

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed development at 4300 17th Street  
**Date:** Thursday, October 07, 2021 9:13:09 AM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** David Ziegler <[ziggles@gmail.com](mailto:ziggles@gmail.com)>  
**Date:** Wednesday, October 6, 2021 at 3:23 PM  
**To:** "Horn, Jeffrey (CPC)" <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>, Corey Teague <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Proposed development at 4300 17th Street

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

Dear Mr. Horn, Mr. Teague and Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,  
David Ziegler

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please reject the development plan for 4300 17th Street  
**Date:** Thursday, October 07, 2021 9:12:53 AM

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Jonas P Ionin  
Director of Commission Affairs  
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San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 10/6/21, 3:26 PM, "Phancito" <[phancito@gmail.com](mailto:phancito@gmail.com)> wrote:

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Dear Mr. Horn, Mr. Teague and Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

We are up against a very wealthy developer who has hired a PR consulting firm and has engaged (donated to) a YIMBY non-profit to plead his case on his behalf. This should not be another instance of wealth supplanting the law for private interests.

Please stand with your neighbors in opposing this project!

Thank you,

Christopher Ambridge  
A concerned neighbor

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Zoning  
**Date:** Thursday, October 07, 2021 9:12:39 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
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On 10/6/21, 3:28 PM, "tiger girl" <[tiger\\_girl417@yahoo.com](mailto:tiger_girl417@yahoo.com)> wrote:

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Dear Mr. Horn, Mr. Teague and Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,

Lori Rando

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO TO EASE INDOOR MASK REQUIREMENTS FOR CERTAIN INDOOR SETTINGS WHERE STABLE GROUPS OF FULLY VACCINATED PEOPLE GATHER  
**Date:** Thursday, October 07, 2021 9:05:39 AM  
**Attachments:** [10.07.2021 Masking Requirements.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, October 7, 2021 at 9:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO TO EASE INDOOR MASK REQUIREMENTS FOR CERTAIN INDOOR SETTINGS WHERE STABLE GROUPS OF FULLY VACCINATED PEOPLE GATHER

**FOR IMMEDIATE RELEASE:**  
Thursday, October 7, 2021  
Contact: San Francisco Joint Information Center; [sfecjic@sfgov.org](mailto:sfecjic@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO TO EASE INDOOR MASK REQUIREMENTS FOR CERTAIN INDOOR SETTINGS WHERE STABLE GROUPS OF FULLY VACCINATED PEOPLE GATHER**

*Masking requirements will be eased on October 15 for offices, gyms and certain other settings with 100% full vaccination, as COVID-19 cases recede and vaccination requirements for employees of businesses go into effect*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Department of Public Health (DPH) announced today that so long as case and hospitalization rates remain stable or decline, indoor masking requirements will be lifted on October 15 in certain, limited settings. This includes places where stable cohorts of fully vaccinated individuals gather, and where other safety measures are followed. These controlled settings with individuals who regularly interact are considered safer indoor settings for fully vaccinated individuals to remove their masks.

These settings include offices, gyms, and fitness centers, employee commuter vehicles, religious gatherings, and indoor college classes or other organized gatherings of individuals who meet regularly, not exceeding 100 people. People in these settings may remove their masks if the employer or host of the gathering can control access to the setting and verify 100% full vaccination of everyone in the setting. The employer or host must also ensure proper ventilation, no recent COVID-19 outbreaks, and children under 12 and guests are not

present, among other safety measures.

“I’m excited that we’re once again at a place where we can begin easing the mask requirements, which is the direct result of the fact that we have one of the highest vaccination rates in the country, our cases have fallen, and our residents have done their part to keep themselves and those around them safe,” said Mayor Breed. “This is an important step forward for San Francisco, particularly for our downtown, because when I talk to office workers and business leaders one of the things I continue to hear is that they’re anxious to get back to a more normal routine at work where they can interact with their colleagues. Our economy is bouncing back, the City feels like it is coming alive again, and this is yet another milestone in our recovery.”

San Francisco, in concert with eight other Bay Area jurisdictions, also today released the criteria for lifting the indoor universal mask mandate in most other settings once a sustained period of low and stable COVID-19 cases and hospitalizations have been achieved and a high threshold of the population is fully vaccinated, including children. More information about the criteria can be found at [sf.gov/news](https://sf.gov/news).

Indoor masking remains in effect for all settings accessed by the wider public, including retail stores and other shared indoor areas such as common areas of a building elevators, lobbies and restrooms, where people from different workplace settings could interact. Indoor masking also continues to apply in bars and restaurants except for patrons while actively eating or drinking, subject to the proof of vaccination requirements.

“Throughout this pandemic we’ve implemented common sense measures like masking and vaccinations to protect us through four surges in COVID-19 while keeping hospitalizations manageable,” said Director of Health, Dr. Grant Colfax. “Tragically, other areas of the country have seen outcomes much worse than ours. San Francisco’s health orders and shared mitigation efforts have been successful in keeping us safer as a community, and a relaxation of masking orders is warranted. We’ll continue to follow the data and science where it leads us.”

When issued, the changes to San Francisco’s Safer Return Together Order will include further details about the requirements to allow for mask removal by fully vaccinated individuals in these controlled settings. San Francisco has led the way in requiring proof of vaccination for many businesses, which provide the best defense against the virus and, along with indoor masking, has slowed the spread of the disease. San Francisco has a current weekly average case rate of 77 cases per 100,000, a drop from 309 at the height of the summer’s surge. Cases among fully vaccinated individuals are currently at 7.4 per 100,000, while among those not fully vaccinated are 14.4 per 100,000. The vaccines remain highly effective in preventing hospitalization and death.

“Vaccines continue to be our path out of the pandemic, but masks have blunted the Delta-driven surge and protected our vital hospital capacity, while allowing businesses to remain open and children to return to school,” said Health Officer, Dr. Susan Philip. “We thank all San Franciscans for participating in those successes. Well-fitted masks will continue to have a place in our lives in higher-risk settings, and everyone should feel free to wear a mask whenever they would like an extra layer of protection.”

Even as masking restrictions lift, indoor masking will remain in effect where required under state or federal rules, like public transportation, hospitals, jails, homeless shelters, and schools, as a recommendation for everyone to wear in large, crowded outdoor settings, and as a

requirement under certain circumstances if there is an outbreak of cases.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Note Ahead of Next Week's Hearing re 2019-013808 PRJ (4300 17th Street)  
**Date:** Thursday, October 07, 2021 9:05:36 AM  
**Attachments:** [4300 17th Street - Community Outreach Summary.pdf](#)  
[4300 17th St - 2019-013808ENV - CEQA Exemption.pdf](#)  
[4300 17th Street - Plan Revision Side by Side.pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Scott Pluta <[scott.pluta@gmail.com](mailto:scott.pluta@gmail.com)>  
**Sent:** Wednesday, October 06, 2021 2:27 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>  
**Cc:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Note Ahead of Next Week's Hearing re 2019-013808 PRJ (4300 17th Street)

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

President Koppel, Members of the Commission, Director Hillis, and Zoning Administrator Teague, I am looking forward to presenting next week a significantly revised plan for my mixed-affordable housing project at 4300 17th Street.

At the end of last year's Hearing you directed me to "work with the Department to develop a scale and building typology here that does add density without maybe some of the negatives that this project brings." I hope this significantly downsized project meets the expectations you had when you graciously agreed to continue my Project.

In summary, the following changes were made to the original design:

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- Removal of the 4th floor
- 
- 
- 
- Removal of the ADU in the New Building (per Zoning Administer Teague's instruction)
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- 
- 
- 12' setback in the rear yard (at the second and third floor)
- 
- 
- 
- 5' setback of the eastern side yard
- 
- 
- 
- Total square footage reduced by 36% (from 4,562 sqft x to 2,916 sqft)
- 

The number of exceptions being sought has also decreased significantly, *i.e.*, variances from five to three (Section 135: Open Space), and Conditional Use provisions from two (gross square footage) to one (45% rear yard depth).

I've linked [here](#) (and attached) a side-by-side visual of the two plans. I've also [linked](#) and attached a copy of the recently issued CEQA Exemption (Common Sense Exception granted) . And lastly, in response to Commissioner Imperial's request for additional detail on the Community Outreach I undertook as part of this Project, I've [linked](#) and attached a detailed summary. You can also take a look at several renderings of the new design at [430017th.com](http://430017th.com) (and linked here: [front - zoomed in](#), [front - zoomed out](#), [side / rear setback](#), [rear - zoomed out](#)).

Finally, I would be more than happy to meet with any of you ahead of next week's hearing (10/14) should you have any additional questions.

Thank you again for your time and consideration and I look forward to opportunity to present to you again next week,

Scott Pluta  
 4300 17th Street, Apt. A  
 San Francisco, CA 94114  
 202-360-2289



## **Summary of Community Outreach**

4300 17th Street

*October 6, 2021*

The below is a non-exhaustive list of the community outreach for 2019-013808 PRJ (4300 17th Street). This list does not include the countless one-on-one briefings, phone calls, emails, sidewalk chats, and other interactions Applicant has had with his neighbors over the last two and a half years about this Project.

### **2019**

- On May 23, 2019 Applicant sent handwritten cards to his four closest neighbors on 17th and Ord Streets introducing himself and offering an introductory coffee. Applicant met his adjacent neighbors to the north (90 Ord Street) on June 1st, and provided a tour of the Property. Applicant met his adjacent neighbors to the west (4302 17th Street) for coffee on June 15th. Applicant did not receive responses from 4304 17th Street or 84-86 Ord Street.
- On June 18, 2019 Applicant sent handwritten letters to his 26 next closest neighbors on both sides of 17th and Ord Streets, as well as one of the area neighborhood associations, similarly introducing himself and offering to meet. Applicant received five replies and spoke with each of the five neighbors to talk about the Project, answer questions, and receive feedback.
- On June 19th Applicant became a dues-paying member of the Corona Heights Neighborhood Association (“CHNA”). On June 28th Applicant met with the head of CHNA to discuss the neighborhood and potential development options for the Property. On July 15th Applicant attended the quarterly CHNA membership meeting.
- On July 16th, Applicant held a Project Review Meeting with the San Francisco Department of Planning. Shortly thereafter, Applicant settled on the current outline of the Project, and reached out to his adjacent neighbors on 17th Street and Ord Street to share the final details of the Project.
- On July 17th Applicant became a dues-paying member of Corona Heights Neighbors (“CHN”) neighborhood association.
- On July 24th Applicant met with the owners of both 4302 and 4304 17th Street. Once Applicant made a final decision on the scope of the Project and obtained site plans, he wanted to provide an update to those neighbors that would be most directly impacted, 4302-4304 17th Street (Casey and Greg Rando). Applicant invited his neighbors over to his home and shared details of the Project. Unfortunately, one of Applicant’s neighbors (Casey) became very upset. He said that the Project was “unacceptable,” he called the Applicant a “liar”, a “DC type”, that Applicant was “everything that is wrong with San Francisco” and used profanity - including the “f” word - on several occasions. This

neighbor indicated that he would fight Applicant's Project "tooth and nail" and "the neighborhood" would as well. He ended by saying "we don't care if you want to be liked, we don't like you" and left shortly thereafter.

- On July 25th Applicant attended a quarterly CHN membership meeting. At the meeting Applicant shared a high level overview of the Project with those in attendance.
- On August 12th Applicant held the required Pre-Application Meeting on the ground floor of the Existing Building; making draft site plans available and answering questions. Approximately 12 neighbors attended the two hour gathering including six from one neighboring building (4302-4304 17th Street).
- During the first two weeks of October 2019, Applicant hand delivered flyers to his closest 150 neighbors introducing himself, sharing the details of the Project, and offering to meet or add any interested neighbor to a listserv Applicant created to provide future updates on the status of the Project. Applicant did not receive any responses.
- On October 9, 2019, Applicant posted project details on the website *NextDoor.com*, soliciting feedback. Applicant received one response.
- On November 1, 2019, Applicant filed Project Application (2019-013808PRJ Project Profile (PRJ) 4300 17th Street)

## **2020**

- On August 10, 2020, Applicant launched a website (430017th.com) that provided all available details for the Project. Between the launch of the website and the date of the Planning Commission Hearing on November 19, 2020, there were 1,546 unique visitors.
- On October 30, 2020, Applicant posted the required Planning Commission Hearing Notices at 4300 17th Street. Applicant also posted accompanying informational flyers about the Project including the website address and related QR code for 430017th.com
- The week of November 16, 2021, Applicant and his partner knocked on the doors of the closest 50 neighbors, dropping off flyers and offering to answer questions about the Project. Applicant spoke with two neighbors, both of whom were supportive of the Project. Applicant received one follow up response from a neighbor who was also supportive of the Project.
- On November 16, 2020 Applicant posted Project details on the website *NextDoor.com*, soliciting feedback. The post went to the "1,233 neighbors" in Corona Heights in addition to another 11 surrounding neighborhoods. Applicant's post got two "heart" emojis and no replies.
- On November 19, 2020, the first Planning Commission Hearing was held.

## 2021

- On May 25, 2021, Applicant emailed 29 of the 42 individuals that submitted letters of opposition to the Project the email text pasted below. Applicant did not include 13 individuals<sup>1</sup> who over the previous two years had exhibited toxic and or harassing behavior. Applicant received only three responses, all of which were opposed to the Project and Applicant, *e.g.*, “you’re disgusting.”

