on the market 'for sale'.

3. The 200-Block of Roosevelt Way geographically is actually located in the 'heights' of Corona Heights, being the northern boundary of Corona Heights Park. I believe that is why Realtors over the past decade began to call this neighborhood Corona Heights. When I purchased my home in 1992, the neighborhood was referred to as "Upper Market". Most of the other parcels in the SUD are located in what geographically, I think Realtors, still call Corbett Heights or Upper Market Street.

In addition to the concerns I have raised about changes to the SUD boundary, neighbors in the 300-Block of Roosevelt Way, who received the Notice of Public Hearing, have expressed to me that in their opinion the boundary of the SUD should be further expanded northwest to retain, and enhance the neighborhood character of Corona Heights. Other blocks they suggested for inclusion in the SUD are: Loma Vista (one block), and the 1600 Masonic block.

I would look forward to an opportunity to discuss expanding the **perimeter** of the proposed Corona Heights Large Residence SUD, before final action is taken by the Planning Commission on a recommendation to the Board of Supervisors. My contact information is:

Neil Hart
neilehart@gmail.com
[415 793 5629](tel:4157935629)

I have sent a letter with the same content to Supervisor Jeff Sheehy.

Please include this letter in the Planning Commission Packet for Case No. 2017-003880CAMP, along with other comments received from the public to the mailed Notice of Public Hearing.

With appreciation for your time reviewing and responding to my letter.

Sincerely,

Neil (Hart)
278 Roosevelt Way
San Francisco, CA 94114
neilehart@gmail.com
[415 793 5629](tel:4157935629)

cc Aaron Starr, Legislative Affairs Manager

Attachments:
Planning Department Notice of Public Hearing for Case No. 2017-003880CAMP
Photographs:

201 - 203 Roosevelt Way:

- ***IMG_3255, after issuance of the over-the-counter permit for 'minor alterations' & stop-work-order issued by the Planning Department;***

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- ***IMG_1152, front facade before 'alteration' work began,***
- ***IMG_2759, unauthorized PC Section 317 demolition of the building, as more than 65% of exterior walls and all floor plates have been removed during the 'alteration'. The Planning Department issued a stop-work-order,***
- ***IMG_3778, 'alteration' of the structure as viewed from the rear yard with the remaining 'non-complying' rear yard portion remaining;***

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- ***IMG_1586, new two-unit structure under construction, after the small cottage on the site was authorized to be demolished per the review guidelines outlined in Planning Code Section 317;***

262 Roosevelt Way:

- ***IMG_1588, single-family house bought by the same overseas conglomerate as 284, 226-228, and 358-360 Roosevelt Way. Plans were developed for a vertical addition but then the conglomerate went bankrupt, and sold all four properties. The developer who bought this property has just listed it for sale, possibly with a set of plans for a vertical addition?***

226-228 Roosevelt Way:

- ***IMG_1583, a two-unit building. The first floor unit is a one-bedroom unit. The second floor unit is larger. The overseas conglomerate who bought this property developed plans to expand the modestly-deep structure into two-large flats by proposing a horizontal addition extending into the generously-deep rear yard. The property has been sold to a new developer. Their plans for the property are unknown to the neighbors.***



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, June 8, 2017**
Time: **Beginning at 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Zoning Map Amendment**
Hearing Body: **Planning Commission**

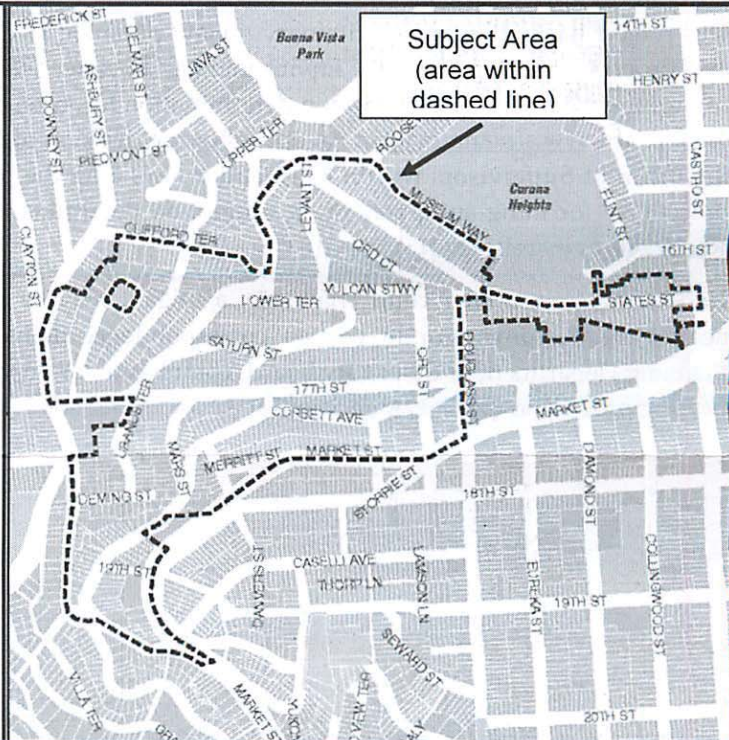
ORDINANCE INFORMATION

Project Name: **Corona Heights Large
Residences Special Use
District (SUD)**
Existing Zoning: **RH-1 & RH-2**
Proposed Zoning: **RH-1 & RH-2 with new
SUD overlay.**

Case No.: **2017-003880PCAMAP**
Board File No.: **170296-2**
Sponsor: **Supervisor Jeff Sheehy**
Telephone: **(415) 554-6968**
E-Mail: **jeff.sheehy@sfgov.org**

ORDINANCE DESCRIPTION

The proposed Ordinance would amend the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, & Douglass Street; & in addition, all additional parcels fronting States Street), to promote & enhance neighborhood character & affordability by requiring Conditional Use authorization for large residential developments in the district. The proposed Ordinance would make the interim controls, established in March of 2015, permanent. The proposed Ordinance would also expand the perimeter of the Corona Heights Special Use District to include all additional parcels fronting States Street (see map). The Planning Commission hearing will be advisory to the Board of Supervisors who has final approval authority.



ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Audrey Butkus** Telephone: **(415) 575-9129** E-Mail: **audrey.butkus@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

REVIEW PROCESS

The Planning Commission hearing will be advisory to the Board of Supervisors who has final approval authority. After the Planning Commission hearing, this item will be considered by the Board of Supervisor's Land Use and Transportation Committee where there will also be an opportunity for public comment. Following the Land Use and Transportation Committee hearing, this item will be heard by the Full Board of Supervisors, which must pass the ordinance twice before it can be sent to the Mayor. If passed by the Board and signed by the Mayor, the proposed change will become effective 30 days after the Mayor signs the ordinance.

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.















From: [Neil Hart](#)
To: [Sheehy, Jeff \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Barnes, Bill \(BOS\)](#); [Starr, Aaron \(CPC\)](#); [Butkus, Audrey \(CPC\)](#); [Angelo Figone](#); [Gary Weiss](#)
Subject: Revised w correct Graphic 6: CHSUD - Suggestions for amending the boundaries of the CHSUD through interim controls
Date: Saturday, June 10, 2017 4:56:10 PM
Attachments: [1. Neil's e-mail of May 30, 2017 .pdf](#)
[2. Graphic -2. Graphic - Expanded Northern and Southern Boundary of CHSUD .pdf](#)
[3. Graphic - Assessor's Blocks suggested for inclusion into the CHSUD.pdf](#)
[4. Graphic - Assessor's Block 2607 overlaid on SF Property Information Map.pdf](#)
[5. Graphic - Assessor's Block 2614 overlaid on SF PIM.pdf](#)
[6. Graphic - Assessor's Block 2618 overlaid on SF PIM.pdf](#)
[7. Graphic - Assessor's Block 2618-A overlaid on SF PIM.pdf](#)
[8. Graphic - Assessor's Blocks 2623, 2750, 2649, 2648 overlaid on SF PIM.pdf](#)

e-mail revised with correct Graphic 6 attached.

----- Forwarded message -----

From: **Neil Hart** <neilehart@gmail.com>
Date: Sat, Jun 10, 2017 at 4:46 PM
Subject: CHSUD - Suggestions for amending the boundaries of the CHSUD through interim controls
To: jeff.sheehy@sfgov.org, "Barnes, Bill (BOS)" <ADM_Purge_bill.barnes_04272017@sfgov1.onmicrosoft.com>, bill.barnes@sfgov.org, "Starr, Aaron (CPC)" <aaron.starr@sfgov.org>, "Butkus, Audrey (CPC)" <audrey.butkus@sfgov.org>, Angelo Figone <larang@comcast.net>, Gary Weiss <gary@ixia.com>

Dear Jeff and Bill,

Thank you for your e-mails, and Bill's call last week, regarding my interest in expanding the perimeter of the Corona Heights SUD (**CHSUD**.)

I am cc Aaron and Audrey at the Planning Department, in order to keep everyone in the loop.

Bill suggested I meet with Gary Weiss, from the Corbett Heights Neighborhood Association, the community spokesperson for the **CHSUD**. At that meeting, we would review and list additional assessor's blocks, for Jeff consideration to include in an expanded **CHSUD perimeter**.

Bill explained to me, Jeff's legislative strategy for the CHSUD:

- First, was to make the current interim controls permanent. There was a development project in the pipeline, of interest to the 'community', that needed to be reviewed under the provisions of the CHSUD. Therefore, he didn't want to derail the hearing date of June 22nd for the permanent controls to be heard at the Planning Commission. If additional blocks were added to the perimeter of that legislation, it would trigger renoticing of the public hearing for a later date.
- Second, Bill suggested any additional assessor's blocks that Gary and I identified for inclusion in the perimeter of the **CHSUD**, could be proposed by Jeff, with less legislative process, as interim controls for 18 months. At the conclusion of that time period, legislation could be brought forward to make

the interim controls permanent.

