

# California Renters Legal Advocacy and Education Fund

1260 Mission St  
San Francisco, CA 94103  
hi@carlaef.org



February 21, 2019

Received at CPC Hearing 2/21/19  
A. Perry

SF Planning Commission  
Room 400, City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: 820 Post Street  
2016-015997CUA

Dear Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to demolish the existing one-storey commercial building , last used as a retail sales and service dry cleaning use, and construct a new eight story, 80-ft tall, mixed use residential building with 12 dwelling units (approximately 13,135 square feet) and approximately 1,200 square feet of ground floor retail.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,



Sonja Trauss  
Co-Executive Director  
California Renters Legal Advocacy and Education Fund

Cc: Jonathan Pearlman  
Elevation Architects  
1159 Green Street, Suite 4  
San Francisco, CA  
94109

WE THE UNDERSIGNED URGE THE PLANNING COMMISSION TO LIMIT THE REQUEST FOR THREE STORY BUILDINGS INCLUDING THE PERMIT YOU ARE CONSIDERING TODAY.

IF ONE LOOKS AT CORTLAND STREET THERE ARE NUMEROUS ONE STORY BUILDINGS BOTH BUSINESSES AND HOMES. ONCE YOU PERMIT THIS PROPERTY TO BUILD THREE STORIES MANY OTHER BUILDINGS ARE BOUND TO REQUEST THE SAME. WITH EACH PERMIT GRANTED WE WOULD SOON BE LIVING IN A CANYON.

AS A NEIGHBORHOOD WE UNDERSTAND THE HIGH COST FOR DEVELOPERS BUT WE ALSO RECOGNIZE THAT WE LIVE IN A SPECIAL COMMUNITY THAT NEEDS TO BE PRESERVED. TWO STORIES ARE QUITE ENOUGH.



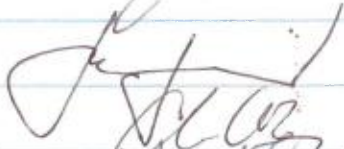

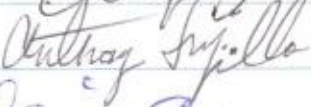
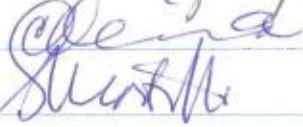
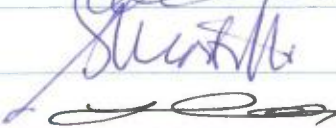


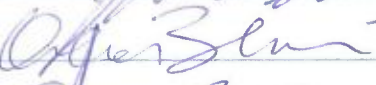



- H.M. KASHUBA AM Kashuba 136 NEUNMAN ST
- Antonina Biendicho Antonina Biendicho 144 Neuman
- Desmond Bernstein Desmond Bernstein 1021 Cortland Ave
- George WARREN GEORGE 230 Fay St
- Haran Janah Rosbey 321 Holly park
- Edie Williams Edie Williams 274 Andover St.
- E. DIWA E. DIWA
- Atison Shepard Atison Shepard 47 Mirabel
- LINA MORPH LINA MORPH 145 HIGHLAND
- Lindsay Kofauer L. Kofauer 3739 20<sup>th</sup> ST SF.
- Alexandre Petralis Alexandre Petralis 210 Borana St St
- Jennifer G. Jennifer G. 467 Gates St
- Josanne Lysett Josanne Lysett 125 Gates St.
- CAROL FLORES Carol Flores 372 Maethrie St
- Kathleen K Sencynia Kathleen K Sencynia 163 Putnam St
- Nancy Rossman NANCY ROSSMAN 218 Bradford St
- Julie Top Julie Top 415 990 5271
- Emily Voreas Emily Voreas 703-999-2759
- Jessica Aebi Jessica Aebi 2 Appleton



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ALESSANDRO MORUZZI		Newman St
VEHELLIA TRANNE		Newman St
JOAN JEANRENAUD		Bennington St.
CLARE WHITAM		Newman St.
Anthony Trujillo		NEWMAN ST.
CORONA RIVERA		Bennington
Mary Grace Castillo		Andover
LISA CHEN		Patton street.
John Parks	JOHN PARKS	Wool st.
James Schwanke		Manchester St
Aldo Blasi		Gladys St.
Louise Blasi		Gladys St
Jonathan Walter		180 Cortland
Isolina Martinez		210 Putnam St
DAISY BROOKS	Daisy Brooks	4007 70/50m
NANCY FERNANDEZ	Nancy Fernandez	530 Lakes St
TEREZA A. MEANS	Tereza A. Means	40 ELLERT St.
Barbara Tell	Barbara Tell	563 Peralta Ave.
Bonnie Albano	BONNIE ALBANO	610 #1 CORTLAND AVE
Jeanette Perifo	Jeanette Perifo	252 Andover St.