I am writing to follow up on your letters of opposition to my project at 4300 17th Street.

At the end of the Planning Commission hearing last November, I was asked by the Commission to “[w]ork with the Department to develop a scale and building typology here that does add density without maybe some of the negatives that this project brings.”

Since then I have been working with Planning Commission staff to do just that. And because of how important yours and other neighbor’s feedback is to me, I wanted to share with you - as neighbors who voiced their opposition to my project - a middle path design that is consistent with the direction from the Commission (and hopefully more closely aligns to the degree of housing development you may be open to).

In summary, the following changes were made to the original design:

- Removal of the 4th floor
- 12’ setback in the rear yard (at the second/third floor)
- 5’ setback of the eastern side yard

These changes, along with many others, represent a drastic downsizing of the scale of the project (subtracting over a third of the original square footage).

I hope that these changes will help address your concerns about my project.

If you have any feedback or questions regarding what I am proposing above, please do not hesitate to email me. And if you’d prefer to ask questions or discuss over the phone, as always please feel free to call me directly at 202-360-2289.

Thank you for your time,

Scott Pluta

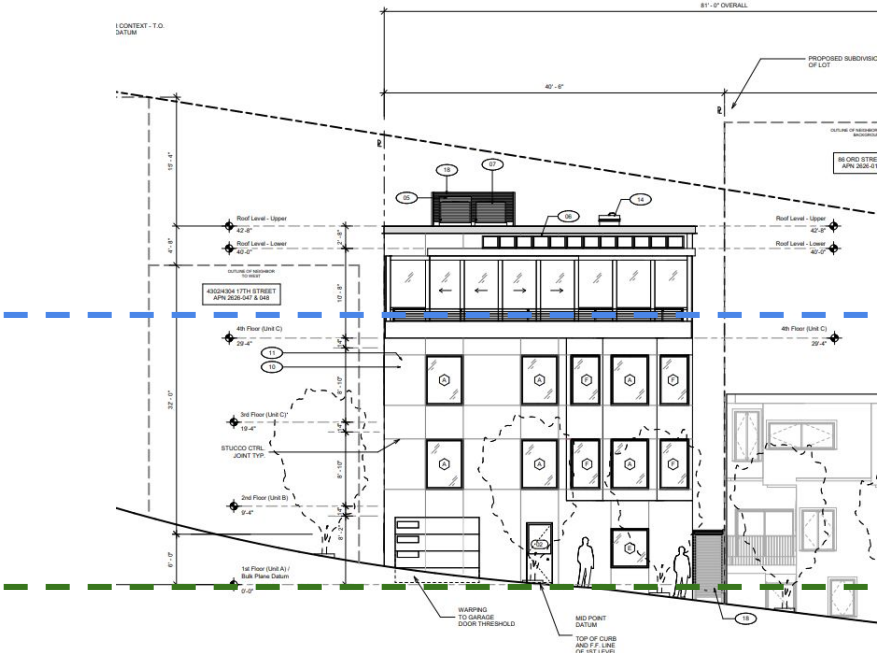
- At some point over the summer of 2021, Applicant was involuntarily removed from the CHN mailing list and banned from running for a seat on the Board.
- On August 13, 2021, Applicant posted the required Planning Commission Hearing Notices at 4300 17th Street. Applicant again posted accompanying informational flyers about the Project including the website address and related QR code for 430017th.com
- From January 1, through October 6, 2021, 430017th.com had 2,992 unique visitors.
- On October 14, 2021, the second Planning Commission Hearing is scheduled to be held.

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<sup>1</sup> Casey Rando, Greg Rando, Jann Reed, Jessica LeClaire, Maria Chambers Hutchins, Mark Ryser, Tyrell Waiters, John Koelsch, Leslie Koelsch, Maryann Dresner, SF Land Use Coalition (Gary Weiss), Tim Wu, and YinLan Zhang.

# 4300 17th Street (2019-013808PRJ)

## Original Design



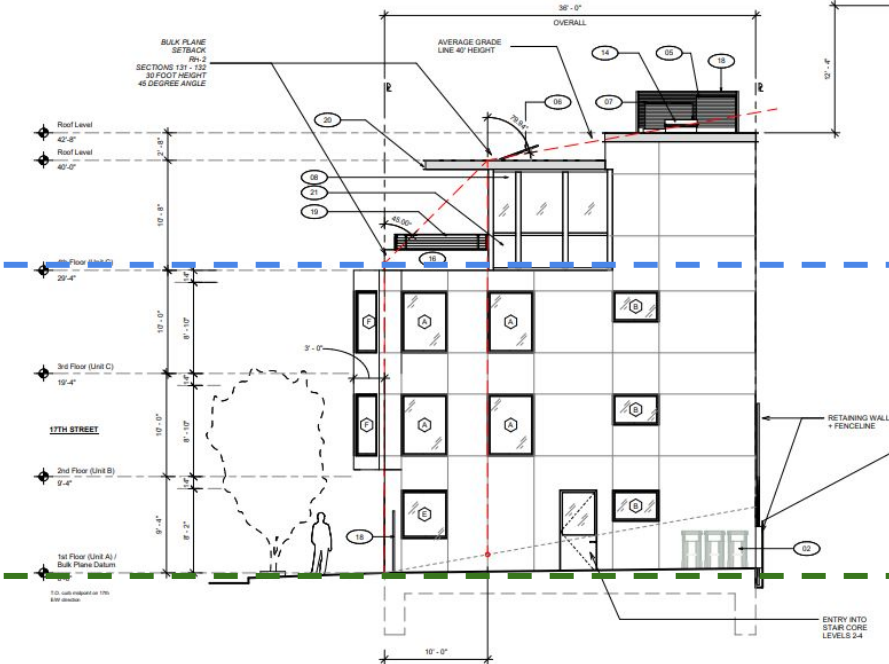
## Revised Design



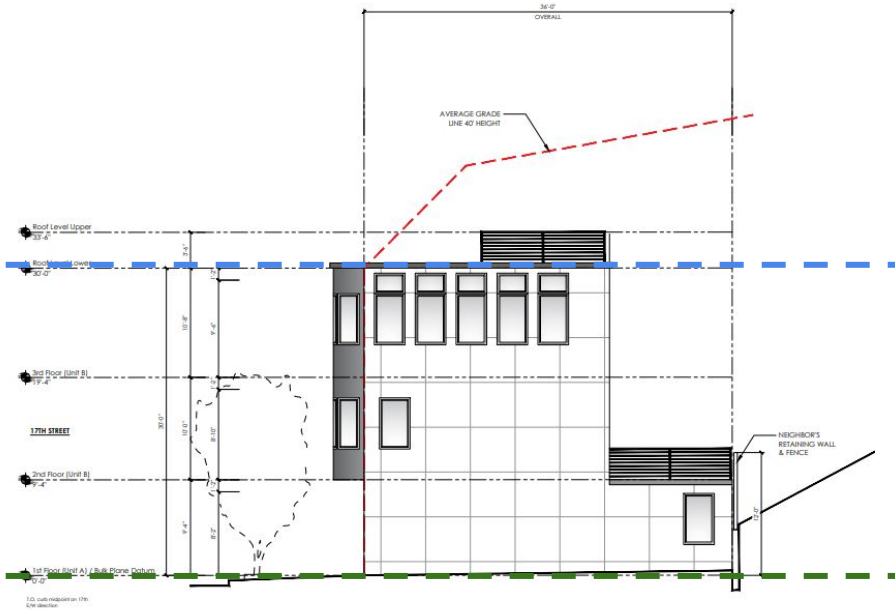
### 17th Street Elevation - Looking North

# 4300 17th Street (2019-013808PRJ)

## Original Design



## Revised Design



Ord Street Elevation - Looking East



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
4300 17th Street		2626014A
<b>Case No.</b>		<b>Permit No.</b>
2019-013808ENV		201912189888
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The approximately 2,916-square-foot project site (Assessor's block 2626, lot 014A) is located on 17th Street, on the block bounded by Ord Court and Saturn Street to the north, Ord Street to the east, Levant Street and Lower Terrace to the west, and 17th Street to the south in the Castro/Upper Market neighborhood. The existing building on the project site is a 3,410-square-foot, three-story, two-unit residential building constructed in 1953. The existing site contains a ground floor single-car garage, utility and storage space, two residential flats on floors two and three, and a 1,458-square-foot rear yard to the west along 17th Street. The existing garage is accessed via Ord Street. The existing garage contains one off-street parking space. The proposed project would subdivide lot 014A in half, resulting in two parcels. The eastern lot, 4300 17th Street, would be 1,458 square feet and the western lot, 4300A-B 17th Street, would be 1,458 square feet. On the eastern lot, the lot would retain the existing residential building, construct one 592-square foot accessory dwelling unit converted from existing interior space on the ground floor with one bedroom, and install a 558-square-foot roof deck accessible to all three units in the building. The project also involves reducing the width of the existing ground floor garage, and</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	<b>Other</b> _____
<input checked="" type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b>    <input type="checkbox"/> <b>Maher</b> or    <input type="checkbox"/> <b>Cortese</b></p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input checked="" type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanningqis.org/PIM/">https://sfplanningqis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input checked="" type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input checked="" type="checkbox"/>	<p><b>Seismic Hazard:</b>    <input checked="" type="checkbox"/> <b>Landslide</b> or    <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b>                      Kristina Phung</p> <p>PLEASE SEE ATTACHED</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> ( <i>refer to Property Information Map</i> )	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

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

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>							
<input checked="" type="checkbox"/>	1. <b>Reclassification of property status.</b> ( <i>Attach HRER Part I</i> )  <table border="0"><tr><td><input type="checkbox"/> Reclassify to Category A</td><td><input checked="" type="checkbox"/> Reclassify to Category C</td></tr><tr><td>a. Per HRER                                    02/18/2020</td><td>(No further historic review)</td></tr><tr><td>b. Other (<i>specify</i>):    Reclassify to Category C as per PTR form signed on 2/18/2020.</td><td></td></tr></table>	<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C	a. Per HRER                                    02/18/2020	(No further historic review)	b. Other ( <i>specify</i> ):    Reclassify to Category C as per PTR form signed on 2/18/2020.	
<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C						
a. Per HRER                                    02/18/2020	(No further historic review)						
b. Other ( <i>specify</i> ):    Reclassify to Category C as per PTR form signed on 2/18/2020.							
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.						
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>						
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.						
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.						



<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Charles Enchill	

**STEP 6: EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Kristina Phung
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	09/24/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## **Full Project Description**

The approximately 2,916-square-foot project site (Assessor's block 2626, lot 014A) is located on 17th Street, on the block bounded by Ord Court and Saturn Street to the north, Ord Street to the east, Levant Street and Lower Terrace to the west, and 17th Street to the south in the Castro/Upper Market neighborhood. The existing building on the project site is a 3,410-square-foot, three-story, two-unit residential building constructed in 1953. The existing site contains a ground floor single-car garage, utility and storage space, two residential flats on floors two and three, and a 1,458-square-foot rear yard to the west along 17th Street. The existing garage is accessed via Ord Street. The existing garage contains one off-street parking space.

The proposed project would subdivide lot 014A in half, resulting in two parcels. The eastern lot, 4300 17th Street, would be 1,458 square feet and the western lot, 4300A-B 17th Street, would be 1,458 square feet. On the eastern lot, the lot would retain the existing residential building, construct one 592-square foot accessory dwelling unit converted from existing interior space on the ground floor with one bedroom, and install a 558-square-foot roof deck accessible to all three units in the building. The project also involves reducing the width of the existing ground floor garage, and reducing the width of the garage door opening and curb cut along Ord Street to 8.5 feet. The resulting eastern lot would have 3,542 square feet of residential space, 558-square feet of common open space, three dwelling units, one vehicle parking space, and three Class 1 bicycle parking spaces within the existing building on-site.

On the proposed new western lot, the project proposes construction of a three-story, 2,930-square-foot, 33-foot 4-inch tall (36'-10" height measured from top of rooftop appurtenances) residential building with two dwelling units and two Class I bicycle parking spaces. The new building would be setback 3-feet from the western property line. One two-bedroom unit is proposed on the ground floor and would have access to common open space with an approximate 293-square-foot deck through a staircase leading to the rear of the second floor. The second and third floors would be comprised of a two-bedroom dwelling unit and would have access to the second-floor deck and to a private 336-square foot roof deck for open space. Total open space on the western lot would be approximately 629-square feet. No driveways, curb cuts, or off-street vehicular parking are proposed on the new western lot.

Construction of the proposed project would occur over approximately 12 months. The total amount of excavation for the project would be approximately 21 cubic yards of soil up to maximum depth of 5 feet. The proposed foundation would be on shallow foundations bearing on stiff to very stiff native soil deposits or drilled piers that extend into the bedrock.

## **Step 2: Environmental Screening Comments**

**Geology and Soils:** A preliminary geotechnical report was prepared by Divis Consulting Inc., Geotechnical Engineering dated 10/18/2019, confirming that the proposed project is on a site subject to 25% slope and landslide. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

**Public Notice:** A "Notification of Project Receiving Environmental Review" was mailed on July 12, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Citywide and Castro/Upper Market neighborhood group list

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

**Planner Name:**

**Date:**

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Thursday, October 07, 2021 9:05:29 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Jess <jesskleclerc@gmail.com>  
**Sent:** Wednesday, October 06, 2021 6:49 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com  
**Subject:** Opposition: 4300 17th Street (2019-013808CUA/VAR)

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

Dear Planning Department and Planning Commission,

This is the second letter that I am writing to express my views in opposition of the mixed-affordable housing project at 4300 17th street. The first letter I wrote was sent in November 2020. I have since moved, but I am still connected with the community and understand that this project has surfaced again.