Gary, Angelo Figone, (resident of the 300-Block of Roosevelt Way), and I met on Thursday. We reviewed assessor's blocks to include in an expanded perimeter for the CHSUD, as interim controls for 18 months. Our suggestions follow, with accompanying graphics attached of each assessor's block marked on San Francisco Property Information Maps:

- The 200-block of Roosevelt Way, because of the development pressures on the block, that I described in my initial e-mail to you, cc attached. Roosevelt Way is the northern boundary of Corona Heights Park. It consists of two Assessor's Blocks: 2607 on the north side, and 2614 on the south side.
- Assessor's Block 2607 bounded by the north side of Roosevelt Way, and continuing north around to Masonic, and Buena Vista East. We have excluded the eastern end of the block that contains two large properties: Buena Vista Manor senior housing, and Park Hill Condominiums.
- Assessor's Block 2614, the northern boundary of Corona Heights Park, bounded by the south side of Roosevelt Way, and the south side of 15th Street extending east to the Peixotto Playground. We have excluded the portions of Assessor's Block 2614 east of the Playground.
- Assessor's Block 2618 is split into two parts by Roosevelt Way. The larger portion, south of Roosevelt Way, is included in the perimeter of the CHSUD. We are proposing the smaller, northern triangular portion of Assessor's Block 2618, bounded by Roosevelt Way, Masonic, and Loma Vista Terrace be included in the interim legislation. This would pick up properties on both sides of Roosevelt Way and connect the 200-block of Roosevelt Way to the perimeter of the CHSUD.
- Assessor's Block 2618A, bounded by Upper Terrace, Clifford Terrace, and Loma Vista Terrace. Including this block in the CHSUD would continue to connect the 200-block of Roosevelt Way to the CHSUD.
- Assessor's Block 2623, bounded by States Street to the north, Castro Street to the east, 17th Street to the south, and Douglass Street to the west. Currently only the northern half of Assessor's Block 2623, fronting on States Street, is included in the CHSUD. To protect the character of 17th Street, we are suggesting that the entire Assessor's Block 2623 be included in the CHSUD. Since, we are of the opinion that both the north and south sides of 17th Street should be protected; therefore, we suggest adding those portions of assessor blocks fronting on the south side of 17th Street, and the north side of Market Street be included in the CHSUD. These are the northern parts of Assessor's Blocks: 2750, 2649, and 2648.

We look forward to hearing from Jeff and Bill, and the Planning Department on our suggestions.

Sincerely,

Neil

cc: Bill Barnes, Aaron Starr, Audrey Butkus, Gary Weiss, Angelo Figone

Attachments:

1. Neil's e-mail of May 30, 2017 identifying a need to expand the perimeter of the CHSUD
2. Graphic - Expanded Northern and Southern Boundary of CHSUD overlaid on Notice of Public Hearing graphic of CHSUD
3. Graphic - Assessor's Blocks suggested for inclusion into the CHSUD overlaid on SF Property Information Map
4. Graphic - Assessor's Block 2607 overlaid on SF Property Information Map
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7. Graphic - Assessor's Block 2618-A overlaid on SF Property Information Map
8. Graphic - Assessor's Blocks 2623, 2750, 2649, 2648 overlaid on SF Property Information Map



Neil Hart <neilehart@gmail.com>

Case No. 2017-003880PCAMAP - Corona Heights Large Residences Special Use District

1 message

Neil Hart <neilehart@gmail.com>

Tue, May 30, 2017 at 4:51 PM

To: jeff.sheehy@sfgov.org

Cc: audrey.butkus@sfgov.org, aaron.starr@sfgov.org

Bcc: Mark Ryser <mrmpr@earthlink.net>, Angelo Figone <larang@comcast.net>, Herb Pohlman <herbsfo@aol.com>

Dear Supervisor Sheehy:

I am a resident of the 200-Block of Roosevelt Way. Saturday, my neighbors and I received the attached Notice of Public Hearing regarding the Corona Heights Large Residence Special Use District (SUD.) It was our first notification that Supervisor Sheehy and the Planning Department were proposing to make the interim controls, established in March 2015, permanent. In addition, we learned, it would expand the perimeter of the SUD to include all additional parcels fronting on States Street (see map).

Representing my husband and myself, as home owners at 278 Roosevelt Way for 25 years, and at least 7 of my neighbors whom I have spoken to informally since receiving the Planning Department "Notice", we support the legislation. Significantly though, we are asking that the 200-Block of Roosevelt Way, like the parcels fronting on States Street, be added to the Special Use District.

In 2015 when the interim legislation was passed, I was out of the country. Upon learning of it when I returned, I called District 8 Supervisor Scott Weiner, and had a long conversation with his aide Andres Powers. At the time, I suggested the 200-Block of Roosevelt Way be included in the Corona Heights SUD. The reply in effect was: *The interim controls had been adopted and the boundaries of the SUD would be expanded after the interim period expired. My concerns, would be addressed then.* I am sorry there was no institutional memory to pass notes from my conversation with Supervisor Weiner's Office to yours now that you are proposing to make the interim controls permanent and to include additional parcels in the SUD.

In my opinion, three reasons the 200-Block of Roosevelt should be included in the legislation are:

1. Over the last 4 years, developers, have discovered what had been a quiet, overlooked block with a consistent scale of buildings. Subsequently, there has been a lot of development pressure on the the 200-block of Roosevelt Way. Speculative developers have proposed construction on at least five properties:

- 201-203, 226, 259, 262, and 284 Roosevelt Way.
- 226, 262, 284, 358-360 Roosevelt Way were purchased by an overseas-development conglomerate. The conglomerate went bankrupt and sold off the properties to other holding companies and developers.
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other parcels in the SUD are located in what geographically, I think Realtors, still call Corbett Heights or Upper Market Street.

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I would look forward to an opportunity to discuss expanding the perimeter of the proposed Corona Heights Large Residence SUD, before final action is taken by the Planning Commission on a recommendation to the Board of Supervisors. My contact information is:

Neil Hart
neilehart@gmail.com
415 793 5629

I have sent a letter with the same content to the Planning Department, Staff Planner Audrey Butkus and her supervisor Aaron Starr, Legislative Affairs Manager.

With appreciation for your time reviewing and responding to my letter.

Sincerely,

Neil Hart
278 Roosevelt Way
San Francisco, CA 94114
neilehart@gmail.com
415 793 5629

cc: audrey.butkus@sfgov.org, aaron.starr@sfgov.org, Legislative Affairs Manager.

Attachments:

Planning Department Notice of Public Hearing for Case No. 2017-003880CAMP

Photographs:

201 - 203 Roosevelt Way:

- *IMG_3255, after issuance of the over-the-counter permit for 'minor alterations' & stop-work-order issued by the Planning Department;*

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- *IMG_1152, front facade before 'alteration' work began,*
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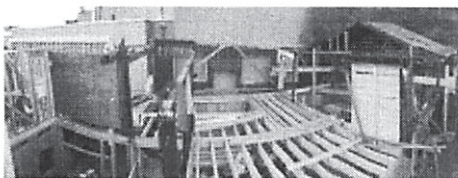
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8 attachments

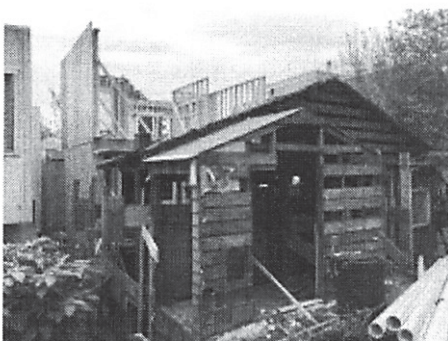
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IMG_1586.jpg
1564K

IMG_1588.jpg
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IMG_1583.jpg
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 Corona Heights Large Residences SUD.pdf
2201K



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, June 22, 2017***
 Time: **Beginning at 12:00 PM (no**
 Location: **City Hall, 1 Dr. Carlton B. Go**
 Case Type: **Zoning Map Amendment**
 Hearing Body: **Planning Commission**

*SUGGESTED
EXPANSION
OF
THE CHSUD*

***This hearing was originally noticed for June 8, 2017 in error, the**

ORDINANCE INFORMATION

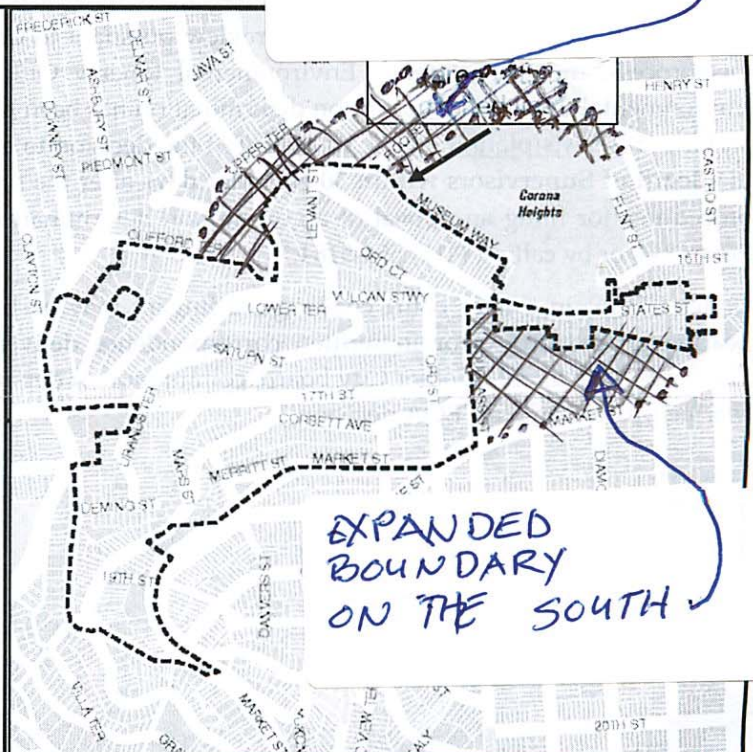
Project Name: **Corona Heights Large
Residences Special Use
District (SUD)**
 Existing Zoning: **RH-1, RH-2, & RH-3**
 Proposed Zoning: **RH-1, RH-2, & RH-3 with
new SUD overlay.**

Case No.: **2017-003880PCAMAP**
 Board File No.: **170296-2**
 Sponsor: **Supervisor Jeff Sheehy**
 Telephone: **(415) 551-6062**
 E-Mail:

*EXPANDED BOUNDARY
ON THE NORTH*

ORDINANCE DESCRIPTION

The proposed Ordinance would amend the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, & Douglass Street; & in addition, all additional parcels fronting States Street), to promote & enhance neighborhood character & affordability by requiring Conditional Use authorization for large residential developments in the district. The proposed Ordinance would make the interim controls, established in March of 2015, permanent. The proposed Ordinance would also expand the perimeter of the Corona Heights Special Use District to include all additional parcels fronting States Street (see map). The Planning Commission hearing will be advisory to the Board of Supervisors who has final approval authority.