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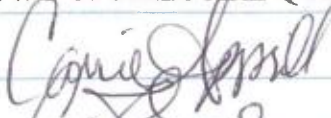
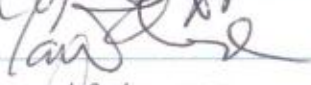
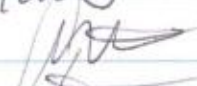





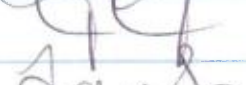
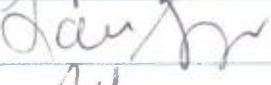


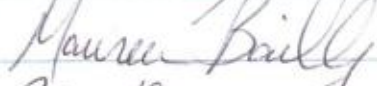
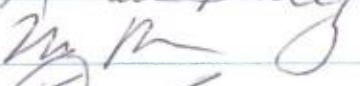

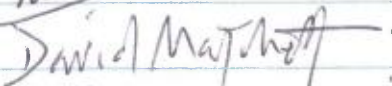
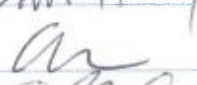
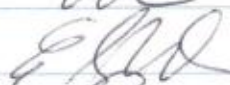


Geraldine Bosco	GERALDINE BOSCO	93	GLADYS ST
Dina Martin	Dina Martin	184	GATES ST
Keren McConlogue	KEREN MCCONLOGUE	284	Anderson ST
Louise Shultz	Louise Shultz	211	Randall St
Glenda Brewer	Glenda Brewer		Moultrie St
Aziz Yusef	Aziz Yusef		Cortland Ave
VIOLETTA REISER	VIOLETTA REISER		GATES ST.
SUZANNE THOMPSON	Suzanne Thompson		160 ANDOVER ST.
Ian Lesikar	Ian Lesikar		509 Cortland Ave
Gisela Rodriguez	Gisela Rodriguez		144 NEWMAN AVE
DAVID JOHNWELL	David Johnwell		ANDOVER
Rosario Martinez	Rosario Martinez	2620	22 <sup>nd</sup> ST
Robert G Doering	Robert G Doering	1303	Cortland
RIZAL FERRY	RIZAL FERRY		ELLSWORTH
MARY M Iobett	MARY M Iobett	104	Benning <sup>ST</sup> in
JUDGE Aufferman	JUDGE Aufferman	222	CORTLAND
C. Strohl	C. Strohl	357	moultrie
MICHAEL WOLF	MICHAEL WOLF	1425	CORTLAND
JEANIE WARRER	JEANIE WARRER	427	CORTLAND
Roberto Cordero	Roberto Cordero		Cortland



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Carrie Apprill		Hemany
Camille Clanton		Anderson
Aubrey Turner		Gates
Bill White		Bolann
Jonathan Gramain		Porter
Jennifer Joseph		Banks
Clare Sencynz		Putnam St.
Margie Harms		Cortland Ave
Jose Jimenez		279 Anderson
Lauren Seely		123 Gates
CATHERINE HOUSE		GLADYS STREET
Margi Mengert		connecticut Street
Maureen Bailly		Bennington St.
Will Power		CRESCENT AVE
Todd Webb		CRESCENT AVE
David Matchett		Elsie St.
CAROL SNOW		337 ELSIE ST
ERIC KOZOL		275 Nevada
GMEATD		ELLERT
Lauren Bonner		300 Crescent Ave

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Mario Mancini	Mario Mancini	Newman St
ANTONETTE ESPINOLA	Antonette Espinola	1150 MANU ST
Liza Sieglar	Liza Sieglar	Newman St.
CARLOS MENA	Carlos Mena	"
TIM CHRISTIANSON	Tim Christianson	ARNOLD AV E
Aditi Grossman	Aditi Grossman	Godeus St.
Deborah Brooks	Deborah Brooks	Holly Park Cir
Brette Bailey	Brette Bailey	Deharo SFOA
Joe Bailey	Joe Bailey	Deharo
Nana Dawson-Anden	Nana Dawson-Anden	Capistrano Ave.
John Elford	John Elford	St. Maria
Ian Seiple	Ian Seiple	Banks
Katherine Snyder	Katherine Snyder	Banks
Allison Geel	Allison Geel	Ellert
Jonathan Lema	Jonathan Lema	Florida St.
Susan Atwood	Susan Atwood	Peralta
LOUISE CHONG	Louise Chong	Hampshire St
MAX FLANER	Max Flaner	Hampshire St.
BOB GRIMES	Bob Grimes	Bennington St
Donna Hayes	Donna Hayes	Mullen Avenue