My husband and I were tenants next door at 4304 17th street from September 2018 until February 2021. I am well aware of the life cycle of the project proposed by Scott Pluta, because when I first heard the plan, I was devastated at how it would negatively impact the neighborhood.

In August 2019, Pluta invited neighbors to attend a pre-application meeting to present the first draft of his project plan before submitting to The Planning Department. Neighbors that attended collectively opposed the proposal containing **nine** variances.

Pluta's initial story stated he needed financial support from tenants to afford his

property, though it is clear that the main goal of this project is to build a new multi-million dollar structure in what is currently open space so that he could create a custom designed two story luxury penthouse to upgrade his own personal dwelling, using 33% of the square footage of the total project.

Once his plans were denied the first time, the marketing storyline for the project pivoted to being a champion for social justice. In the second plan, affordable housing units only represent 18% of the proposed square footage. The other 82% is for-profit, market-rate rental. On a personal level, my husband is Black and I am white. Pluta was never openly friendly or communicative to us, and we were personally insulted that he claimed to care so deeply about the issue of racially based housing inequality segregation in our neighborhood.

Witnessing how the story continues to shift over the past 2+ years is a clear indicator Pluta is mutating the story to manipulate the public to think this project is benefiting others, when in reality it continues to be about his own personal gain.

There was an incident where we reported to 311 a Jeep Rubicon with a Virginia license plate illegally parked in the red zone by our garage in a construction zone. The Jeep was Pluta's and he inaccurately blamed our upstairs neighbors, escalating the incident by uploading recorded Nest footage on [YouTube](#) of them walking next to his illegally parked car, falsely titling the video "*SF Neighbors Harassing Affordable Housing Project*". To be clear, this incident was not related to his housing project, but demonstrates his hostility towards neighbors who have lived in the neighborhood for over a decade.

We never witnessed any signs that he is committed to the wellbeing of the Corbett Heights neighborhood. Submitting his plans even though immediate neighbors opposed, his absence from home for extended periods of time resulted in trash build up outside his property, entitled to park in a construction zone, and many random people staying at the property for mere days, before and during Covid-19 Shelter in Place. I understand that this is a continuing theme and that neighbors have since seen his property listed on Airbnb.

I continue to believe this is not a project that is trying to actually solve San Francisco's affordable housing crisis, but rather someone who is riding on current events to disguise his true focus, to build a luxury two-level penthouse condominium at the expense of the neighborhood which will lose green space and replace it with a monstrous construction containing a personal 500 square foot deck for only the resider to enjoy.

I urge The Planning Department to reject this project (again). Thank you for taking the time to read my letter voicing my concerns.

Sincerely,  
Jessica LeClerc

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Thursday, October 07, 2021 9:01:30 AM

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**Commission Affairs**

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**From:** Richard Nelson <rdnrdn4@gmail.com>  
**Sent:** Thursday, October 07, 2021 8:45 AM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Corbett Neighbors <Info@corbettneighbors.com>; wm@holtzman.com  
**Subject:** Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,  
Richard Nelson  
64 Douglass  
San Francisco, CA 94114

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 3:30:42 PM

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### Commission Affairs

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**From:** Jonathan Tyburski <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, October 06, 2021 1:14 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Jonathan Tyburski  
[jtyburski@gmail.com](mailto:jtyburski@gmail.com)  
1849 Page St  
Arlington, California 94117



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: General Public Comment for October 7, 2021 Fwd: public comment at June 25, 2015 and June 27, 2019  
General Public Comment Planning Commission Hearing  
**Date:** Wednesday, October 06, 2021 3:30:26 PM  
**Attachments:** [Scan.pdf](#)  
[Scan0027.pdf](#)

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### Commission Affairs

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**From:** Thomas Schuttish <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, October 06, 2021 1:10 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>  
**Subject:** General Public Comment for October 7, 2021 Fwd: public comment at June 25, 2015 and June 27, 2019 General Public Comment Planning Commission Hearing

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Dear President Koppel, Vice President Moore and Fellow Commissioners:

Regarding some of the history of the Section 317 Demo Calc problem there are two emails

previously sent to the Commission attached below and are again submitted as part of General Public Comment for this coming Thursday, October 7, 2021.

One email is from June 27, 2019 for General Public Comment for that day and the other email is from June 24, 2015 for the next day, June 25, 2015 General Public Comment. The June 2015 email has two pdf attachments that were also sent back then.\*\*

There now are *another* four new Commissioners since the June 27, 2019 email (and Commissioner Hillis is now Director Hillis), just as there were four different Commissioners seated on June 25, 2015.

As you know, the Staff recently acknowledged to the current Commission that Noe Valley is *“an epicenter for de-facto demolition”*.

For more background on this acknowledgment, please watch SFGOVTV:

1. General Public Comment on **June 25, 2015**, at the 35 minute mark which is the start of the discussion between Commissioner Richards and ZA Sanchez on this issue, as well as my comments at the beginning of General Public Comment. But the discussion between the two men is interesting because the focus is on “enforcement”, not on prevention or preservation.

And,

2. Item No. 9 on **March 26, 2009**. This is the hearing where the Commission unanimously approved the Code Implementation Document for Section 317 and Department Staff said they would “*return in a couple of months*” and “*may make recommendations for adjustments of some of the thresholds that the Code empowers you to make, particularly about the thresholds for alteration projects that are tantamount to demolition*”.

Here is the main point of my General Public Comment for October 7, 2021:

In the four years between the June 24, 2015 email and the June 27, 2019 email there has been the RET proposed and the Peskin Legislation proposed and both later dropped.

*However, there has also been the Residential Flat Policy, approved by the Commission on October 12, 2017, which helped to mitigate the loophole of Section 317 (b) (7) and the loss of housing through de-facto mergers.*

Since the June 27, 2019 email until today, there has been the Large Residence Ordinance proposed and excoriated.

*However, there has also been the elimination of Section 317 (d) (3) (A) which was approved by the Planning Commission and the Board of Supervisors last year.*

The Residential Flat Policy and the requirement of a CUA for all RH-1 Demolitions are positive actions

in reforming Section 317 and are in line with City policy to preserve existing housing.

*Most importantly they are proactive. And they reform Section 317.* And they set the rules at the beginning, before a project even begins its application process.

The Demolition Calculations should now be adjusted by the Planning Commission per Section 317 (b) (2) (D) as part of this "reform".

This would also be a proactive and a positive action that the Planning Commission is already empowered to do.

It would not require action by the Board of Supervisors.

It would not require enforcement actions by Staff.

It would set the rules at the beginning of the application process just as the Residential Flat Policy and a Conditional Use for all RH-1 Demolitions do.

It could work as a "carrot and stick" not only to preserve housing, but could potentially add housing.

*It would be a good thing to have a hearing on Section 317 (b) (2) (D) as I requested in my October 2, 2021 letter to the Commission.*

Thank you.

Sincerely,

Georgia Schuttish

**\*\***(Ironically, the pdf below labelled "Scan 0027" sent in June 2015 is pages of real estate listings showing the high volume of property sales in the Mission District during this time. Page #2 in the pdf includes the pending sale of 1068 Florida Street. This project was on the September 23, 2021 Agenda, needing legalization of the 2018 illegal Demolition of two units).

Begin forwarded message:

**From:** SchuT <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

**Subject:** Fwd: public comment at June 25, 2015 Planning Commission Hearing

**Date:** June 27, 2019 at 5:01:21 PM PDT

**To:** "[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)" <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>, "[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "[mooreurban@aol.com](mailto:mooreurban@aol.com)" <[mooreurban@aol.com](mailto:mooreurban@aol.com)>, "[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)", "[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)", "[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)" <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>, "[richhillissf@yahoo.com](mailto:richhillissf@yahoo.com)" <[richhillissf@yahoo.com](mailto:richhillissf@yahoo.com)>, "[drichards20@outlook.com](mailto:drichards20@outlook.com)"

**Cc:** "[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)" <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>, "Starr, Aaron (CPC)" <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>, "[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)" <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>, "Teague Corey (CPC)" <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>, "[audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org)", "Watty,

Elizabeth (CPC)" <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>, "O'Riordan, Patrick (DBI)" <[patrick.oriordan@sfgov.org](mailto:patrick.oriordan@sfgov.org)>, [cyril.yu@sfgov.org](mailto:cyril.yu@sfgov.org), "[tom.hui@sfgov.org](mailto:tom.hui@sfgov.org)" <[tom.hui@sfgov.org](mailto:tom.hui@sfgov.org)>, "[Lee.Hepner@sfgov.org](mailto:Lee.Hepner@sfgov.org)" <[Lee.Hepner@sfgov.org](mailto:Lee.Hepner@sfgov.org)>, "[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)" <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>, [peskinstaff@sfgov.org](mailto:peskinstaff@sfgov.org)

Dear President Melgar and Fellow Commissioners,

Attached is an email which has two PDFs attached, that I sent out on June 24, **2015** prior to the Commission Hearing the next day, June 25, **2015**.

It is still relevant, which is why I submitted a hard copy at today's hearing during General Public Comment to Mr. Ionin for the record.

Much has changed since four years ago.....four of the current Commissioners were not seated and Supervisor Peskin had not yet returned to the Board.

But much has not changed.

Please look over the email and PDFs below, but even better, I strongly suggest that you watch the entire General Public Comment from June 25th Hearing on SFGOVTV.

I think the statements from Commissioner Richards and Mr. Sanchez are particularly cogent. (It is only 14 minutes long, sorry I could not do a link).

I will submit a hard copy of the 2015 email to the Members of the BIC at their next meeting.

Thank you and Happy Summer.

Sincerely,

Georgia

Sent from my iPad

Begin forwarded message:

**From:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

**Date:** June 24, 2015 at 10:23:46 PM PDT

**To:** Rodney Fong <[planning@rodnevfong.com](mailto:planning@rodnevfong.com)>, Cindy Wu <[cwu.planning@gmail.com](mailto:cwu.planning@gmail.com)>, Rich Hillis <[richhillissf@yahoo.com](mailto:richhillissf@yahoo.com)>, "Richards Dennis (CPC)" <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>, Antonini <[wordweaver21@aol.com](mailto:wordweaver21@aol.com)>, "Johnson Christine D.(CPC)" <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>, Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>, "Secretary Commissions (CPC)" <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>, "[scott.weiner@sfgov.org](mailto:scott.weiner@sfgov.org)" <[scott.weiner@sfgov.org](mailto:scott.weiner@sfgov.org)>, "Kim Jane (BOS)" <[jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)>, "[John.Avalos@sfgov.org](mailto:John.Avalos@sfgov.org)" <[John.Avalos@sfgov.org](mailto:John.Avalos@sfgov.org)>, "[David.Campos@sfgov.org](mailto:David.Campos@sfgov.org)" <[David.Campos@sfgov.org](mailto:David.Campos@sfgov.org)>, "[Breedstaff@sfgov.org](mailto:Breedstaff@sfgov.org)" <[Breedstaff@sfgov.org](mailto:Breedstaff@sfgov.org)>, "[Eric.L.Mar@sfgov.org](mailto:Eric.L.Mar@sfgov.org)" <[Eric.L.Mar@sfgov.org](mailto:Eric.L.Mar@sfgov.org)>, "[Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org)" <[Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org)>, "[Malia.Cohen@sfgov.org](mailto:Malia.Cohen@sfgov.org)" <[Malia.Cohen@sfgov.org](mailto:Malia.Cohen@sfgov.org)>

**Cc:** "Sanchez Scott (CPC)" <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>, "Hui Tom (DBI)" <[tom.hui@sfgov.org](mailto:tom.hui@sfgov.org)>, "Rahaim John (CPC)" <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>, "Ionin Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>

**Subject:** public comment at June 25th Planning Commission Hearing

**Reply-To:** Thomas Schuttish <[schuttishtr@sbcglobal.net](mailto:schuttishtr@sbcglobal.net)>

Dear Commissioners and Dear Supervisors:

Attached is material in the **first pdf** that is illustrative of some of the problems in Noe Valley with alterations that appear to be demolitions. I have many more that deserve your examination and I will forward to you shortly.

This is a serious problem because it is an abuse of the process, mostly by developers and speculators, but it also has an extremely negative impact on the affordability of housing in San Francisco and all the issues that are attached to that.

*The fundamental issue obviously is what kind of City do we want to live in?*

I think you are all smart enough to understand the ramifications of these issues without me reciting them for you.

However....here are several things that I have observed in my neighborhood in the last few years.

- 1. These "defacto demolitions" are creating the loss of affordable or relatively affordable housing.**
- 2. This is creating an unstable condition in the Noe Valley neighborhood that also has a direct impact on the adjacent Mission District which everyone can agree is under siege, even more than Noe Valley. Seven million dollar homes in Noe Valley on Elizabeth Street, encourages million dollar condos on Valencia and \$3 million dollar homes on Lexington Street.**
- 3. Many units in Noe Valley are being absorbed into ultra large single family homes where decent or family sized units are disappearing or being absorbed into much large, luxury single family home by defacto unit mergers that the Planning Commission is not able to review under Section 317.**
- 4. Citizens are disheartened and disgusted not only by the seeming hopelessness of the situation but the barriers to input into the planning process which is also part of the democratic process. Neighbors who should be filing *reasonable* DRs or challenging permits at the Board of Appeals are retreating because they believe the system does not care about their concerns.**
- 5. The character and quality of a San Francisco neighborhood is being radically altered by 21st century buildings that are a version of the detested 1960s and 1970s apartment building boxes.**

**6. In many cases the Residential Design Guidelines are being ignored by staff and abused by developers and their attorneys.**

**7. This has an economic and social impact, potential and actual, on all the other San Francisco neighborhoods...to the south and to the west of Noe Valley and the Mission.**

I have attached 7 projects, 6 which are in Noe Valley and one which is the Mission Dolores area in the **first pdf** which are illustrative of the six points above. As I said above there are more, which I will forward to you soon.