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FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Audrey Butkus** Telephone: **(415) 575-9129** E-Mail: audrey.butkus@sfgov.org

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Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



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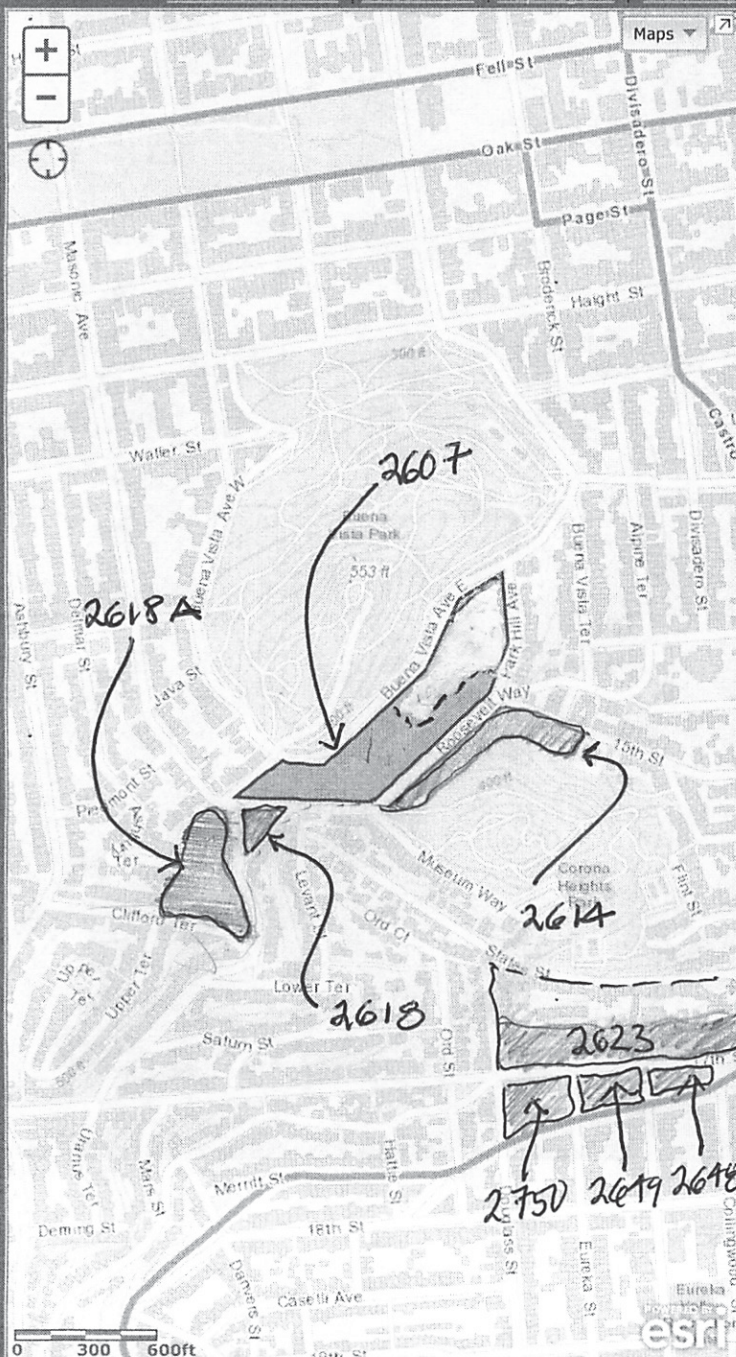
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Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0787/001
Mission and Van Ness 2015-005040PRJ
Ferry Building

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Step 2: Review Property Information

Click tabs below to view property or parcel information

Property

Zoning

Preservation

Planning Apps

Building Permits

Other Permits

Complaints

Appeals

BBNs

Property Report: 2607

ASSESSOR'S
BLOCKS
SUGGESTED
FOR INCLUSION
INTO THE
CHSUD

PARCEL HISTORY:

2607/101 became 2607/290 on 10/29/2013 11:45:00 AM
2607/101 became 2607/291 on 10/29/2013 11:45:00 AM
2607/025 became 2607/288 on 12/21/2010 4:07:00 PM
2607/025 became 2607/289 on 12/21/2010 4:07:00 PM
2607/285 became 2607/286 on 7/29/2010 4:18:00 PM

ADDRESSES:

351 BUENA VISTA AVE EAST #101 E, SAN FRANCISCO, CA 94117
(parcel 2607/218)
351 BUENA VISTA AVE EAST #102 E, SAN FRANCISCO, CA 94117
(parcel 2607/219)
351 BUENA VISTA AVE EAST #103 E, SAN FRANCISCO, CA 94117
(parcel 2607/220)

NEIGHBORHOOD:

Castro/Upper Market

CURRENT PLANNING TEAM:

SW Team

PLANNING DISTRICT:

District 6: Buena Vista

SUPERVISOR DISTRICT:

District 8 (Jeff Sheskey)

Select Language

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SAN FRANCISCO

PLANNING DEPARTMENT

CENSUS TRACTS:

2010 Census Tract 017000

TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 562

RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at [SF Plant Finder](#).

CITY PROPERTIES:

None

PORT FACILITIES:

None

ASSESSOR'S REPORT:

Please send requests for data changes directly to the [Office of the Assessor-Recorder](#).

Address: V
Parcel: 2607031A
Assessed Values:
Land: \$1.00
Structure: -
Fixtures: -
Personal Property: -
Last Sale: 12/4/2009
Last Sale Price: \$630,000.00
Year Built: -
Building Area: -
Parcel Area: 622 sq ft
Parcel Shape: -
Parcel Frontage: -
Parcel Depth: -
Construction Type: -
Use Type: Vacant Lot Residential
Units: -
Stories: -
Rooms: -
Bedrooms: -
Bathrooms: -
Basement: -

Recorded Documents for this property

Address: V
Parcel: 2607030A
Assessed Values:
Land: \$1.00
Structure: -
Fixtures: -
Personal Property: -
Last Sale: 10/27/2014

[View Assessor's Block Map](#)

[View Historic Sanborn Map](#)

[View Historic Sanborn Map 2](#)



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Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0787/001
Mission and Van Ness 2015-005040PRJ
Ferry Building

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Step 2: Review Property Information

Click tabs below to view property or parcel information

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Planning Apps

Building Permits

[Other Permits](#)

Complaints

Appeals

[BBNs](#)

Property Report: 2607

General information related to properties at this location.

BLOCKS:

2607

PARCELS (Block/Lot):

2607/016

2607/019

2607/020

2607/021

2607/024

PARCEL HISTORY:

2607/101 became 2607/290 on 10/29/2013 11:45:00 AM

2607/101 became 2607/291 on 10/29/2013 11:45:00 AM

2607/025 became 2607/288 on 12/21/2010 4:07:00 PM

2607/025 became 2607/289 on 12/21/2010 4:07:00 PM

2607/285 became 2607/286 on 7/29/2010 4:18:00 PM

ADDRESSES:

351 BUENA VISTA AVE EAST #101 E, SAN FRANCISCO, CA 94117
(parcel 2607/218)

351 BUENA VISTA AVE EAST #102 E, SAN FRANCISCO, CA 94117
(parcel 2607/219)

351 BUENA VISTA AVE EAST #103 E, SAN FRANCISCO, CA 94117
(parcel 2607/220)

NEIGHBORHOOD:

Castro/Upper Market

CURRENT PLANNING TEAM:

SW Team

PLANNING DISTRICT:

District 6: Buena Vista

SUPERVISOR DISTRICT:

District 8 (Jeff Sheehy)

Select Language Powered by Translate

CENSUS TRACTS:

2010 Census Tract 017000

TRAFFIC ANALYSIS ZONE:

Traffic Analysis Zone: 562

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SAN FRANCISCO
PLANNING DEPARTMENT

RECOMMENDED PLANTS:

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at [SF Plant Finder](#).

CITY PROPERTIES:

None

PORT FACILITIES:

None

ASSESSOR'S REPORT:

Please send requests for data changes directly to the [Office of the Assessor-Recorder](#).

Address: V
Parcel: 2607031A
Assessed Values:
Land: \$1.00
Structure: -
Fixtures: -
Personal Property: -
Last Sale: 12/4/2009
Last Sale Price: \$630,000.00
Year Built: -
Building Area: -
Parcel Area: 622 sq ft
Parcel Shape: -
Parcel Frontage: -
Parcel Depth: -
Construction Type: -
Use Type: Vacant Lot Residential
Units: -
Stories: -
Rooms: -
Bedrooms: -
Bathrooms: -
Basement: -

Recorded Documents for this property

Address: V
Parcel: 2607030A
Assessed Values:
Land: \$1.00
Structure: -
Fixtures: -
Personal Property: -
Last Sale: 10/27/2014

[View Assessor's Block Map](#)

[View Historic Sanborn Map](#)

[View Historic Sanborn Map 2](#)



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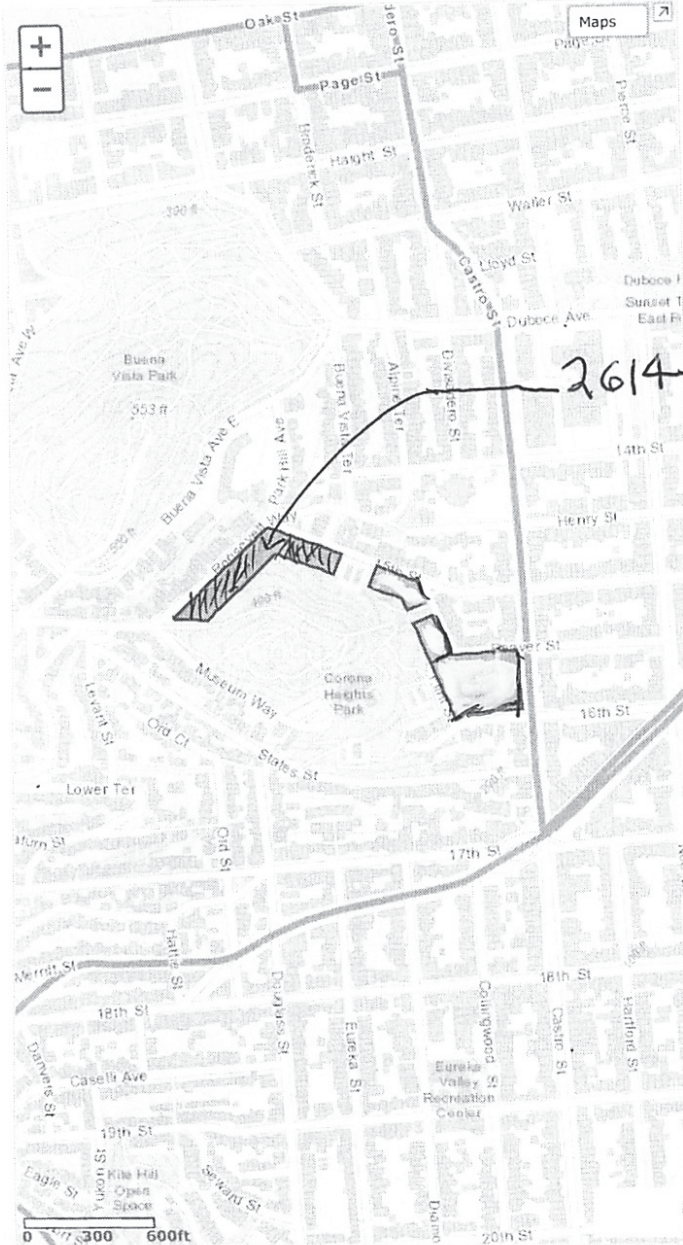
Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0787/001
Mission and Van Ness 2015-005040PRJ
Ferry Building

2614

SEARCH

Measure Distance | Street View | Map Legend | Clear Map



Step 2: Review Property Information

Click tabs below to view property or parcel information

Property

Zoning

Preservation

Planning Apps

Building Permits

Other Permits

Complaints

Appeals

BBNs

Property Report: 2614

General information related to properties at this location.