**The second pdf is a listing of sales in the Mission District over the past several months. This sales volume is astounding and can be looked at as proof of the economic pressures of the Mission District, which Noe Valley is part of, historically and socially and certainly by geographic proximity. This is not about supply and demand...this is simply about rampant speculation.**

**I believe that a greater oversight is needed at the Building and at the Planning Department to make sure developers are following the rules that would at least regulate and temper these developments, most especially those that are alterations that may be defacto demolitions, when the applications are filed. That is really the only time to catch them. Staff, particularly the Planning Staff needs to use their considerable professional skills and zeal to make sure that not only are the plans accurate, but that rules are being followed and that neighbors are being informed and involved in the process when projects arrive at the Planning Department. This will help decision makers and all our citizens.**

Regulation is not a pejorative. It is a synonym for planning and a synonym for common sense and insuring fairness in our society and in our beloved City.

*Let me say the following:* This is an overwhelming problem that does not require finger pointing, but as you all know does need some attention and action.

Thank you.

Sincerely,

**GEORGIA** Schuttish  
460 Duncan Street  
San Francisco, California 94131



#1

# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Full Analysis

HEARING DATE: JANUARY 9, 2014

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Date: January 9, 2014  
 Case No.: 2013.1002D  
 Project Address: 23-29 Kronquist Court  
 Permit Application: 2013.0508.6422  
 Zoning: RH-1 (Residential House, One-Family)  
 40-X Height and Bulk District  
 Block/Lot: 6582/024&010B  
 Project Sponsor: Kenda McIntosh  
 Reuben, Junius & Rose  
 1 Bush Street, Suite 600  
 San Francisco, CA 94104  
 Staff Contact: Casey Noel - (415) 575-9125  
[casey.noel@sfgov.org](mailto:casey.noel@sfgov.org)  
 Recommendation: Do not take DR and approve the project as proposed

*applic to have merged the lots*

*appearance of 2 sep. bldings*

*will be undertaken*

### PROJECT DESCRIPTION

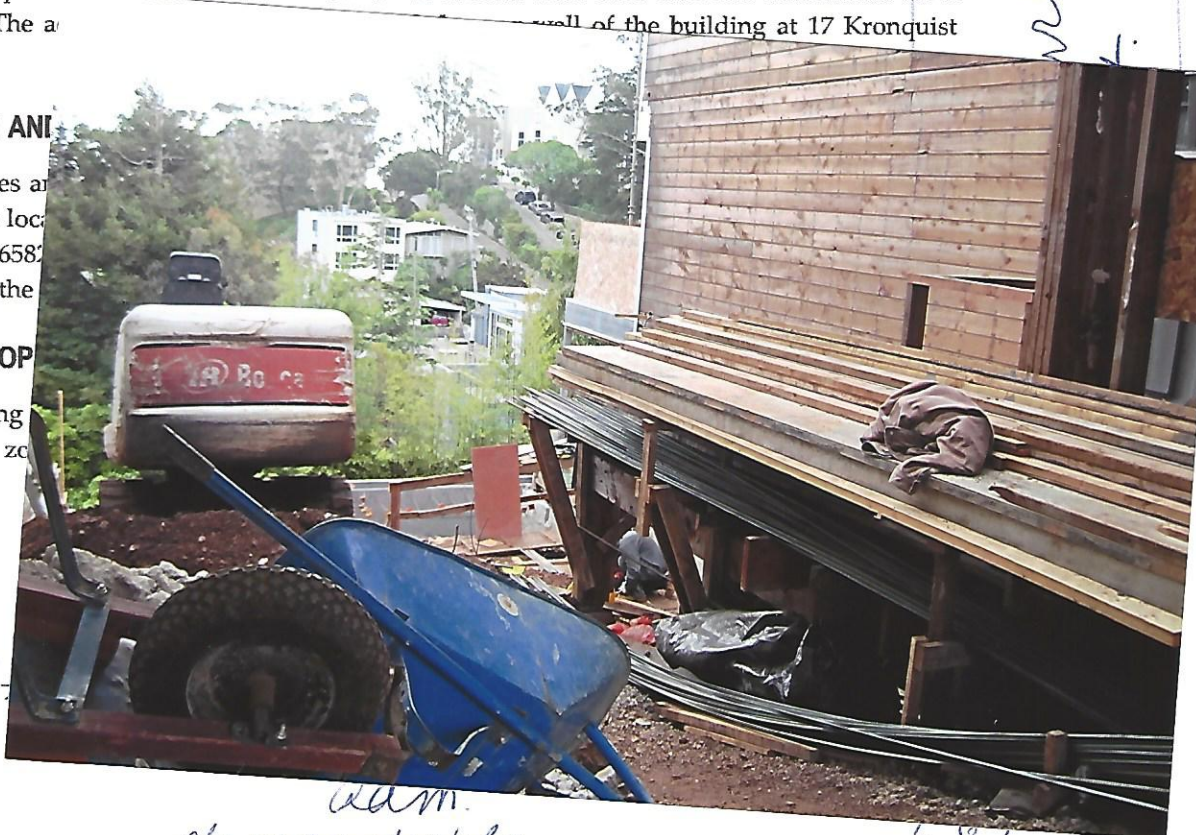
The proposal is to merge two single-family dwellings on two separate, adjacent lots into one single-family dwelling on one merged lot. The project also includes two small additions to the rear of the buildings. The addition to 29 Kronquist will in-fill a notch at the rear of the second floor level. The addition to 23 Kronquist will extend the north half of the second floor back four feet four inches for a width of 12.5 feet. The a wall of the building at 17 Kronquist Court.

### SITE DESCRIPTION AND

The subject properties are located at 23 and 29 Kronquist Court. The project is located in Assessor's Block 6582 (Residential House, One-Family) District and the

### SURROUNDING PROPERTIES

The area surrounding 23 and 29 Kronquist Court are zoned for residential use and consist of single-family residences.



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(C. NOEL: (415) 575-

23-29 KRONQUIST COURT - east side of Kronquist Court between 27<sup>th</sup> and Cesar Chavez; Lots 024 and 010B in Assessor's Block 6582 - **Discretionary Review**, pursuant to Planning Code Section 311. of Building Permit Application No. 2013.0508.6422. proposing to merge two single-family dwellings into one single-family dwelling. The project also includes two small additions to the rear of the buildings. The addition to 29 Kronquist will in-fill a notch at the rear of the second floor level. The addition to 23 Kronquist will extend the north half of the second floor back four feet four inches for a width of 12.5 feet. The addition to 29 Kronquist will extend the north wall of the building at 17 Kronquist Court. The property is located in the (Single-Family) Zoning District and 40-X Height and Bulk District. This action is proposed for purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Planning Code.

Preliminary Recommendation: Do Not Take Discretionary Review and

- SPEAKERS:
- Adrian Polak – DR requestor
  - + Karla McIntosh – Sponsor representative
  - + Hiroki Asai – Project description
  - + Dr. Frank McLaughlin – Support
  - + Jan Gregroy – Support
  - + Anne Hedges - Support

ACTION: No DR, Approved as Proposed, finding that the project is consistent with the applicable zoning code.

AYES: Fong, Wu, Antonini, Borden, Hillis, Sugaya

NAYES: Moore

DRA: 0347

### G. PUBLIC COMMENT

At this time, members of the public may address the Commission on items within the subject matter jurisdiction of the Commission except agenda items. With respect to items that address the Commission will be afforded when the item is reached in the meeting. If an item has already been reviewed in a public hearing at which members of the Commission has closed the public hearing, your opportunity to address the Commission's Public Comment portion of the Calendar. Each member of the public may speak for a maximum of three minutes.





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Contact Af dms

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#2

**Welcome to our Permit / Complaint Tracking System!**

**Permit Details Report**

**Report Date:** 4/22/2015 8:53:57 PM

Application Number: 200803187426  
 Form Number: 3  
 Address(es): 6539 / 029 / 0481 JERSEY ST  
 Description: HORIZONTAL & VERTICAL ADDITION @ BASEMENT FLOR. BATHROOM MEDIA ROOM & BEDROOM 1ST FLOOR RELOCATING KITCHEN, SECOND FLOOR 3 BEDROOMS AND 3 BATHROOMS.  
 Cost: \$487,560.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
3/18/2008	TRIAGE	
3/18/2008	FILING	
3/18/2008	FILED	
1/15/2013	PLANCHECK	
1/15/2013	APPROVED	
5/22/2013	ISSUED	
6/7/2013	SUSPEND	requested by BPA -- ltr dd 6/6/13
8/5/2013	REINSTATED	requested by BPA -- ltr dd 7/23/13

**Contact Details:**

**Contractor Details:**

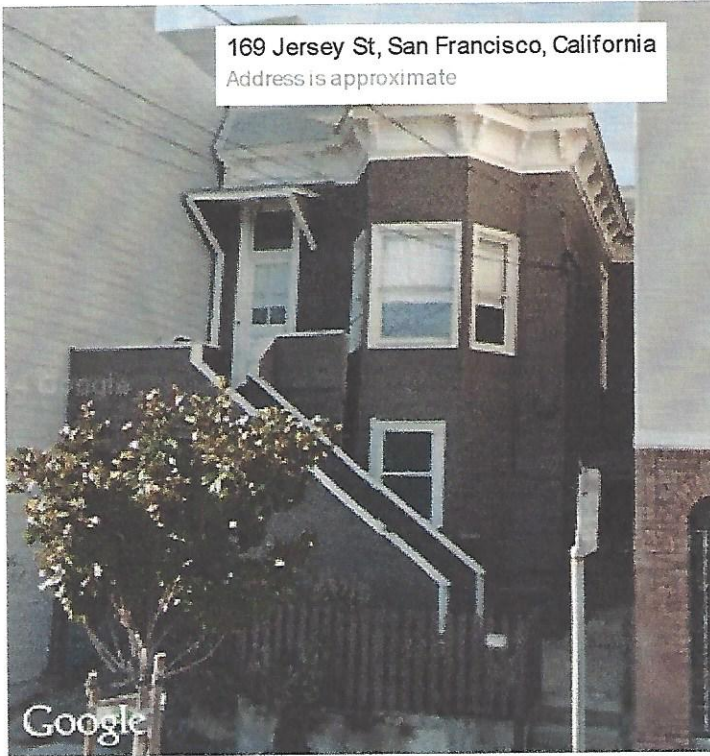
License Number: 995405  
 Name: IRENE VELASQUEZ  
 Company Name: SF MODERN  
 Address: 7511 AUREL ST \* SAN CARLOS CA 94070-0000  
 Phone:

**Addenda Details:**

Description: SITE

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	3/19/08	3/19/08			3/19/08	YAN BRENDA	
2	PPC	3/20/08	3/20/08			1/11/13	SAMARASINGHE GILES	1/11/13: to CPB.grs 12/18/12: to PUC; snt. 12/14/12: to BSM.grs. 3-20-08: Route to CP-Zoc. sjf 4/29/08: revision submitted & routed to DCP. gs 7/10/08: recd revision #2 plns only to route to DCP/M. Smith. gs 11/07/08: (Revision SR-3) plns only to DCP/ M. Smith. gjs 2-16-10: Applicant submit Revision 4 to CP-Zoc/Michael Smith. sjf 8-31-10: Applicant submit Revision 5 to CP-Zoc/Michael Smith. sjf
3	CP-ZOC	3/20/08	4/14/08			11/27/12	SMITH MICHAEL	
4	CP-NP	12/11/08	12/11/08			1/10/09	SMITH MICHAEL	Sec 311 mailed 12/11/08 exp 1/10/09
5	CP-NP	4/9/10	4/9/10			4/19/10	SMITH MICHAEL	(10-day Notice) Section 311 mailed 4-9-10, expiration 4-19-10, (Carolyn)
6	CP-NP	2/29/12	3/7/12			4/6/12	SMITH MICHAEL	Mailed 311 Notice 3/7/12; Expired 4/6/12 (Vlad)
7	CP-DR	4/6/12	5/1/12			11/27/12	SMITH MICHAEL	DR filed on 1/12/09 by Monique Mabey; DR Filed 4/6/12 by D.Merkel and J. Sadler
8	BLDG	11/28/12	12/11/12	12/11/12		12/14/12	VALLE JAIME	
9	DPW-BSM	12/14/12	12/17/12			12/17/12	MINIANO DANNY	12/17/12 - DPW/BSM SITE PERMIT APPROVAL ONLY. Major renovation needs SF permit prior to addenda sign off

# 168 Jersey St, San Francisco, San Francisco County, CA 94114



**\$1,375,000**

SOLD ON  
NOV 29, 2012

Beds: **n/a**  
 Baths: **1**  
 Sqft: **1,140**  
 Lot size: **6.538 ac**  
 Year Built: **1900**

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#4

San Francisco, CA

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## 4326 Cesar Chavez St

San Francisco, CA 94131 (Noe Valley)

2 bed, 1 full bath, 1,379 sqft Single-Family Home

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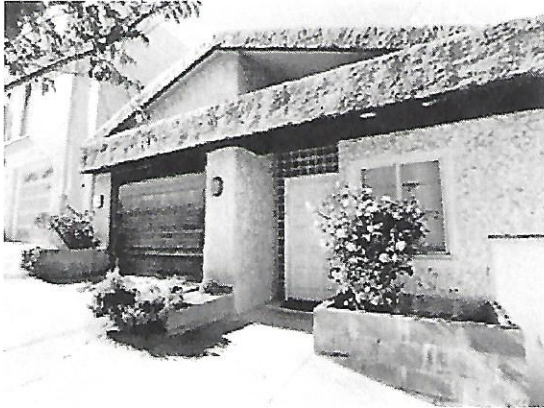
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Are you the owner? Add facts to improve our estimate. Or request an estimate from a local expert.

Photos (1 of 7)

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### Property Details for 4326 Cesar Chavez St

Description provided by Trulia

4326 Cesar Chavez St This is a Single-Family Home in San Francisco CA. 4326 Cesar Chavez St has 2 bedrooms, 1 full bath, and 1,379 sqft. 4326 Cesar Chavez St is in the Noe Valley neighborhood. The current market price for Noe Valley is \$1,596,958.

### Public Records for 4326 Cesar Chavez St

Official property, sales, and tax information

- Single Family Residential
- 1,379 sqft
- 5 Rooms
- Subdivision: HORNERS ADDITION
- 2 Bedrooms
- Lot Size: 4,000 sqft
- 1 Unit
- County: SAN FRANCISCO

### House Facts Data Standard for 4326 Cesar Chavez St

Loading data

Official Site: Free 2015 Equifax



# #4

## Welcome to our Permit / Complaint Tracking System!

### Permit Addenda Details Report

**Report Date:** 3/4/2015 8:42:40 PM

**Application Number:** 201303051551

**Form Number:** 3

**Address(es):**

6561	/	010	/	0	4326	CESAR CHAVEZ	ST
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**Description:**

REMODEL & ADDITION TO SINGLE FAMILY RESIDENCE REAR & VERTICAL ADDITION. CONVERTING (E) ATTIC AND BASEMENT TO HABITABLE USE, AND ADD (N) 3RD FLOOR.

**Cost:** \$500,000.00

**Occupancy Code:** R-3

**Building Use:** 27 - 1 FAMILY DWELLING

### Disposition / Stage:

Action	Date	Stage	Comments
1/21/2014		Issued	

### Contact Details:

#### Contractor Details:

License Number: OWN

Name: OWNER OWNER

Company Name: OWNER

Address: OWNER \* OWNER CA 00000-0000

Phone:

### Addenda Details:

Description: ARCH / STRUCTURAL / T-24 / FINAL								
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	11/6/13	11/6/13			11/6/13	CHAN AMARIS	
2	BLDG	11/6/13	11/25/13			11/25/13	HUANG VIVIAN	
3	MECH	11/26/13	12/13/13	12/16/13		1/9/14	NAGATA TIMOTHY	Recheck approved 1-9-14
4	DPW- BSM	12/17/13	12/18/13	12/18/13		1/15/14	CY LIONGTIAN	Approved! 1-15-14 Subject to all conditions of DPW/BSM Permit # 13IE-0938, 13MSE-0506 and tree app. Pre-construction site meeting and DPW/BSM sign off is required 1/15/14: BSM is ready to sign off. Please route the plans and original application to BSM. (REF: 13IE-0938, 13MSE-0506 and tree app) -CC 1/14/14: Received tree app, but waiting for plan checker's recommendation for sign off. - CC On hold! 12-18-13 Your BPA will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off. Ref: 13MSE-0506, 13IE-0938
5	SFPUC	12/18/13	12/26/13			12/26/13	SZU-WHITNEY MONICA	N/A - Addendum. Already assessed on 10/15/13. Route to PPC 12/26/13.
6	PPC	1/16/14	1/16/14			1/16/14	SAMARASINGHE GILES	1/16/14: to CPB, grs 1/15/14: to BSM, grs 1/9/14: to HOLD BIN, grs 12/27/13: to HOLD BIN, grs
7	CPB	1/16/14	1/17/14			1/21/14	LEE ANITA	01/17/14: Approved - Anita

Station Code Descriptions and Phone Numbers

#5

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No estimated values available for this property.

### Get Professional Advice

Free agent analysis

#### Message (optional)

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I'm planning to...

Sell

Buy

First Name

Last Name

Your Email

Phone (Optional)

Request analysis

By sending a request you agree to our Privacy Policy

2,800 Sqft

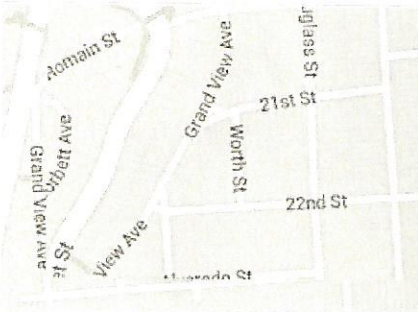
Overview

Schools & Neighborhood

Property History

REALTORS® Strive to Reduce Taxes for Homeowners

### Location



#5

## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 4/22/2015 9:13:00 PM  
**Application Number:** 201401136147  
**Form Number:** 8  
**Address(es):** 6545 / 003 / 01016 DIAMONDST  
**Description:** EXTEND UPPER FLOOR DWELLING INTO NON CONFORMING COMMERCIAL SPACE AT LOWER LEVEL  
**Cost:** \$10,000.00  
**Occupancy Code:** R-3  
**Building Use:** 27 - 1 FAMILY DWELLING

### Disposition / Stage:

Action Date	Stage	Comments
1/13/2014	TRIAGE	
1/13/2014	FILING	
1/13/2014	FILED	
2/18/2014	APPROVED	
2/18/2014	ISSUED	

### Contact Details:

#### Contractor Details:

License Number: OWNER  
 Name: OWNER  
 Company Name: OWNER  
 Address: OWNER \* OWNER CA 00000-0000  
 Phone:

### Addenda Details:

#### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	1/13/14	1/13/14			1/13/14	BUFKA SUSAN	
2	CP-ZOC	2/13/14	2/13/14			2/13/14	OROPEZA EDGAR	N/A, No change to use - No expansion. LCU terminated dwelling to expand into ground floor. E oropeza 2/13/2014
3	BLDG	2/14/14	2/14/14			2/14/14	KWOK STEPHEN	
4	MECH	2/14/14	2/14/14			2/14/14	NAGATA TIMOTHY	OTC Approval
5	DPW-BSM	2/18/14	2/18/14			2/18/14	CHOY CLINTON	
6	CPB	2/18/14	2/18/14			2/18/14	CHUNG JANCE	STREET SPAC UNDER PA#201312063527 PER BSM

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

### Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

### Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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### Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

#6

Back to

Home Values > California > San Francisco > 709 27th St

\$1,151,600 Off Market  
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\$4,398 Est. Payment

1 ba, 750 sq.ft.

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#6

## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 3/4/2015 9:01:50 PM

**Application Number:** 201301258758

**Form Number:** 3

**Address(es):** 6588 / 001B / 0709 27THST

**Description:**

HORIZ. ADDITION AT FRONT + REAR + (N) 3RD STORY VERTICAL ADDITION. AT 1ST FLR. REMODELED GARAGE. (N) BATH (N) STORAGE. 2ND FLR. REMODELED KITCHEN, LIVING/DINING RMS (N) W.C. DECK CLOSETS. 3RD FLR. 2 (N) BEDRMS. 2 (N) BATHS, CLOSETS + DECK. (N) INTERIOR STAIRS & (N) EXTERIOR SPIRAL STAIRS. (N)

**Cost:** \$466,991.47

**Occupancy Code:** R-3

**Building Use:** 27 - 1 FAMILY DWELLING

### Disposition / Stage:

Action Date	Stage	Comments
1/25/2013	TRIAGE	
1/25/2013	FILING	
1/25/2013	FILED	



3CO CA 94112-

Finish	Checked By	Hold Description
1/25/13	SHEK KATHY	
10/11/13	VU DOUG	Approved per plans for front and rear horizontal additions at first and second floors, and a new third floor with front deck to existing single-family dwelling.
9/11/13	VU DOUG	Mailed 311 Notice 9/3/13; Expired 10/3/13 (Vlad)
12/23/13	HOSPITAL JOSEPH	site approved
10/24/13	CY LIONGTIAN	Approved Site only! 10-24-13 DPW/BSM shall not release construction addenda until complete application and plans for Street Improvement and Minor Sidewalk Encroachment (MSE) are submitted and approved Please submit application with all (SI) and (MSE) requirements at 1155 Market Street, 3rd floor, and Tel. No. (415) 554-5810. Your construction addenda will be on hold, until all necessary DPW/BSM permits are completed, or the receiving BSM plan checker-recommending sign off
1/8/14	TOM BILL	Reviewed & assessed for capacity charges 50% paid with permit fees; balance due within 12 months of permit issuance date. See invoice attached to application. Route site submittal to PPC 01/08/14.

1/10/14 to CPR and 1/10/14: CC done



#7



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Mission Single Family Homes Available

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
917-Florida St	\$898,000.	05/22/15	3	1	1	1405	1900	3
3321-19th St	\$1,749,000.	02/06/15	3	2.50	1	1700	1900	108

### No Mission Single Family Homes Contingent/Pending

### Mission Single Family Homes Sold from 4/23/15-5/25/15

Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
2724-21st St	\$1,280,000.	04/28/15	2	1		1250	1900	87
380-Lexington St	\$1,675,000.	05/15/15	3	2	1		1876	16
3326-23rd St	\$1,689,000.	05/04/15	3	1		1710	1900	0
3330-23rd St	\$2,145,000.	04/24/15	3	2	1	1905	1886	15
952-Capp St	\$2,695,000.	05/08/15	5	3.50	2	3276		20
548-Shotwell St	\$3,100,000.	05/19/15	3	3	2	2800	1900	21

**Average Sale Price: \$2,097,333.**

### Mission Condos and TIC Available

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2394-Bryant St	\$738,000.	05/13/15	2	1	0		1902	12
C 1875-Mission St #310	\$779,000.	05/22/15	1	1	0		1925	3
C 2392-Bryant St	\$788,000.	05/13/15	2	1	0		1902	12
C 1875-Mission St #410	\$845,000.	05/20/15	2	1	0		1925	5
T 1146-York St #A	\$899,000.	05/08/15	2	2	1		1907	17
C 1875-Mission St #404	\$950,000.	05/22/15	2	1	1		1925	3
T 842-York St	\$995,000.	05/05/15	3	1	0	1350	1904	20
T 2331-A-Bryant St	\$1,048,000.	05/18/15	3	2	0		1907	2
T 1229-San Bruno Ave	\$1,099,888.	01/09/15	3	2	0	1550	1906	136
C 45-Bartlett St #201	\$1,228,000.	04/15/15	2	2	1	1145	2014	40
T 2331-Bryant St	\$1,288,000.	05/18/15	3	3	0		1907	2
C 45-Bartlett St #505	\$1,299,000.	04/03/15	2	2	1	1107	2014	52
T 2333-Bryant St	\$1,588,000.	05/18/15	2	2	0		1907	2
C 3590-20th St #203	\$1,695,000.	05/15/15	2	2	1	1166	2015	10
C 45-Bartlett St #703	\$1,799,000.	04/15/15	2	2	1	1521	2014	40
C 3590-20th St #507	\$2,495,000.	05/15/15	3	3	1		2015	10

### Mission Condos and TIC Contingent/Pending

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2421-16th St #304	\$308,572.	01/15/15	2	2	1	1025	2014	43
L 88-Hoff St #101	\$378,551.	02/18/15	1	1.50	1	1000	2000	96
C 971-Alabama St #B	\$495,000.	03/18/15	2	1	0		1900	65
T 289-Lexington St	\$499,000.	02/04/15	1	1	0		1907	41
T 2709-Bryant St	\$579,000.	04/23/15	1	1	1		1923	8
C 45-Bartlett St #516	\$653,000.	01/30/15	1	1	0	517	2014	32
C 45-Bartlett St #311	\$659,000.	10/30/14	1	1	0	660	2014	74
C 45-Bartlett St #712	\$670,000.	03/01/15	1	1	0	507	2014	31
T 350-San Carlos St #A	\$689,000.	04/27/15	2	1	1		1900	28
C 1388-San Bruno Ave	\$699,000.	04/16/15	2	1	1		1900	28
T 210-Lexington St	\$699,000.	05/11/15	2	1.25	0	928	1907	8
C 45-Bartlett St #304	\$718,000.	01/26/15	1	1	0	672	2014	29
L 3345-17th St #6	\$728,000.	05/07/15	1	1.50	1	850	2002	13
T 259-Bartlett St #A	\$769,000.	05/04/15	2	1	1	770	1900	21
C 45-Bartlett St #613	\$783,000.	03/01/15	1	1	0	631	2014	18
C 3321-26th St #4	\$789,000.	04/09/15	2	2	1	1034	1980	20
C 3418-26th St #3	\$795,000.	03/12/15	1	2	0	616	2014	36