BLOCKS:

2614

PARCELS (Block/Lot):

2614/001
2614/001A
2614/002
2614/003
2614/004

PARCEL HISTORY:

2614/010 became 2614/141 on 1/3/2013 3:33:00 PM
2614/010 became 2614/142 on 1/3/2013 3:33:00 PM
2614/112 became 2614/137 on 7/9/2009 4:33:00 PM
2614/112 became 2614/138 on 7/9/2009 4:33:00 PM
2614/112 became 2614/139 on 7/9/2009 4:33:00 PM

ADDRESSES:

2401 15TH ST, SAN FRANCISCO, CA 94114 (parcel 2614/081B)
2407 15TH ST, SAN FRANCISCO, CA 94114 (parcel 2614/131)
2411 15TH ST, SAN FRANCISCO, CA 94114 (parcel 2614/132)
2417 15TH ST, SAN FRANCISCO, CA 94114 (parcel 2614/129)
2419 15TH ST, SAN FRANCISCO, CA 94114 (parcel 2614/130)

NEIGHBORHOOD:

Castro/Upper Market

CURRENT PLANNING TEAM:

SW Team

PLANNING DISTRICT:

District 6: Buena Vista

SUPERVISOR DISTRICT:

District 8 (Jeff Sheehy)

Select Language

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CENSUS TRACTS:



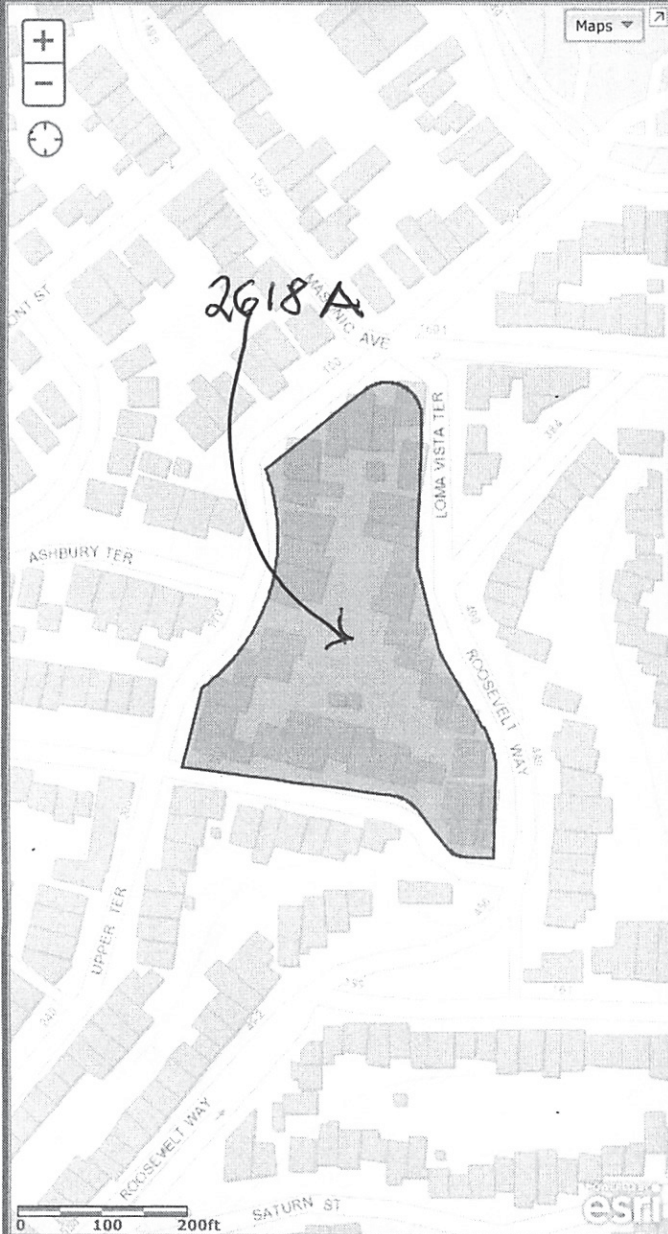
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Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0787/001
Mission and Van Ness 2015-005040PRJ
Ferry Building

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[Building Permits](#)

[Other Permits](#)

[Complaints](#)

[Appeals](#)

[BBNs](#)

Property Report: 2618A

General information related to properties at this location.

BLOCKS:

2618A

PARCELS (Block/Lot):

2618A/001

2618A/002

2618A/003

2618A/004

2618A/005

PARCEL HISTORY:

2618A/035 became 2618A/045 on an unknown date

2618A/036 became 2618A/045 on an unknown date

ADDRESSES:

22 CLIFFORD TER, SAN FRANCISCO, CA 94117 (parcel 2618A/044)

24 CLIFFORD TER, SAN FRANCISCO, CA 94117 (parcel 2618A/016)

32 CLIFFORD TER, SAN FRANCISCO, CA 94117 (parcel 2618A/017)

40 CLIFFORD TER, SAN FRANCISCO, CA 94117 (parcel 2618A/018)

46 CLIFFORD TER, SAN FRANCISCO, CA 94117 (parcel 2618A/029)

NEIGHBORHOOD:

Castro/Upper Market

Haight Ashbury

CURRENT PLANNING TEAM:

[SW Team](#)

PLANNING DISTRICT:

District 6: Buena Vista

SUPERVISOR DISTRICT:

[District 1 \(Jeff Sheehy\)](#)

CENSUS TRACTS:

Select Language [Powered by Google Translate](#)



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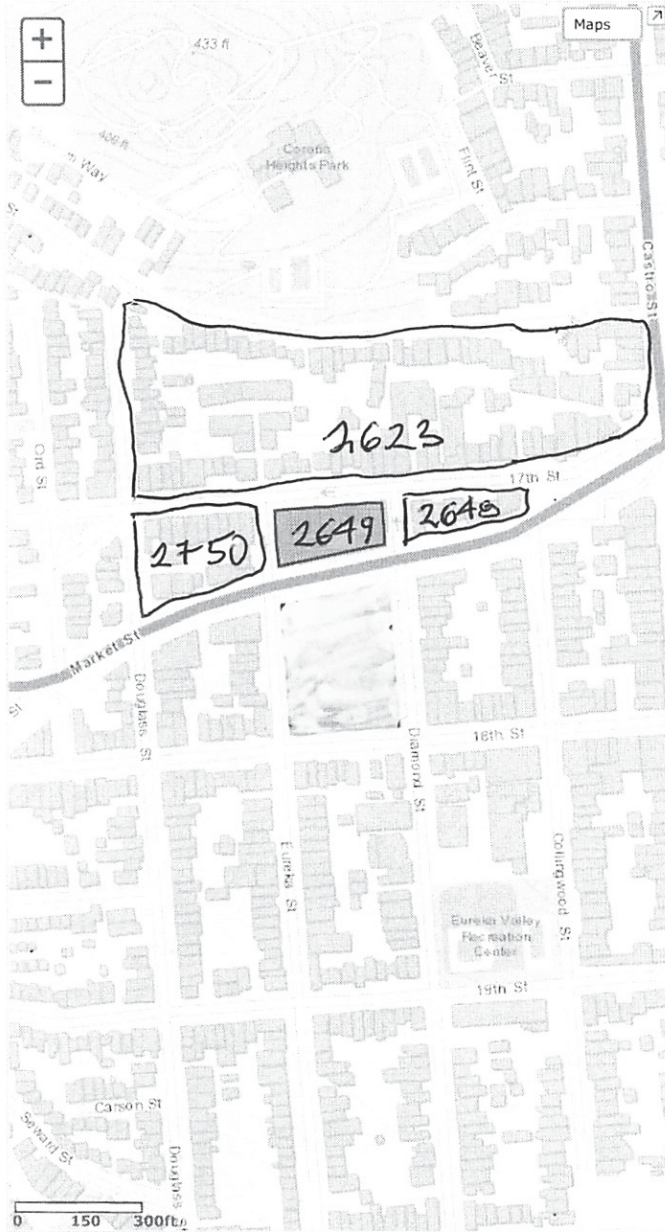
Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0787/001
Mission and Van Ness 2015-005040PRJ
Ferry Building

2649

SEARCH

Measure Distance | Street View | Map Legend | Clear Map



Step 2: Review Property Information

Click tabs below to view property or parcel information

Property

Zoning

Preservation

Planning Apps

Building Permits

Other Permits

Complaints

Appeals

BBNs

Property Report: **2649**

General information related to properties at this location.

BLOCKS:

2649

PARCELS (Block/Lot):

2649/001

2649/002

2649/003

2649/005

2649/007

PARCEL HISTORY:

2649/009 became 2649/065 on 9/16/2011 11:19:00 AM

2649/009 became 2649/066 on 9/16/2011 11:19:00 AM

2649/034A became 2649/062 on 4/30/2010 3:42:00 PM

2649/034A became 2649/063 on 4/30/2010 3:42:00 PM

2649/034A became 2649/064 on 4/30/2010 3:42:00 PM

ADDRESSES:

4107 17TH ST, SAN FRANCISCO, CA 94114 (parcel 2649/039)

4111 17TH ST, SAN FRANCISCO, CA 94114 (parcel 2649/038)

4115 17TH ST, SAN FRANCISCO, CA 94114 (parcel 2649/037)

4119 17TH ST, SAN FRANCISCO, CA 94114 (parcel 2649/036)

4123 17TH ST, SAN FRANCISCO, CA 94114 (parcel 2649/044)

NEIGHBORHOOD:

Castro/Upper Market

CURRENT PLANNING TEAM:

SW Team

PLANNING DISTRICT:

District 7: Central

SUPERVISOR DISTRICT:

District 8 (Jeff Sheehy)

Select Language

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CENSUS TRACTS:

From: [Charles Stinson](#)
To: [Secretary, Commissions \(CPC\)](#); [Butkus, Audrey \(CPC\)](#)
Cc: [richhillissf@yahoo.com](#); [Richards, Dennis \(CPC\)](#); [planning@rodneyfong.com](#); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: Case No.: 2017-003880PCAMAP
Date: Thursday, June 08, 2017 8:17:30 PM

June 8, 2017

Case No.: 2017-003880PCAMAP

Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,

I have lived in the Corbett Heights neighborhood since 1988 and observed that, since their implementation in 2015, the Interim Zoning Controls have brought a much-needed pause to the rampant destruction of character of the neighborhood due to developers replacing San Francisco homes massive structures — often single family — that are completely out of character with the neighborhood.

I and my neighbors ***strongly*** believe this neighborhood's character, including its physical environment and architectural beauty, are worth fighting to protect. We will actively fight to protect our neighborhood.

I strongly support the new Corona Heights Large Residence Special Use District, and I thank Supervisor Jeff Sheehy for sponsoring it.