## AND INVESTMENT

### Mission 2-4 Units Contingent/Pending

Street Address	Price	List Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
2805-2807-Harrison St	\$849,000.	02/13/15	2	0	2500		56
1231-1231A-York St	\$949,000.	01/16/15	2	0			129
1439-1441-So, Van Ness Ave	\$999,000.	03/17/15	2	3	2650		56
1068-Florida St	\$999,000.	05/02/15	2	1			18
959-961-Valencia St	\$1,120,819.	01/06/15	2	2	2160		99
2406-2408-Folsom St	\$1,200,000.	04/29/15	2	0	2470		26
3065-3069-16th St	\$2,295,000.	04/04/15	3	0	5325		51
2650-2652-21st St	\$1,595,000.	05/01/15	3	2	3285		24
465-467-Bartlett St	\$1,998,000.	04/17/15	2	4	3163		19

### Mission 2-4 Units Sold from 4/23/15-5/25/15

Street Address	Price	Sold Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
910-Alabama St	\$1,060,000.	05/15/15	2	0			22
911-913-Capp St	\$1,300,000.	04/29/15	2	2	1530		13
2740-Folsom St	\$1,425,000.	05/22/15	2	1	2012		83
867-869-South Van Ness Ave	\$1,625,000.	04/30/15	3	1	3014		53

Average Sale Price: \$1,352,500

### Mission 5+ Units Available or

Street Address	Price	List Date	#UN	PKG	GRM	CAP	SqFt.	SSF	DOM
3156-3158-24th St	\$1,735,000.	04/24/15	8	0	0.00		4560	380.48	31

### Mission 5+ Units Contingent/Pending

Street Address	Price	List Date	#UN	PKG	GRM	CAP	SqFt.	SSF	DOM
2840-2848-Folsom St	\$2,420,750.	04/06/15	6	0	50.19	1.36			49

No Mission 5+ Units Sold from 4/23/15-5/25/15

No Mission Lots and Land Available, Contingent/Pending or Sold from 4/23/15-5/25/15

### Mission Commercial Buildings Available

Street Address	Price	List Date	GRM	CAP	SqFt	DOM
2985-Mission St	\$750,000.	04/15/15	150.00	0.0	560	40
2250-Mission St	\$4,800,000.	02/05/15	0.00	0.0	11000	109
1939-1943-Mission St	\$6,750,000.	06/24/14	0.00	0.0	22000	335
2601-2611-24th St	\$9,500,000.	03/25/15	0.00	0.8	10000	61

### Mission Commercial Buildings Contingent/Pending

Street Address	Price	List Date	GRM	CAP	SqFt	DOM
2169-Folsom St #M-202	\$989,000.	04/17/15	0.00	0.0	1166	17
2455-Harrison St	\$2,050,000.	11/24/14	0.00	0.0	2600	128
235-Valencia St	\$6,950,000.	03/18/15	0.00	0.0	9210	68

### Mission Commercial Buildings Sold from 4/23/15-5/25/15

Street Address	Price	Sold Date	GRM	CAP	SqFt	DOM
2169-Folsom St #M-102	\$1,402,000.	05/15/15	0.00	0.0	1208	17

Average Sale Price: \$1,402,000.

Please See Next Page for Comparison of Sales for April 2014 and April 2015



# Laurel REALTY

RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Mission Condos and TIC Contingent/Pending

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
C 174-San Carlos St	\$829,000.	03/19/15	2	1	1			56
C 178-San Carlos St	\$829,000.	02/27/15	2	1	1		1906	13
C 566-South Van Ness Ave #6	\$859,000.	04/23/15	2	2	1	936	2007	32
C 566-South Van Ness Ave #11	\$895,000.	04/23/15	2	2	1	936	2007	32
T 467-Bartlett St	\$949,000.	04/17/15	2	1	2	1542	1908	19
C 1875-Mission St #411	\$950,000.	05/20/15	2	1	1		1925	1
C 2558-Mission St #209	\$972,000.	03/25/15	2	2	1	899	2014	35
L 2501-Harrison St #16	\$979,000.	05/07/15	1	1.50	1	1047	2001	12
L 2169-Folsom St #M-202	\$989,000.	04/17/15	1	1	1	1166	2001	17
C 2558-Mission St #207	\$999,000.	01/26/15	2	2	1	915	2014	15
C 2558-Mission St #206	\$1,013,000.	02/20/15	2	2	1	943	2014	27
T 465-Bartlett St	\$1,049,000.	04/17/15	3	1	2	1621	1908	19
C 45-Bartlett St #507	\$1,069,000.	01/15/15	2	2	1	916	2014	7
C 45-Bartlett St #205	\$1,130,000.	04/15/15	2	2	1	1024	2014	14
C 2473-Bryant St	\$1,149,000.	03/19/15	2	1	2			48
C 2207-Bryant St	\$1,195,000.	04/15/15	4	2	1	1653	1914	16
C 45-Bartlett St #606	\$1,199,000.	03/19/15	2	2	1	943	2014	15
C 1875-Mission St #109	\$1,200,000.	05/20/15	2	2	1		1925	1
C 2558-Mission St #601	\$1,239,000.	01/26/15	2	2	1	1060	2014	23
T 2970-21st St #2972	\$1,399,000.	02/13/15	3	2	2	1697	1900	84
C 1447-Valencia St	\$1,425,000.	04/05/15	3	1	2	1810	1895	33
C 45-Bartlett St #803	\$1,599,000.	04/20/15	2	2	1	1138	2014	22

### Mission Condos and TIC Sold from 4/23/15-5/25/15

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
C 550-So, Van Ness Ave #101	\$367,954.	05/13/15	1	1	1	727	1992	165
C 1875-Mission St #208	\$625,000.	05/11/15	0	1	0		1925	37
C 1875-Mission St #308	\$675,000.	05/14/15	0	1	0		1925	3
C 157-Capp St	\$715,000.	04/24/15	1	1	1	850	1907	41
C 1875-Mission St #210	\$780,000.	04/23/15	1	1	1		1925	1
C 725-Florida St #1	\$800,000.	04/23/15	1	1	1	990	2000	50
L 720-York St #202	\$860,000.	05/14/15	1	1	1		1999	22
C 290-San Carlos #2	\$875,000.	05/14/15	2	2	1	946	1980	13
C 1875-Mission St #312	\$910,000.	04/24/15	2	1	1		1925	18
C 566-So, Van Ness Ave #25	\$960,000.	05/05/15	2	2	1	963	2007	19
C 1088-Capp St	\$975,000.	04/28/15	3	1	1	1198	1906	0
C 45-Bartlett St #408	\$976,000.	04/28/15	2	2	1	905	2014	12
C 150-Lexington St #3	\$1,250,000.	04/24/15	2	2	1	921	1994	17
L 2169-Folsom St #M-102	\$1,402,000.	05/15/15	1	1	1	1208	2001	17
L 2600-18th St #20	\$1,500,000.	05/22/15	2	2	1	1596	1999	18
L 2600-18th St #18	\$1,550,000.	05/06/15	2	2	1	1636	1999	4
C 755-Florida St #7	\$1,600,000.	04/24/15	1	1.50	1	1447	1995	18

**Average Sale Price: \$989,468.**

### Mission 2-4 Units Available

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>No. of Units</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
383-385-South Van Ness Ave	\$1,099,000.	05/01/15	4	0	3549		24
1071-1077-Hampshire St	\$1,288,000.	03/20/15	4	0	2070		66
884-886-Alabama St	\$1,349,000.	02/21/15	3	1	3500		93
1163-1165-Shotwell St	\$1,495,000.	05/08/15	2	4	2736		17
1338-1344-Hampshire St	\$1,500,000.	05/03/15	4	2	3040		22
3321-3321 - A-19th St	\$1,749,000.	04/15/15	2	1	1700		40
2950-21st St	\$3,050,000.	04/15/15	4	0	5410		40
2331-2133-Bryant St	\$3,888,000.	05/18/15	3	0			2



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## AND INVESTMENT

### Mission Single Family Homes Available

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
2724-21st St	\$1,199,000.	12/24/14	2	1		1250	1900	82
380-Lexington St	\$1,695,000.	04/22/15	3	2	1		1876	1
3321-19th St	\$1,749,000.	02/06/15	3	2.50	1	1700	1900	76
31968-548 Shotwell St	\$2,695,000.	04/17/15	3	3	2	2800	1900	6

### Mission Single Family Homes Contingent/Pending

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
908-Shotwell St	\$749,000.	03/27/15	1	2	1	1302	1900	0
3330-23rd St	\$1,525,000.	03/25/15	3	2	1	1905	1886	15
952-Capp St	\$2,695,000.	03/25/15	5	3.50	2	3276		20

### Mission Single Family Homes Sold from 3/23/15-4/23/15

Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
953-Treat Ave	\$1,900,000.	03/26/15	2	1	1	1130	1891	56
358-San Carlos St	\$2,600,000.	04/17/15	4	3.50	2		1880	0
864-Florida St	\$3,100,000.	03/27/15	4	3	2	2850	1920	9

**Average Sale Price: \$2,533,333.**

### Mission Condos and TIC Available

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
T 2709-Bryant St	\$579,000.	04/23/15	1	1	1		1923	0
C 1388-San Bruno Ave	\$699,000.	04/16/15	2	1	1		1900	7
C 566-South Van Ness Ave #6	\$859,000.	04/23/15	2	2	1	936	2007	0
C 566-South Van Ness Ave #11	\$895,000.	04/23/15	2	2	1	936	2007	0
C 1875-Mission St #310	\$905,000.	03/13/15	1	1	1		1925	41
C 1875-Mission St #311	\$905,000.	02/02/15	1	1	1		1925	80
C 1875-Mission St #404	\$935,000.	03/13/15	2	1	1		1925	41
T 467-Bartlett St	\$949,000.	04/17/15	2	1	2	1542	1908	6
C 1875-Mission St #410	\$950,000.	03/13/15	2	1	1		1925	41
C 1875-Mission St #411	\$950,000.	03/13/15	2	1	1		1925	41
C 2558-Mission St #209	\$972,000.	03/25/15	2	2	1	899	2014	29
L 2169-Folsom St #M-102	\$989,000.	04/17/15	1	1	1	1208	2001	6
L 2169-Folsom St #M-202	\$989,000.	04/17/15	1	1	1	1166	2001	6
T 465-Bartlett St	\$1,049,000.	04/17/15	3	1	2	1621	1908	6
T 1229-San Bruno Ave	\$1,099,888.	01/09/15	3	2	0	1550	1906	104
C 45-Bartlett St #205	\$1,130,000.	04/15/15	2	2	1	1024	2014	8
C 2207-Bryant St	\$1,195,000.	04/15/15	4	2	1	1653	1914	8
C 45-Bartlett St #201	\$1,228,000.	04/15/15	2	2	1	1145	2014	8
C 1875-Mission St #109	\$1,250,000.	03/13/15	2	1	1		1925	41
C 45-Bartlett St #505	\$1,299,000.	04/03/15	2	2	1	1107	2014	20
C 2473-Bryant St	\$1,385,000.	02/19/15	2	1	2			35
T 2970-21st St #2972	\$1,399,000.	02/13/15	3	2	2	1697	1900	69
C 1447-Valencia St	\$1,495,000.	04/05/15	3	1	2	1810	1895	18
C 45-Bartlett St #803	\$1,599,000.	04/20/15	2	2	1	1138	2014	3
C 45-Bartlett St #703	\$1,799,000.	04/15/15	2	2	1	1521	2014	8

### Mission Condos and TIC Contingent/Pending

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2421-16th St #304	\$308,572.	01/15/15	2	2	1	1025	2014	43
C 550-South Van Ness #101	\$367,954.	11/24/14	1	1	1	727	1992	150
L 88-Hoff St #101	\$378,551.	02/18/15	1	1.50	1	1000	2000	64
C 971-Alabama St #B	\$495,000.	03/18/15	2	1	0		1900	36
T 289-Lexington St	\$499,000.	02/04/15	1	1	0		1907	41



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Mission Commercial Buildings Available

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>GRM</u>	<u>CAP</u>	<u>SqFt</u>	<u>DOM</u>
2985-Mission St	\$750,000.	04/15/15	150.00	0.0	560	8
2169-Folsom St #M-102	\$989,000.	04/17/15	0.00	0.0	1208	6
2169-Folsom St #M-202	\$989,000.	04/17/15	0.00	0.0	1166	6
2250-Mission St	\$4,800,000.	02/05/15	0.00	0.0	11000	77
1939-1943-Mission St	\$6,750,000.	06/24/14	0.00	0.0	22000	303
235-Valencia St	\$6,950,000.	03/18/15	0.00	0.0	9210	36
2601-2611-24th St	\$9,500,000.	03/25/15	0.00	0.8	10000	29
435-Valencia St	\$10,000,000.	07/08/14	37.04	2.7	9000	289

### Mission Commercial Buildings Contingent/Pending

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>GRM</u>	<u>CAP</u>	<u>SqFt</u>	<u>DOM</u>
2455-Harrison St	\$2,050,000.	11/24/14	0.00	0.0	2600	128

### Mission Commercial Buildings Sold from 3/23/15-4/23/15

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>GRM</u>	<u>CAP</u>	<u>SqFt</u>	<u>DOM</u>
953-Treat Ave	\$1,900,000.	03/26/15	0.00	0.0		85

Average Sale Price: \$1,900,000.