Charles H. Stinson,
78 Mars Street
San Francisco, CA 94114



CORBETT HEIGHTS NEIGHBORS

Corbett Heights Neighbors was formed in July 2004 for the purpose of providing a forum for the residents to discuss common issues and concerns, develop solutions, and guide the direction of the neighborhood. The goals of the organization are to beautify, maintain and improve the character of the neighborhood, protect historic architectural resources, ensure that new construction/development is compatible with the neighborhood, maintain its pocket parks, increase security, provide community outreach and an educational forum, and encourage friendly association among the neighbors. www.corbettheights.org

June 12, 2017

Case No.: 2017-003880PCAMAP

Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,

As President of the neighborhood association most affected by the Corona Heights Interim Zoning Controls, established in 2015, I would like to say that they were extremely helpful in keeping many oversized project proposals at bay. We are most concerned that the character and affordability of homes in our area are being replaced with enormous out-of-scale, modern boxes.

For this reason our organization, as well as our Board of Directors are very much in **support of the Corona Heights Large Residence Special Use District.**

Sincerely,

Gary Weiss, President
Corbett Heights Neighbors

From: [Susan Detwiler](#)
To: [Secretary, Commissions \(CPC\)](#)
Cc: [Barnes, Bill \(BOS\)](#); [Butkus, Audrey \(CPC\)](#); [Gary Weiss](#)
Subject: Corona Heights Large Residence Special Use District (2017-003880PCAMAP)
Date: Friday, June 02, 2017 11:04:44 AM

Planning Commission:

As a resident of Corona Heights, I support the ordinance to create a Large Residence Special Use District in Corona Heights.

The interim legislation was created in reaction to a wave of proposed projects that sought to create huge single family residences in our neighborhood. This legislation has been effective in requiring further scrutiny of such projects. For example, the review of the 32 Ord St project resulted in designs to create two viable housing units, in a scale in keeping with the neighborhood.

I urge you to make this legislation permanent!

Thank you,
Susan Detwiler
68 Douglass St

From: [Jeb](#)
To: [Butkus, Audrey \(CPC\)](#)
Cc: [Renny Britt](#)
Subject: Corona heights large residence special use district ordinance made permanent
Date: Friday, June 02, 2017 7:41:52 AM

Dear Ms Butkus,
We are in support of the conditional use ordinance being made permanent as well as the inclusion of State St frontage.

Thank you!

Jonathan Berkeley and Lauren Britt

29 Douglass St

SF, Ca 94114

Jonathan Berkeley, PhD

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Sent from my iPhone

From: [Michael Lewis](#)
To: [Sheehy, Jeff \(BOS\)](#)
Cc: [Butkus, Audrey \(CPC\)](#)
Subject: Corona Heights Large Residences SUD
Date: Friday, June 09, 2017 6:10:40 PM

Good evening, Supervisor Sheehy. I spoke to City Planner Audrey Butkus today about the SUD map we received in the mail. My husband and I appreciate that she returned our call very promptly! The proposed map has one boundary that runs along Clayton Street from Twin Peaks Blvd to Market. Our home, 1366 Clayton, is located within the SUD, which is fine with us. Our concern is that the other side of Clayton is NOT in the SUD. This stretch of Clayton is across the street from us. If you have the chance, we think it would be great if you could walk by this stretch of Clayton and see for yourself why we are concerned. The Pemberton Steps are located here; they are an internationally famous destination and we have tourists from all over the world hiking up the hill to find these lovely stairs. The stairs are sided by open space. This part of Clayton had much more open space when we first purchased here 20 years ago. Since then, a number of very large houses have been built in that open space, including three that I would call "monster homes."

Having the SUD line stop with our side of Clayton just seems like an invitation for developers to plan their huge projects for the other side of the street. This stretch of Clayton also has a line of garages that "belong" via an easement to the notable Art Deco apartment house on the block. A number of years ago, the owner of the apartments sold the lots that would become the monster homes and retained an easement for the garages down on Clayton. (The monster homes front on Villa Terrace with a simple one story; however, they loom prominently over Clayton with multiple stories that comprise the real "front" of the houses.) I could easily see these garages as a ripe target for development should the easement come up for purchase.

Could the map be amended to indicate that the SUD includes development on both sides of this stretch of Clayton between Twin Peaks Blvd and Market (or, alternately, from Twin Peaks Blvd to Corbett), without extending the boundary line up to Villa Terrace?

Thank you for listening. Please include this email as part of the public comment for the hearing on the 22nd.

Dr. Michael John Lewis
1366 Clayton Street
City
415 503 1179

MARYANN DRESNER

ATTORNEY AT LAW

1390 MARKET STREET, FOX PLAZA SUITE 818

SAN FRANCISCO, CALIFORNIA 94102

(415) 864-7636

FACSIMILE (415) 863-8596

June 9, 2017

Jonas P. Ionin, Commission Secretary

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Via email to Commissions.Secretary@sfgov.org

And to audrey.butkus@sfgov.org

Dear Commissioners,

This letter is written not on behalf of one of my clients, but on my own behalf. Although my legal office is located in the Civic Center area, I am lucky enough to live in the Corona Heights area in a building bordered by Ord Court and States Street. I have benefitted greatly from the Interim Zoning Controls that have been in place since 2015.

Every work day, I am able to walk either the entire distance from my home to my office or the relatively short distance (about the equivalent of six city blocks) from the middle of States Street to the Castro Street Muni Metro station. On that walk, I am fortunate enough to see many types of unique homes and many types of very pretty vegetation and flowers.

The character and the physical and architectural beauty of our neighborhood is unique and quite special. I have been involved in efforts to protect those unique attributes of our neighborhood, and currently, **I support completely the new Corona Heights Large Residence Special Use District.**

I would also like to thank Supervisor Jeff Sheehy for sponsoring the legislation to create the special use district.

Because of a professional commitment, specifically a long planned Court appearance in Redwood City, I may not be able to be present at the hearing on the afternoon of June 22, 2017 at City Hall. Please understand that I will do my best to be there, after my Redwood City court appearance concludes, but if I am not able to be at City Hall on June 22, please understand also, that I do mean and I do want to support the **new Corona Heights Large Residence Special Use District.**

Please do feel free to telephone or email me with any questions or comments or should you need any additional information.

Thank you for your attention to this matter,

Maryann Dresner

Copy to Richard Hills via email to richhillissf@yahoo.com

To Dennis Richards via email to dennis.richards@sfgov.org

To Rodney Fong via email to planning@rodneymong.com

To Christine D. Johnson via email to christine.d.johnson@sfgov.org

To Joel Koppel via email to joel.koppel@sfgov.org

To Myrna Melgar via email to myrna.melgar@sfgov.org

To Kathrin Moore via email to kathrin.moore@sfgov.org

From: [Joell Hallowell](#)
To: [Sheehy, Jeff \(BOS\)](#)
Cc: [Butkus, Audrey \(CPC\)](#)
Subject: Enthusiastic SUPPORT — Corona Heights Large Residences Special Use District legislation
Date: Wednesday, June 14, 2017 12:31:38 PM

Dear Supervisor Sheehy,

We are longtime residents of the area affected by the proposed Corona Heights Large Residences Special Use District legislation. As owners of a long narrow through-lot stretching from States Street to Museum Way, we believe the Large Residence restriction is intelligent, modest legislation that is not about preventing homeowners like us from using land for personal needs, but meant to prevent greedy developers from building large, looming multi-million dollar residences that shadow our modest neighborhood and over-run rare swaths of open space that currently host an amazingly diverse habitat for wildlife and humans alike. We are particularly enthusiastic about the proposed limitation of 55% lot coverage. Once huge buildings encroach on these spacious properties, there is no way to turn back. When massive trees and green spaces are replaced by structures, habitat disappears, wildlife vanishes, the flora of adjoining properties are threatened, and public street-views are gone forever.

Although we are aware that time and progress continue to alter the nature of any neighborhood, the recent pace of development in Corona Heights has been alarming. We expect that every vacant lot in the neighborhood will eventually be developed, but we believe that at least half of each undeveloped lot should be held back to preserve the trees, grasses, and gardens of this quiet neighborhood, for the sake of the city's air quality, to curb wind speed, retain rainfall, along with so many other important contributions of these urban green-spaces.

We support this legislation in hopes of allowing our community to take back some semblance of control. Recent large developments in this neighborhood have *not* been built by the efforts of our neighbors trying to expand their living space, but by outside developers with deep pockets and no interest in the nature of the community, the quality of the residences or the future of the neighborhood.

We urge the Board of Supervisors to approve permanent restrictions on building large projects in Corona Heights, thereby preventing the continued onslaught of over-sized luxury condos and houses that serve only the wealthy, and which will forever eliminate the green open-spaces that make up our unique neighborhood.

Unfortunately, we are not able to attend the June 22nd public hearing. Please consider this letter of support while conveying your case for this legislation. If there is another party or parties I should send this to, please let me know.

Thank you,

Joell Hallowell & Tricia Garlock

212 States Street

415-846-0091

From: [Rick Walsh](#)
To: [Secretary, Commissions \(CPC\)](#)
Cc: [Barnes, Bill \(BOS\)](#); [Butkus, Audrey \(CPC\)](#); [Gary Weiss](#)
Subject: For 6/8 hearing: Corona Heights Large Residence Special Use District (2017-003880PCAMAP)
Date: Monday, May 29, 2017 1:30:29 PM

Hi,

Back in November of 2014, I wrote the following email to then Supervisor Scott Wiener. This email is what sparked the interim controls that Scott introduced. It is a lengthy email, but it provides the context as to why Scott went to the trouble of helping our neighborhood. I hope the Planning Commission still feels that these concerns are valid and will make the controls permanent. Thank you very much for your time and consideration.

Kind regards, rick walsh 18 Ord St 94114

PS. Since writing this email, 3 more cottages have sold on Ord Court for exorbitant sums (e.g., a 900 sq foot cottage just sold for \$1.5m). These prices can only be justified by developers planning to do what they do. We really need your help to protect our neighborhood.