Please See Next Page for Comparison of Sales for March 2014 and March 2015



# Laurel REALTY

RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Mission Condos and TIC Contingent/Pending

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
C 157-Capp St	\$579,000.	01/23/15	1	1	1	850	1907	41
C 1875-Mission St #208	\$619,000.	02/02/15	0	1	0		1925	37
C 45-Bartlett St #514	\$632,000.	12/10/14	1	1	0	507	2014	8
C 45-Bartlett St #516	\$653,000.	01/30/15	1	1	0	517	2014	32
C 45-Bartlett St #311	\$659,000.	10/30/14	1	1	0	660	2014	74
C 45-Bartlett St #712	\$670,000.	03/01/15	1	1	0	507	2014	31
C 1875-Mission St #308	\$675,000.	02/27/15	0	1	0		1925	3
C 3418-26th St #4	\$679,000.	01/16/15	1	1	0	500	2014	55
C 45-Bartlett St #304	\$718,000.	01/26/15	1	1	0	672	2014	29
L 720-York St #202	\$749,000.	04/09/15	1	1	1		1999	14
C 1875-Mission St #210	\$780,000.	02/19/15	1	1	1		1925	1
C 45-Bartlett St #613	\$783,000.	03/01/15	1	1	0	631	2014	18
C 3321-26th St #4	\$789,000.	04/09/15	2	2	1	1034	1980	14
C 3418-26th St #3	\$795,000.	03/12/15	1	2	0	616	2014	36
C 725-Florida St #1	\$795,000.	02/23/15	1	1	1	990	2000	50
C 566-South Van Ness #25	\$829,000.	04/09/15	2	2	1	963	2007	14
C 174-San Carlos St	\$829,000.	03/19/15	2	1	1			35
C 178-San Carlos St	\$829,000.	02/27/15	2	1	1		1906	13
C 544-Bartlett St	\$849,000.	03/19/15	2	1	1	1400		14
C 290-San Carlos #2	\$875,000.	04/03/15	2	2	1	946	1980	13
C 1875-Mission St #312	\$910,000.	02/02/15	2	1	1		1925	18
C 45-Bartlett St #408	\$976,000.	01/08/15	2	2	1	905	2014	12
C 1875-Mission St #412	\$980,000.	02/20/15	2	1	1		1925	0
C 2558-Mission St #207	\$999,000.	01/26/15	2	2	1	915	2014	15
C 2558-Mission St #206	\$1,013,000.	02/20/15	2	2	1	943	2014	27
C 45-Bartlett St #507	\$1,069,000.	01/15/15	2	2	1	916	2014	7
C 755-Florida St #7	\$1,095,000.	03/27/15	1	1.50	1	1447	1995	18
L 2600-18th St #18	\$1,175,000.	04/17/15	2	2	1	1636	1999	4
C 150-Lexington St #3	\$1,195,000.	03/24/15	2	2	1	921	1994	17
C 45-Bartlett St #606	\$1,199,000.	03/19/15	2	2	1	943	2014	15
C 2558-Mission St #601	\$1,239,000.	01/26/15	2	2	1	1060	2014	23

### Mission Condos and TIC Sold from 3/23/15-4/23/15

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
C 1875-Mission St #106	\$560,000.	03/31/15	0	1	0		1925	126
C 380-14th St #505	\$565,000.	04/06/15	1	1	0	456	2012	57
C 2558-Mission St #314	\$575,000.	03/31/15	1	1	0	507	2014	45
C 550-South Van Ness #306	\$599,000.	03/25/15	1	1	1	734		49
C 45-Bartlett St #204	\$649,000.	03/25/15	1	1	0	680	2014	49
C 1875-Mission St #406	\$700,000.	04/14/15	2	1	1		1925	0
C 1875-Mission St #204	\$740,000.	04/21/15	1	1	1		1925	70
C 1875-Mission St #203	\$754,000.	04/17/15	1	1	1		1925	126
C 1875-Mission St #209	\$765,000.	04/17/15	1	1	1		1925	0
C 566-South Van Ness Ave #19	\$910,000.	04/10/15	2	2	1	959	2007	18
C 1875-Mission St #403	\$920,000.	04/01/15	2	1	1		1925	88
C 832-Alabama St #B	\$925,000.	04/15/15	2	1	1	905	1900	16
C 566-South Van Ness Ave #2	\$950,000.	04/08/15	2	2	1	808	2007	33
C 2421-16th St #301	\$1,005,000.	03/27/15	2	2	1	1024	2014	54
C 555-Bartlett St #313	\$1,095,000.	04/07/15	2	2	2	1135	2010	21
C 2421-16th St #302	\$1,099,000.	03/25/15	2	2	1	1157	2014	54
C 2749-Bryant St	\$1,149,000.	03/27/15	2	2	1	1133	2014	63





# Laurel REALTY

RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Mission Condos and TIC Sold from 3/23/15-4/23/15

Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2421-16th St #402	\$1,185,000.	03/30/15	2	2	1	1158	2014	54
C 2425-16th St	\$1,375,000.	03/24/15	3	2.50	1	1900	2014	54

**Average Sale Price: \$880,950.**

### Mission 2-4 Units Available

Street Address	Price	List Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
1439-1441-South Van Ness	\$999,000.	03/17/15	2	3	2650		37
1071-1077-Hampshire St	\$1,288,000.	03/20/15	4	0	2070		34
884-886-Alabama St	\$1,349,000.	02/21/15	3	1	3500		61
887-891-Capp St	\$1,650,000.	05/20/14	3	0	4080		330
3321-3321 - A-19th St	\$1,749,000.	04/15/15	2	1	1700		8
666-668-South Van Ness Ave	\$1,799,000.	04/11/15	4	0			12
465-467-Bartlett St	\$1,998,000.	04/17/15	2	4	3163		6
3065-3069-16th St	\$2,295,000.	04/04/15	3	0	5325		19
2950-21st St	\$3,050,000.	04/15/15	4	0	5410		8
3515-3521-20th St	\$3,800,000.	03/18/15	4	0	5875		36

### Mission 2-4 Units Contingent/Pending

Street Address	Price	List Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
910-Alabama St	\$769,000.	03/22/15	2	0			22
2805-2807-Harrison St	\$849,000.	02/13/15	2	0	2500		56
911-913-Capp St	\$899,000.	04/01/15	2	2	1530		13
1231-1231A-York St	\$949,000.	01/16/15	2	0			97
959-961-Valencia St	\$1,120,819.	01/06/15	2	2	2160		99
2740-Folsom St	\$1,399,000.	01/28/15	2	1	2012		83
867-869-South Van Ness Ave	\$1,600,000.	02/20/15	3	1	3014		53

### Mission 2-4 Units Sold from 3/23/15-4/23/15

Street Address	Price	Sold Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
3328-26th St	\$799,000.	03/31/15	2	0	2090		45
2746-Folsom St	\$1,250,000.	03/31/15	3	1	1947		0
1449-South Van Ness Ave	\$1,725,000.	03/27/15	4	8			13
1736-1738-Bryant St	\$2,325,000.	04/01/15	2	2	3985		31
2481-83-Folsom St	\$2,604,000.	04/10/15	3	2	3720		17

**Average Sale Price: \$1,740,600.**

### Mission 5+ Units Available or

Street Address	Price	List Date	#UN	PKG	GRM	CAP	SqFt.	SSF	DOM
2840-2848 Folsom St	\$1,500,000.	04/06/15	6	0	31.10	2.19			17

**No Mission 5+ Units Contingent/Pending**

**No Mission 5+ Units Sold from 3/23/15-4/23/15**

**No Mission Lots and Land Available**

**No Mission Lots and Land Contingent/Pending**

### Mission Lots and Land Sold from 3/23/15-4/23/15

Street Address	Price	List Date	Zoning	Acres	DOM
953-Treat Ave	\$1,900,000.	03/26/15	0.00	0.0	85

**Average Sale Price: \$1,900,000.**



# Laurel REALTY

RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Mission Single Family Homes Available

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
2724-21st St	\$1,250,000.	12/24/14	2	1		1250	1900	31
953-Treat Ave	\$1,899,000.	01/22/15	2	1	1	1130	1891	2

### Mission Single Family Homes Contingent/Pending

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
1071-Alabama St	\$650,000.	09/10/14	3	1	1	860	1907	13

### Mission Single Family Homes Sold from 12/21/14-1/24/15

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
1152-Potrero Ave	\$900,000.	01/09/15	4	2.50	2	1125	1907	90
1331-San Bruno Ave	\$925,000.	01/16/15	1	1	1	930	1904	49

**Average Sale Price: \$912,500.**

### Mission Condos and TIC Available

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
C 2421-16th St #304	\$309,642.	01/15/15	2	2	1	1025	2014	9
C 380-14th St #505	\$549,000.	01/21/15	1	1	0	456	2012	3
C 157-Capp St	\$579,000.	01/23/15	1	1	1	850	1907	1
C 45-Bartlett St #615	\$654,000.	12/18/14	1	1	0	494	2014	37
C 3418-26th St #4	\$679,000.	01/16/15	1	1	0	500	2014	8
C 2558-Mission St #413	\$689,000.	01/15/15	1	1	0	631	2014	9
C 942-Treat Ave	\$779,000.	01/15/15	1	1.50	1	1005	1900	9
C 1261-Florida St	\$895,000.	01/21/15	2	1.50	1	1216	1913	3
C 1875-Mission St #403	\$920,000.	12/15/14	2	1	1		1925	40
C 2421-16th St #301	\$999,000.	01/16/15	2	2	1	1024	2014	8
C 2421-16th St #404	\$1,099,000.	01/15/15	2	2	1	1022	2014	9
C 771-Treat Ave #2	\$1,099,000.	01/22/15	2	2	1		1900	2
C 2749-Bryant St	\$1,099,000.	01/23/15	2	1	1	1303	1900	1
C 2421-16th St #303	\$1,149,000.	01/16/15	2	2	1	1133	2014	8
C 2421-16th St #201	\$1,245,000.	01/16/15	2	2.50	1	1228	2014	8
C 2421-16th St #202	\$1,299,000.	01/16/15	2	2.50	1	1208	2014	8
T 1229-San Bruno Ave	\$1,299,888.	01/09/15	3	2	0	1550	1906	15
C 2125-Bryant St #308	\$1,395,000.	01/23/15	3	3.50	3	1643	2009	1
C 2425-16th St	\$1,425,000.	01/16/15	3	2.50	1	1900	2014	8
C 765-South Van Ness Ave	\$1,799,000.	01/15/15	3	3	1	2790		9

### Mission Condos and TIC Contingent/Pending

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>BD</u>	<u>BA</u>	<u>Pkg</u>	<u>Sq.Ft.</u>	<u>Yr</u>	<u>DOM</u>
C 550-So. Van Ness Ave #101	\$367,954.	11/24/14	1	1	1	727	1992	61
C 2558-Mission St #314	\$575,000.	07/09/14	1	1	0	507	2014	45
C 2558-Mission St #315	\$579,000.	04/24/14	1	1	0	494	2014	48
C 1875-Mission St #106	\$589,000.	10/17/14	0	1	0		1925	99
C 2558-Mission St #415	\$599,000.	08/07/14	1	1	0	494	2014	21
C 45-Bartlett St #416	\$599,000.	10/30/14	1	1	0	517	2014	21
C 45-Bartlett St #514	\$632,000.	12/10/14	1	1	0	507	2014	8
C 45-Bartlett St #204	\$649,000.	10/30/14	1	1	0	680	2014	49
C 2558-Mission St #313	\$654,000.	09/04/14	1	1	0	631	2014	27
C 45-Bartlett St #311	\$659,000.	10/30/14	1	1	0	660	2014	74
C 264-Folsom St	\$695,000.	11/07/14	2	1	1	1082	1900	78
C 2558-Mission St #318	\$740,000.	09/04/14	1	1	1	725	2014	12
C 1875-Mission St #204	\$754,000.	12/18/14	1	1	1		1925	37



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

**AND INVESTMENT**

**Mission Condos and TIC Sold From 7/24/14-8/26/14**

Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
T 2942-22nd St	\$725,000.	07/25/14	2	1	1		1909	48
T 1270-York St	\$805,000.	08/08/14	2	2	0	912	1900	43
L 2875-21st St #7	\$840,000.	08/05/14	1	1.50	1	1085	1999	29
L 725-Florida St #12	\$879,000.	08/18/14	1	1.50	1	1040	2000	19
T 1272-York St	\$885,000.	08/08/14	2	2	0	933	1900	23
C 1515-15th St #207	\$899,000.	08/11/14	2	2	1	968	2014	8
C 1117-Alabama St #A	\$989,528.	08/22/14	2	1	1	983	1900	23
C 1370-Valencia St #5	\$1,150,000.	08/13/14	2	2	1	1338	1986	16
C 2125-Bryant #107	\$1,235,000.	08/04/14	2	2	2	1450	2009	13

**Average Sale Price: \$851,913.**

**Missions 2-4 Units Available**

Street Address	Price	List Date	Num. Units	Pkg	Sq.Ft.	Yr	DOM
2758-2760-23rd St	\$659,000.	07/31/14	2	0	1372		26
2746-Folsom St	\$1,298,000.	08/05/14	3	1	1947		21
1385-1387-Hampshire St	\$1,299,000.	07/25/14	4	3	2350		32
1152-54-Treat Ave	\$1,350,000.	07/15/14	4	2	3600		42
887-891-Capp St	\$1,750,000.	05/20/14	3	0	4080		98
3150-24th St	\$2,430,000.	08/20/14	4	2	5248		6