> Hi Scott,
>
> By way of introduction, my name is Rick Walsh. My partner, Pat Dowd, and I have lived at 18 Ord St at the base of the Vulcan Stairs for almost 20 years.
>
> Over the years, we have tried to make our neighborhood a better place while preserving its character. For example,
>
> - Pat and I rebuilt the terraced gardens on the Vulcan Stairs by salvaging the cobblestones that were unearthed when the Giants stadium was being built. We then replanted the entire public stairway from the base of Ord Street up to about 150 steps (heading up to Lower Terrace). We continue to do all of the gardening and pay for its watering. This staircase brings a lot of happiness to a lot of people and we have done this because we like providing a little beauty and tranquility.
>
> - Our house, when we bought it, was a ramshackle, aluminum clad, 2-unit Victorian that had been stripped of its charm, both inside and out. Over the course of 20 years, we renovated our tenant's unit and actually reduced our home's footprint in order to provide more open space. I know this makes us odd, but it's important for you to understand where we are coming from.
>
> Over the past 20 years, Ord St and its environs have seen a lot of remodeling and redevelopment. For the most part, the redevelopment / remodeling was sensitive to the neighborhood. Few trees (or people) were displaced.
>
> I am writing to you as things have gotten out of control in respect of the changing character of our neighborhood. From my bedroom window, I can count 10, new single-family large homes being built (or proposed). All of the new homes are over 3,000 sq feet; some are over 4,000 sq ft. Several are over 4 stories tall. The amount of the urban forest that is being displaced is large.
>
> The litany of what these large, single-family homes have replaced is varied. But, for the most part, small "affordable" cottages and old trees are being replaced with large, unaffordable single-family homes. I do not understand how this furthers our city's interest in providing more housing as I assumed that this policy was intended to support people who didn't have several million dollars to spend on a home. All of the homes being built will sell for over \$2.5m and some for much more than that.
>
> A good example if at 84-86 Ord St. This used to be a two unit building where the top unit was owner occupied and the lower unit was tenant occupied (and affordable). A developer bought it and it is now being marketed for \$4.5m as a SINGLE FAMILY HOME that happens to have a separate "guest suite" (i.e., the old unit). I do not understand how "removing a unit" (without technically removing the

unit) and building a \$4.5m home helps our city's housing problem?

>

> The same story can be said about each of the following:

>

> - 24-26 Ord St. This used to be a 3 unit home. The upper unit was owner occupied, the lower units were tenant occupied (one by students, the other by an electrician). A developer bought this and paid off the tenants to leave (they both left the city). The developer is proposing to convert the 2,000 sq ft home into 4,000 sq ft (by digging two stories UNDERGROUND). I guarantee you that it will be sold just as 84-86 Ord is being sold (the old tenant's unit will be marketed as a "guest suite"). The result will be another home that only the wealthiest can afford. And the "guest suite" will sit empty. What used to be home to 3 small households of modest means will become a single home occupied by someone who is very wealthy.

>

> - 32 Ord St. This is a 1500 sq ft single family home that was occupied by a poet and her girlfriend for 50 years. She passed away recently and her estate sold it to a developer (it was actually marketed as "the last tear down on Ord St"). The developer is proposing to convert it from 1500 sq ft to 4,500 sq ft. I don't think any poet will be moving back. The neighbors are trying to work with the developer to reduce its proposed size, but the Chinese development company doesn't really care. I've copied Gary Weiss as he has been representing the Corbett Heights Neighborhood Association in this matter.

>

> - 24 Ord Court. This is a modest single family home on a quiet cul-de-sac. It was occupied by Eastern European immigrants from behind the iron curtain. They passed away and a developer bought it. The developer is in the final phases of splitting the lot and replacing it with two single-family multi-million dollar homes (while destroying the character of States Street by putting in a 3 story frontage where there used to be a fence and trees). The neighbors are fighting this tooth and nail. The DR is in early December. We will probably lose, but we sure are trying. The EVNA is supporting our opposition (I've copied Judith above).

>

> - 28 Ord Court. Same story. This time, the tenant is protected as they are elderly. But they are 96 years old, so it's just a matter of time. The developer intends to "build around them" by first splitting the lot and building a multi-million dollar single family home on States street while he bides his time waiting for nature to take its course. Then, the developer will develop the Ord Court cottage into another large, unaffordable home. The EVNA is also against this and the DR is in December.

>

> - 53 States Street. Again, another cottage that a developer is planning to demolish and replace with 7000 sq feet of unaffordable housing for the wealthy. And, Planning has recommended approving the demolition of the cottage and replacing it with the two expensive homes as "it furthers the city's housing policy". This wording is actually in the Planning recommendation.

>

> - ... States Street / Museum Way. Planning approved the development of 4 very large, single family homes on what used to be a tree covered vacant lot. The director of the Randall Museum eventually protested because the developer clear cut the trees (as it violates city policy). While the developer has been levied a \$15,000 fine, the trees are gone and the feeling of States street is forever changed. Just look up the hill at what used to be a lovely tree covered hillock. So very sad.

>

> All of the above projects are within a two block radius. I understand that each one is a unique situation, but some of these should not have been allowed (53 States Demolition, States Street / Museum Way Lot Split, 24 Ord Court Lot Split, 28 Ord Court Lot Split).

>

> Just so you know, many neighbors have been spending a lot of time and money trying to stop this craziness. We hire architects, arborists, lawyers, civil engineers, structural engineers, ... to fight this. We take time off from work to attend Planning meetings, urban forest meetings, pre-approval meetings, ... But nothing seems to change - the affordable homes and old trees disappear and we are left with a hollow neighborhood of 4,000 sq foot unaffordable mansions (and no trees). The neighbors are getting angry. It is not only expensive for us to fight this on a case-by-base basis, but it is emotionally draining to watch the slow rape of our funky neighborhood for the enrichment of developers (NONE of the developments mentioned above is being done by a homeowner).

>

> My question to you - do you support this change to our neighborhood? If you do not support the conversion of Corona Heights into a neighborhood for the rich, are you going to try to do something

about this? If you do support what is going on, please let us know so we can take other actions. To be honest, if something doesn't change, my partner and I are probably going to "cash out" and move to someplace more in keeping with our values; we will leave the maintenance of the Vulcan Stairs to the developers.

>

> Thank you, rick walsh 415-297-1698

>

> PS. It is not in most of our interest to oppose this "progress" as each new \$4m home makes our properties more valuable. But we aren't in it for the money. We live here. We bought here for a reason that is being negated by this unbridled development.

From: [Poe Asher](#)
To: [Secretary, Commissions \(CPC\)](#)
Cc: [Barnes, Bill \(BOS\)](#)
Subject: for 6/8 hearring: Corona Heights Large Residential Special Use District (2017-003880PCAMAP)
Date: Tuesday, May 30, 2017 4:32:48 PM

Dear Jonas Ionin, Bill Barnes, Audrey Butkus, Gary Weiss,

Somewhat limited mobility makes attending the hearing an obstacle for me, so I will voice my support via email. I hope it counts. I am desperately in support of not permitting any more monster houses in the neighborhood indicated. The examples that have been built are more than enough, and are an indication of the folly that will result from further construction.

Thank you,
Poe Asher
44 Ord Court
S.F. 94114

From: phold2@yahoo.com
To: [Butkus, Audrey \(CPC\)](#)
Subject: Fw: Corona Heights Permanent Interim Zoning Controls
Date: Monday, May 29, 2017 8:43:00 PM

subject: Corona Heights Permanent Interim Zoning Controls

Dear Commissioners,

We strongly support the Interim Zoning Controls be made permanent and ask you to recommend a Special Use District (SUD) on June 8 for the Corona Heights neighborhood. For the past two years, we have been confronted by a development that is massive, dense and completely out of scale with our neighborhood character. We continue to oppose this project and the Special Use District will put some muscle behind our efforts to oppose this project.

This development will increase the square footage by over 300% and is based on a geotechnical plan that even by the developers evaluation has risks and hazards regarding hillside stability, release of toxic silica dust and risk of water intrusion due to natural spring damage to our homes on Upper Terrace and the Roosevelt/17th street corridor. It is not just our neighborhood which has been inundated with what has been termed "monster" developments, but also the Ord Street corridor where once a quaint leafy mid-income community existed.

We also wish to call your attention to the timing of the SUD vote. Our conditional use hearing (Mt Olympus Development) is now slated for July 27 and the SUD (assuming it receives your support) will be voted on June 22 by the Board. If the SUD does pass and the meeting calendar is not adjusted, its very possible that the SUD will not be enacted in time for our project! Naturally we in the neighborhood would be extremely disappointed if the SUD became a moot legislation for us.

We look forward to hearing your comments and garnering your support.

Sincerely,
Patricia & Fred Holden

[Patricia & Fred Holden](#)
[298 Upper Terrace](#)

From: [Ron Albucher](#)
To: [Secretary, Commissions \(CPC\)](#)
Cc: [Butkus, Audrey \(CPC\)](#); richhillissf@yahoo.com; [Richards, Dennis \(CPC\)](#); planning@rodneyfong.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Date: Tuesday, June 13, 2017 1:50:17 PM

June 13, 2017

Case No.: 2017-003880PCAMAP

Jonas P. Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioners,

I live in Corbett Heights at 400 Corbett Ave #2, and have benefited greatly from the Interim Zoning Controls that had been in place since 2015. The character and the physical and architectural beauty of our neighborhood is worth fighting to protect. I offer my full support for the new Corona Heights Large Residence Special Use District. I would also like to thank Supervisor Jeff Sheehy for sponsoring it.

Best,

Ron Albucher
400 Corbett Ave #2
SF CA 94114
ronalbucher@gmail.com

June 12, 2017

To: San Francisco Planning Commission
Subject: Ordinance Information – Corona Heights Large Residences Special Use District (SUD)
Case No. 2017-003880PCAMAP
Board File No. 170296-2

Dear Planning Commission:

I have been a resident of the Corona Heights Neighborhood for over 24 years.

Regarding the above proposed Ordinance that would amend the Planning Code and Sectional Maps SU06 & SU07 to create the Corona Heights Large Residence Special Use District, I herewith state my ***emphatic and vehement opposition*** to this proposed change that would require additional approvals (Conditional Use Authorization) for any residential development or remodeling project in this area with a size of 3,000 SF or more.

The impetus behind this measure by some long-time residents of the area is to limit the size of any development on a parcel of land that would change the 'character' of the neighborhood (meaning generally smaller homes on existing lots); replacing or remodeling them with much larger structures whereby an owner/developer would fully utilize the lot to its maximum capacity. The argument given by those who wish to limit such larger developments is to "promote and enhance neighborhood character and affordability".

From the latest market survey done by Paragon Real Estate Group released in May, the median single family home price in San Francisco now stands at \$1.5 million.* The idea that limiting the size of any development or remodeling project will somehow promote 'affordability' in the district is completely illogical and unrealistic. No single family home in this district is worth less than \$1 million in today's real estate market.

Further, the concept of persevering the 'character of the neighborhood' by placing further restrictions beyond those already in place in the district is just adding one more unnecessary burden on any homeowner or developer that wishes to replace or completely renovate a house or structure to its highest and best use. This means utilizing the maximum space that is available to build something that is fully functional and comfortable to the existing owner or to a prospective buyer. Additionally, more restrictions, such as the one currently being proposed, will only add to the cost of a project, thus making homes even more expensive and more unaffordable in the district.

Neighborhoods throughout San Francisco have constantly been changing over the decades. Believing this restrictive measure will somehow 'preserve' the neighborhood 'character' is unrealistic and indeed, will adversely affects the current property value of any homeowner in the district if more restrictions are placed on major renovation or new construction projects.

Therefore, I ask and implore the Planning Commission to vote "NO" on this proposed ordinance.

John S. Williams
Homeowner
Corona Heights Neighborhood

* San Francisco Business Times, Tuesday, June 6, 2017

From: [Maureen Blanc](#)
To: [Secretary, Commissions \(CPC\)](#)
Cc: [Maureen Blanc](#); [Barnes, Bill \(BOS\)](#); [Butkus, Audrey \(CPC\)](#); [Gary Weiss](#)
Subject: RE: Corona Heights Large Residence Special Use District (2017-003880PCAMAP)
Date: Tuesday, May 30, 2017 8:56:04 AM

Dear Secretary Ionin,

I recently heard about this legislation and hearing but did not receive notice. I am writing in support of this legislation and to make it permanent. Our neighborhoods of Corona Heights and Mt. Olympus are some of the oldest neighborhoods in the City, with their own charm, small streets, pathways serving a diverse group of people....we moved here over ten years ago, raised our kids, and want to stay here - we love it.

With so much change and development happening in San Francisco, I think maintaining what is working, and preserving great neighborhoods often gets lost in the conversation for affordable housing. I hope the Planning Commissioners extend this legislation my making it permanent.

Sincerely,
Maureen Blanc
224 Upper Terrace

--

Maureen Blanc
maureenblanc@gmail.com

From: [Harriet Fryman](#)
To: [Butkus, Audrey \(CPC\)](#)
Subject: Re: corona heights large residences special use district
Date: Sunday, June 11, 2017 10:51:12 AM

Hi Audrey,

Thank you for sending me the map. I can't attend the public hearing as I am at work.

I'd like to submit a request to include the 16th Street block west of Flint Street and the Corona Heights park included in the height limits. How do I do that please?

Thanks
Harriet

From: "Butkus, Audrey (CPC)" <audrey.butkus@sfgov.org>
To: Harriet Fryman <hfryman@yahoo.com>
Sent: Wednesday, June 7, 2017 3:26 PM
Subject: RE: corona heights large residences special use district

Dear Ms. Fryman,

Attached you will find the enlarged map you requested. Thank you for your patience while I was out of the office. Please also note that the hearing is scheduled for June 22nd, **not** June 8th. You should have received an additional notice correcting this error. Please feel free to email me with any questions or submissions for public comment.

Sincerely,

Audrey Butkus

From: Harriet Fryman [mailto:hfryman@yahoo.com]
Sent: Saturday, May 27, 2017 5:51 PM
To: Butkus, Audrey (CPC)
Subject: corona heights large residences special use district

Hi Audrey,
I received the notice of public hearing for the "proposed RH-1 and RH-2 with new SUD overlay" plan. The map is too small to read. Is there an online version please.
Thank you
Harriet Fryman

From: [Daver](#)
To: [Butkus, Audrey \(CPC\)](#)
Cc: [Barnes, Bill \(BOS\)](#); [Sheehy, Jeff \(BOS\)](#); [Breed, London \(BOS\)](#)
Subject: RE: Corona Heights Zoning Map Amendment June 8, 2017 - support and request Ashbury extension
Date: Saturday, June 10, 2017 12:03:37 PM

Dear Ms. Butkus, understood and I request that my following statement be considered (read aloud if possible) as unfortunately I cannot attend on June 22:

As part of a large group of Haight Ashbury residents that have recently been negatively impacted by developments which we consider to be completely out of character and scale in our neighborhood, I fully support the Corona Heights Zoning Map Amendment. While I understand the need for additional housing, the impact of the recent spate of developments have had severe negative consequences affecting light, air, views and character and of course an extraordinary escalation of rents impacting the working class to the point where, as you know, the Board of Supervisors has authorized \$44M to provide housing for San Francisco teachers. A large part of our City's charm comes from our irreplaceable stock of historical buildings now severely under attack and often impacted by adjacent developments. The Discretionary Review board is a valuable service and tries hard to address the citizens' concerns however the wealthy developers have shown little concern for character or history, supersizing their developments and furiously driving their legal teams to seek salacious variance approvals. Certainly the City benefits enormously in a financial sense from development investments including a vast rise in property taxes but is it worth the cost of the huge loss of character and affordability? Again, I fully support the Corona Heights Zoning Map Amendment.

Mr. Francis D Ryan
1026 Clayton Street

From: Butkus, Audrey (CPC) [mailto:audrey.butkus@sfgov.org]
Sent: Thursday, June 08, 2017 4:10 PM
To: fdryan@pacbell.net
Cc: Barnes, Bill (BOS); Sheehy, Jeff (BOS)
Subject: RE: Corona Heights Zoning Map Amendment June 8, 2017 - support and request Ashbury extension

Dear Ms. Ryan,

Thank you for your comments and patience as I was out of the country. I will be sure to include your email in the Commissioners' packets. Please also note that in the original notice you should have received in regards to this case, the hearing date was erroneously stated as June 8th, 2017. This item is not, nor was it ever scheduled to be heard by the Planning Commission on June 8th. I sincerely apologize for this error. The correct date for the Planning Commission hearing on this item is JUNE 22nd, 2017.

Your request to include parcels fronting Ashbury, just off of Clifford Terrace would be best addressed by the Supervisor. This is because any expansion of a perimeter would require re-noticing of the residents and all parcels within 300 feet of the proposed perimeter. It is therefore not feasible for Department staff to recommend to the Commission an expansion of the perimeter

on the floor of the Planning Commission Hearing, as the Commission would not be able to request an expansion unless a re-noticing had already been sent out to the newly affected parcels. The best option would be for you to request the Supervisor reintroduce this legislation to include the parcels you are seeking to be included. If the Supervisor supports this change, the reintroduction will allow time for proper noticing and analysis. Please feel free to reach out with any questions. I've cc'd Supervisor Sheehy and Bill Barnes with Supervisor Sheehy's office on this email as well.

Sincerely,

Audrey Butkus

From: Daver [<mailto:fdryan@pacbell.net>]

Sent: Thursday, June 01, 2017 8:41 AM

To: Butkus, Audrey (CPC)

Subject: Corona Heights Zoning Map Amendment June 8, 2017 - support and request Ashbury extension

Dear Ms Butkus,

Please add to the record that I support the Corona Heights Zoning Map Amendment for the subject hearing.

In addition, I request that the perimeter be extended very slightly to include the houses on Ashbury, just south of Clifford Terrace.

Thank you,

Francis D Ryan
1026 Clayton Street

From: [Kyra Troyan](#)
To: [Butkus, Audrey \(CPC\)](#)
Subject: Re: question about Proposed Ordinance
Date: Friday, June 09, 2017 11:55:08 AM

hi Audrey,

No problem. I hope you were out of the country on an enjoyable vacation.

Thank you for explaining.

Now that I understand it, I do support such a measure.
I've been saddened at seeing small houses with gardens being demolished for much larger places that go to the lot line. It seems reasonable to me to limit it 3,000 sq ft or at least require that extra space be for add'l units that will house more people.

And our household did get a correction letter about the date (though it arrived on the afternoon of the 8th), but thanks for letting me now.

Kyra

On Tue, Jun 6, 2017 at 12:11 PM, Kyra Troyan <kyravon@gmail.com> wrote:

> hi,
>
> I got a notice from the planning dept about a propsed ordinance that
> would amend the Planning Code & Sectional Maps around my area to
> "create the Corona Heights Large Residence Special Use District". It
> states that it will "require Conditional Use authorization for large
> residential developments".
>
> I don't understand what that means. Is there a simpler write up somewhere?
>
> This almost sounds like it requires large units?
>
> While I agree we need more housing, more towering apartment buildings
> like the ones springing up on Market street is less ideal in a more
> residential area of smaller 2-3 unit condos or single family homes.
> The # of units on Market has already far overwhelmed the capacity of
> the Muni stops at Castro & Church and made parking in the area even
> more cutthroat.
>
> thanks.
>
> Kyra

--

"They that can give up essential liberty to obtain a little safety
deserve neither liberty nor safety." - Benjamin Franklin

From: [Dawn Song](#)
To: [Butkus, Audrey \(CPC\)](#); [Ian Fischer](#)
Subject: Re: questions about Corona Heights Large Residence SUD
Date: Friday, June 09, 2017 9:01:50 PM

also, if we're in support of SUD, do we still need to go to the hearing or only people who are against it go to the hearing?

thanks,
Dawn

On Fri, Jun 9, 2017 at 3:48 PM, Dawn Song <dawnsong@gmail.com> wrote:
thanks a lot!

thanks,
Dawn

On Fri, Jun 9, 2017 at 3:44 PM, Butkus, Audrey (CPC) <audrey.butkus@sfgov.org> wrote:

Hi Dawn,

Yes, the SUD would be more restrictive than the current zoning in terms of large expansion or new construction projects.

From: Dawn Song [mailto:dawnsong@gmail.com]
Sent: Friday, June 09, 2017 3:43 PM
To: Butkus, Audrey (CPC); Ian Fischer

Subject: Re: questions about Corona Heights Large Residence SUD

Audrey,

thanks a lot! is it the case that the current zoning is more permissible than the SUD, so SUD will make the zone use more restrictive by imposing such Conditional Use Authorizations? i do think SUD can help the neighborhood remain its character better. thanks!

thanks,
Dawn

On Fri, Jun 9, 2017 at 3:39 PM, Butkus, Audrey (CPC)
<audrey.butkus@sfgov.org> wrote:

Dear Ms. Song,

I have attached the packet on Conditional Use Authorizations, but in short, a Conditional Use (CU) is a type of land use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative impact on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will "condition" the use by applying operational conditions that may mitigate neighborhood concerns as well as apply conditions that may be required by the Department and the Planning Code.

If the SUD does not pass, the parcels in the proposed boundary will continue to remain under the controls set out by their underlying RH-1, RH-2, or RH-3 zoning designation. You can find the zoning controls for those districts in SEC. 209.1 of the Planning Code:

[http://library.amlegal.com/nxt/gateway.dll/California/planning/article2usedistricts?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_209.1](http://library.amlegal.com/nxt/gateway.dll/California/planning/article2usedistricts?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_209.1)

I hope this helps,

Audrey Butkus

From: Dawn Song [mailto:dawnsong@gmail.com]
Sent: Friday, June 09, 2017 3:02 PM
To: Butkus, Audrey (CPC)
Cc: Sheehy, Jeff (BOS); Ian Fischer
Subject: Re: questions about Corona Heights Large Residence SUD

Thanks!

what does "Conditional Use Authorization" mean? under what circumstance will the Conditional Use Authorization be granted in this case? and what would happen if this SUD

weren't passed?

thanks,
Dawn

On Fri, Jun 9, 2017 at 11:31 AM, Butkus, Audrey (CPC)
<audrey.butkus@sfgov.org> wrote:

Dear Ms. Song,

Thank you for your inquiry and patience as I was out of the country. Attached you will find the text of the ordinance. In short, this proposed legislation makes the interim controls permanent with the intention of preserving the current neighborhood character by requiring Conditional Use Authorization for new construction or additions that would result in a large home without increasing the unit count.

On March 10, 2015 the Board of Supervisors adopted interim controls which established the Corona Heights Large Residence SUD [Board File No. 150192]. The Resolution imposed interim zoning controls for an 18-month period for parcels in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; requiring Conditional Use authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; requiring Conditional Use authorization for residential development that results in greater than 55% total lot coverage.

The SUD was established to try to curb the trend of small homes being demolished or added on to in a way that maximized lot coverage, and dramatically increased the size of the home without increasing the unit count. The interim controls were put in place with the intention of conducting further research and eventually establishing permanent controls for the Corona Heights SUD. These interim controls could not be extended after March 21, 2017, necessitating the creation of permanent controls for the Corona Heights Large Residence SUD. The new permanent controls would largely reflect the interim controls that were in place until March 21, 2017, with some changes in the way

in which the controls are carried out. If approved, the controls would apply to all applications approved on or after March 21, 2017.

Please also note that in the original notice you received in regards to this case, the hearing date was erroneously stated as June 8th, 2017. This item is not, nor was it ever scheduled to be heard by the Planning Commission on June 8th. I sincerely apologize for this error. The correct date for the Planning Commission hearing on this item is JUNE 22nd, 2017. Please do feel free to reach out with additional questions or with comments you would like to be submitted to the Commission.

Sincerely,

Audrey Butkus

From: Dawn Song [mailto:dawnsong@gmail.com]
Sent: Friday, June 09, 2017 8:19 AM
To: Sheehy, Jeff (BOS); Ian Fischer; Butkus, Audrey (CPC)
Subject: questions about Corona Heights Large Residence SUD

Jeff and Audrey,

we got the notice in the mail about Corona Heights Large Residence SUD, but couldn't find more info about it. Could you let us know what this SUD overlay would entail? What would the changes be allowed to do that weren't allowed before?

thanks,
Dawn

From: [Lauren Fogel](#)
To: [Butkus, Audrey \(CPC\)](#)
Subject: Re: Re case number 2017-003880PCAMAP - Board file number 170296-2
Date: Thursday, June 08, 2017 5:49:34 PM

Ms. Butkus,
Many thanks for your response. I received the corrected planning document in the mail earlier this week. Unfortunately I'm unable to attend the meeting in person as I recently started a new job in Mountain View and won't be in SF during the day.

Best.
lbf

On Thu, Jun 8, 2017 at 4:13 PM, Butkus, Audrey (CPC) <audrey.butkus@sfgov.org> wrote:

Dear Ms. Fogel,

Thank you for your comments, I will be sure to include them in the Commissioners' packet materials. Please also note that in the original notice you should have received in regards to this case, the hearing date was erroneously stated as June 8th, 2017. This item is not, nor was it ever scheduled to be heard by the Planning Commission on June 8th. I sincerely apologize for this error. The correct date for the Planning Commission hearing on this item is JUNE 22nd, 2017.

Sincerely,

Audrey Butkus

From: Lauren Fogel [mailto:lauren1021@gmail.com]
Sent: Thursday, June 01, 2017 1:22 PM
To: Barnes, Bill (BOS); Butkus, Audrey (CPC); gary@corbetttheights.org
Subject: Re case number 2017-003880PCAMAP - Board file number 170296-2

Dear Fellow San Franciscans,

I write in support of case number 2017-003880PCAMAP and making the 2017 Interim zoning controls permanent.

As a property owner on States Street since October 2003 I truly value the unique neighborhood character of Corona Heights and appreciate your support of this case to include parcels fronting States Street and to ensure that proposals for large residence developed must be reviewed granted Conditional Use authorization before proceeding.

Many thanks for your thoughtful consideration.

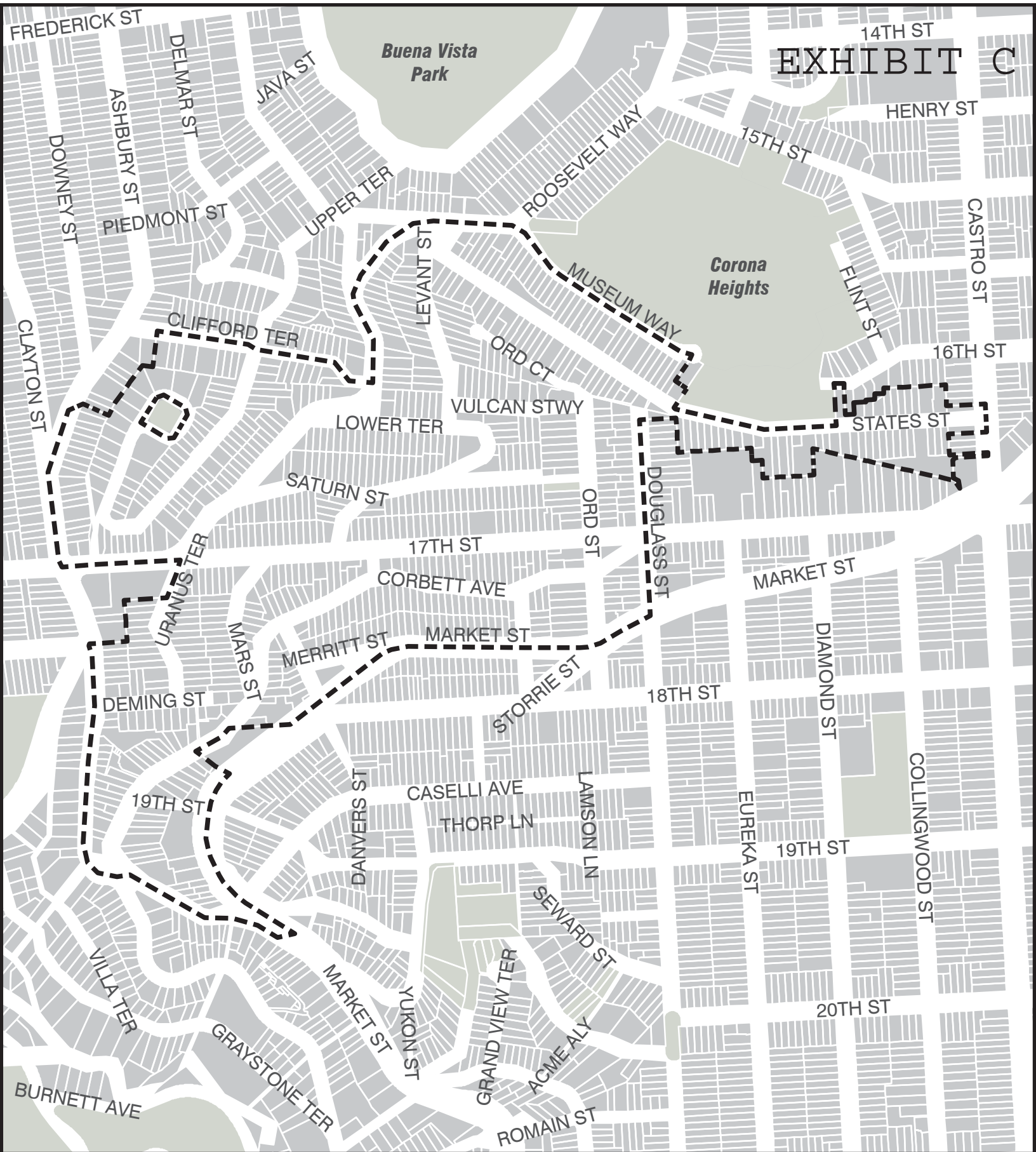
Best.

lbf
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Lauren Fogel
270 States Street
San Francisco, CA 94114
lauren1021@gmail.com
[415/254-8857](tel:4152548857)

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Lauren Fogel
lauren1021@gmail.com
415/254-8857



FILE NO.

ORDINANCE NO.

[Planning Code, Zoning Map - Corona Heights Large Residence Special Use District]

Ordinance amending the Planning Code and Sectional Maps SU06 and SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code Section 302.

NOTE: **Unchanged Code text and uncoded text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough italics Times New Roman font*.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings [OR, this determination] as its own. A copy of said Resolution [OR determination] is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) On _____, the Planning Commission, in Resolution No. _____, approved this legislation, recommended it for adoption by the Board of Supervisors, and adopted findings that it will serve the public necessity, convenience, and welfare. Pursuant to Planning Code Section 302, the Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated by reference herein.

Section 2. The Planning Code is hereby amended by adding Section 249.77, to read as follows:

SEC 249.77. CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT.

(a) General. A special use district entitled the "Corona Heights Large Residence Special Use District," consisting of the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street, which includes RH-1, RH-2, and RH-3 Use Districts, is hereby established for the purposes set forth below. The boundaries of the Corona Heights Large Residence

1 Special Use District are designated on Sectional Maps No. SU06 and No. SU07 of the Zoning Map of
2 the City and County of San Francisco.

3 (b) Purpose. To protect and enhance existing neighborhood character, encourage new
4 infill housing at compatible densities and scale, and provide for thorough assessment of proposed
5 large-scale residences that could adversely impact the area and affordable housing opportunities, the
6 following controls in subsections (c)-(f) are imposed in the Corona Heights Large Residence Special
7 Use District.

8 (c) Controls. All applicable provisions of the Planning Code shall continue to apply in the
9 Corona Heights Large Residence Special Use District, except as otherwise provided in this Section
10 249.77.

11 (d) Conditional Use Authorizations. For all parcels zoned RH-1, RH-2, or RH-3 within the
12 Corona Heights Large Residence Special Use District, the following developments shall require a
13 Conditional Use authorization:

14 (1) Residential development on a vacant parcel that will result in total gross floor area
15 exceeding 3,000 square feet;

16 (2) Residential development on a developed parcel that will result in total gross floor
17 area in excess of 3,000 square feet and a cumulative increase in gross floor area, including all
18 development performed on the parcel in the preceding five years, of:

19 (A) more than 75% without increasing the existing legal unit count as it existed
20 five years prior; or

21 (B) more than 100% if increasing the existing legal unit count.

22 (3) Residential development, either as an addition to an existing building or as a new
23 building, that results in less than 45% rear yard depth.

24 (e) In acting on any application for Conditional Use authorization within the Corona
25 Heights Large Residence Special Use District, the Commission shall consider the Conditional Use

authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

(1) The proposed project promotes housing affordability by increasing housing supply;

(2) The proposed project maintains affordability of any existing housing unit; or

(3) The proposed project is compatible with existing development.

Section 3. The San Francisco Planning Code is hereby amended by amending Sectional Maps SU06 and SU07 of the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Approved</u>
All parcels within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition, all additional parcels fronting States Street	Corona Heights Large Residence Special Use District

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

1 Section 5. Applicability Date. This ordinance shall apply to any City permits approved
2 on or after March 21, 2017.

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5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By:



8 ROBB W. KAPLA
9 Deputy City Attorney

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