**Mission 2-4 Units Contingent/Pending**

Street Address	Price	List Date	Num. Units	Pkg	Sq.Ft.	Yr	DOM
1376-1378-Natoma St	\$795,000.	04/12/13	3	0	2420		501
1370-1374-Natoma St	\$795,000.	04/12/13	3	0	2516		501
1222-York St	\$799,000.	06/16/14	2	4			71
2643-2645-Folsom St	\$899,000.	07/10/14	2	1			28
2877-Folsom St	\$999,000.	06/17/14	3	3	2070		20
601-603-Capp St	\$1,300,000.	05/05/14	3	1	3140		1
1103-1105-Alabama St	\$1,500,000.	05/27/14	2	0	2500		91

**No Mission 2-4 Units Sold From 7/24/14-8/26/14**

**Mission 5+ Units Available**

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
3198-24th St	\$4,150,000.	07/17/14	13	0	14.81	4.44	8851	468.87	40
1468-1474-Valencia St	\$5,000,000.	06/13/14	6	0	17.07	4.36	7850	636.94	74

**Mission 5+ Units Contingent/Pending**

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
3421-3431-20th St	\$1,199,000.	08/12/14	6	0	35.16	2.84	6390	187.64	14
305-San Carlos St	\$2,650,000.	08/04/14	12	4	17.58	2.83	8661	305.97	22
1200-Valencia St	\$8,700,000.	07/28/14	21	0	15.96	3.85	19632	443.15	18

**Mission 5+ Units Sold From 7/24/14-8/26/14**

Street Address	Price	Sold Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
3300-3308-26th St	\$1,330,000.	08/06/14	6	0	13.47	6.74	5250	253.33	76

**Average Sale Price: \$1,330,000.**

**No Mission Lots Available**

**No Mission Lots Contingent/Pending**

**No Mission Lots Sold From 7/24/14-8/26/14**



# Laurel REALTY

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## AND INVESTMENT

### Mission Commercial Buildings Available

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>GRM</u>	<u>CAP</u>	<u>Sq.Ft.</u>	<u>DOM</u>
2829 25th St	\$1,400,000.	07/21/14	0.00	0.0	3312	36
2505 Mariposa St	\$6,200,000.	07/15/14	0.00	0.0	13399	42
1939-1943 Mission St	\$6,750,000.	06/24/14	0.00	0.0	22000	63
2601-2611 24th St	\$9,700,000.	04/24/14	0.00	0.7	10000	124
1300-1316 Utah St	\$9,700,000.	07/16/14	0.00	0.7	10000	41
2712-Mission St	\$12,800,000.	11/15/13	0.00	0.0	28693	284

### Mission Commercial Buildings Contingent/Pending

<u>Street Address</u>	<u>Price</u>	<u>List Date</u>	<u>GRM</u>	<u>CAP</u>	<u>Sq.Ft.</u>	<u>DOM</u>
2293-Mission	\$1,300,000.	03/27/13	0.00	0.0	4943	61
3252-19th St #A	\$1,800,000.	02/24/14	0.00	0.0	4250	4
2445-16th St	\$1,875,000.	05/20/10	0.00	0.0	9997	4
225-Valencia St	\$6,150,000.	09/23/13	0.00	0.0	17100	74
435-Valencia St	\$9,000,000.	07/08/14	33.33	3.0	9000	49

### Mission Commercial Buildings Sold From 7/24/14-8/26/14

<u>Street Address</u>	<u>Price</u>	<u>Sold Date</u>	<u>GRM</u>	<u>CAP</u>	<u>Sq.Ft.</u>	<u>DOM</u>
3380-20th St #102	\$350,000.	07/31/14	0.00	0.0	702	279
<b><u>Average Sale Price: \$350,000.</u></b>						

Please See Next Page for Comparison of Sales for July 2013 and July 2014



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

**AND INVESTMENT  
Mission Single Family Homes Available**

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
844-Potrero Ave	\$779,000.	05/02/14	3	1			1900	116
963-Alabama St	\$975,000.	08/18/14	3	1	1	1130	1900	8
645-Capp St	\$995,000.	08/14/14	2	1	2			12
1110-York St	\$1,100,000.	08/20/14	1	1	2	1140	1907	6

**Mission Single Family Homes Contingent/Pending**

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
1380-Natoma St	\$895,000.	05/29/14	2	1.50	2	1979	1922	13
1374-Utah St	\$1,098,000.	07/25/14	3	3	1	2043	1929	13
1248-Utah St	\$1,149,000.	05/31/14	3	2	1	2509	1915	87
1221-York St	\$1,280,000.	08/01/14	3	3	1	1843	1900	12

**No Mission Single Family Homes Sold From 7/24/14-8/26/14**

**Mission Condos and TIC Available**

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2558-Mission St #415	\$599,000.	08/07/14	1	1	0	494	2014	19
C 550-South Van Ness #306	\$615,000.	07/13/14	1	1	1	734		44
C 109-Bartlett St #303	\$659,000.	05/08/14	2	1	1	798	1990	110
C 2558-Mission St #204	\$699,000.	07/02/14	1	1	0	680	2014	55
C 2579-Folsom St	\$749,000.	08/22/14	2	1	1	958	1900	4
C 1587-15th St #506	\$769,000.	08/14/14	2	1	1	850	2007	12
C 2558-Mission St #217	\$835,000.	08/13/14	1	1	1	834	2014	13
C 540-Bartlett St	\$849,000.	08/20/14	2	1	1	892	1900	6
C 1353-Minna St	\$849,000.	07/28/14	2	1	1	950	1907	29
C 2558-Mission St #208	\$899,000.	07/02/14	2	2	0	872	2014	55
C 2558-Mission St #310	\$938,000.	08/13/14	2	2	1	930	2014	13
C 1515-15th St #504	\$978,000.	08/23/14	2	2	1	983	2014	3
C 3418-26th St #10	\$1,112,750.	08/13/14	1	1.50	8		2013	13
T 414-Capp St	\$1,295,000.	08/14/14	3	3	1		1908	12

**Mission Condos and TIC Contingent/Pending**

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 2558-Mission St #314	\$575,000.	07/09/14	1	1	0	507	2014	26
C 2558-Mission St #315	\$579,000.	04/24/14	1	1	0	494	2014	48
C 1515-15th St #508	\$749,000.	06/25/14	1	1	1	650	2014	4
C 1515-15th St #403	\$752,000.	06/29/14	1	1	1	650	2014	29
L 2130-Harrison St #3	\$788,000.	08/04/14	1	1.50	1	1076	2001	22
L 633-Hampshire St #3	\$875,000.	07/11/14	1	2	1	1170	2001	46
C 1515-15th St #307	\$899,000.	06/25/14	2	2	1	968	2014	15
C 1249-Potrero Ave	\$899,000.	07/16/14	3	1	1		1907	41
C 2558-Mission St #307	\$917,000.	06/18/14	2	2	1	916	2014	14
C 2277-Bryant St	\$995,000.	05/02/14	2	2	2	1184	1915	13
C 3418-26th St #2	\$995,500.	07/18/14	2	2	8	795	2013	25
C 2553-Folsom St	\$998,000.	07/17/14	2	2	1	1133	1897	40
T 2715-Folsom St	\$1,150,000.	05/05/14	4	2	0		1908	77
C 2279-Bryant St	\$1,200,000.	05/02/14	3	2	2	1483	1915	13

**Mission Condos and TIC Sold From 7/24/14-8/26/14**

Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 1515-15th St #201	\$408,431.	08/06/14	0	1	0	383	2014	6
C 918-Capp St	\$682,000.	07/24/14	2	1	1			21
C 135-Valencia St #A210	\$725,000.	07/28/14	2	1	1	896	1997	59



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

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**Mission Condos and TIC Contingent/Pending**

Street Address	Price	List Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 45-Bartlett St #303	\$787,000.	10/22/14	1	1	1	832	2014	28
C 45-Bartlett St #402	\$799,000.	11/19/14	1	1	1	816	2014	16
C 1875-Mission St #203	\$810,000.	10/17/14	1	1	1		1925	99
C 2558-Mission St #503	\$849,000.	09/17/14	1	1	1	832	2014	14
C 1875-Mission St #212	\$869,000.	10/17/14	2	1	1		1925	99
C 45-Bartlett St #308	\$899,000.	10/30/14	2	2	1	905	2014	49
C 2558-Mission St #307	\$917,000.	06/18/14	2	2	1	916	2014	14
C 45-Bartlett St #306	\$939,000.	10/22/14	2	2	1	943	2014	76
C 45-Bartlett St #408	\$976,000.	01/08/15	2	2	1	905	2014	12
C 45-Bartlett St #507	\$1,069,000.	01/15/15	2	2	1	916	2014	7
C 2421-16th St #401	\$1,099,000.	01/16/15	2	2	1	1021	2014	8
C 2421-16th St #302	\$1,099,000.	01/16/15	2	2	1	1157	2014	8
C 2421-16th St #402	\$1,179,000.	01/16/15	2	2	1	1158	2014	8
C 2421-16th St #403	\$1,199,000.	01/16/15	2	2	1	1141	2014	8
C 2558-Mission St #509	\$1,210,000.	09/04/14	2	2	1	1003	2014	20
C 2423-16th St	\$1,325,000.	01/16/15	3	2.50	1	1891	2014	8
C 85-Sycamore St #1	\$1,799,000.	12/05/14	3	3	1	1832	2002	11
C 857-Alabama St	\$2,300,000.	10/16/14	3	3.50	1	2054	2012	39

**Mission Condos and TIC Sold from 12/21/14-1/24/15**

Street Address	Price	Sold Date	BD	BA	Pkg	Sq.Ft.	Yr	DOM
C 769-South Van Ness Ave	\$1,010,000.	01/07/15	3	2	1	1349		70
T 1028-Treat Ave	\$1,045,000.	01/08/15	2	2.50	2			38
T 2957-23rd St	\$1,250,000.	01/21/15	2	2.50	1	1386	1900	72
T 2955-23rd St	\$1,500,000.	01/02/15	3	3.50	1	2004	1900	58
C 3354-20th St #202	\$1,600,000.	12/26/14	3	2.50	1	1710	2008	32
T 2797-Bryant St	\$1,655,000.	01/23/15	3	2.50	1	1976	1920	20

**Average Sale Price: \$1,343,333.**

**Mission 2-4 Units Available**

Street Address	Price	List Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
959-961-Valencia St	\$600,000.	01/06/15	2	2	2160		18
3328-26th St	\$799,000.	01/19/15	2	0	2090		5
409-Bartlett St	\$898,000.	01/21/15	2	0	1620		3
1231-1231A-York St	\$949,000.	01/16/15	2	0			8
887-891-Capp St	\$1,650,000.	05/20/14	3	0	4080		241
915-919-Treat Ave	\$1,650,000.	01/23/15	3	4	3700		1

**Mission 2-4 Units Contingent/Pending**

Street Address	Price	List Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
1376-1378-Natoma St	\$795,000.	04/12/13	3	0	2420		652
1370-1374-Natoma St	\$795,000.	04/12/13	3	0	2516		652
1152-54-Treat Ave	\$1,295,000.	07/15/14	4	2	3600		166
2944-2948-21st St	\$1,350,000.	11/11/14	3	1	3830		49

**Mission 2-4 Units Sold from 12/21/14-1/24/15**

Street Address	Price	Sold Date	No. of Units	Pkg	Sq.Ft.	Yr	DOM
1124-1126-Treat Ave	\$1,250,000.	01/16/15	2	3	3200		40
2388-2390-Bryant St	\$1,480,000.	01/21/15	2	0	2092		70

**Average Sale Price: \$1,365,000.**



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

AND INVESTMENT

**Mission 5+ Units Available**

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
3267-19th St	\$1,450,000.	10/20/14	6	0	16.45	3.82	4386	330.60	96
1065-1065-So. Van Ness	\$11,250,000.	09/06/14	30	26	20.68	2.86	22650	496.69	140

**Mission 5+ Units Contingent/Pending**

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
701-Hampshire St	\$1,499,000.	12/08/14	6	6	16.38	3.47	3414	439.07	11
2619-Mission St	\$11,500,000.	11/02/14	38	0	14.85	4.00	38200	301.05	51

**Mission 5+ Units Sold from 12/21/14-1/24/15**

Street Address	Price	List Date	#UN	#PKG	GRM	CAP	SQFT	SSF	DOM
3440-20th St	\$13,600,000	12/23/14	39	37	14.73	4.22	26754	508.34	63

**Average Sale Price: \$13,600,000.**

**Mission Lots and Acreage Available**

Street Address	Price	List Date	Zoning	Acres	DOM
953-Treat Ave	\$1,899,000.	01/23/15	UMU	0.0893	1

**No Mission Lots and Acreage Contingent/Pending**

**No Mission Lots and Acreage Sold from 12/21/14-1/24/15**

**Mission Commercial Buildings Available**

Street Address	Price	List Date	GRM	CAP	SqFt	DOM
953-Treat Ave	\$1,899,000.	01/23/15	0.00	0.0		1
2455-Harrison St	\$2,050,000.	11/24/14	0.00	0.0	2600	61
1939-1943-Mission St	\$6,750,000.	06/24/14	0.00	0.0	22000	214
2601-24th St	\$8,800,000.	01/06/15	0.00	0.0	9550	18
435-Valencia St	\$10,000,000.	07/08/14	37.04	2.7	9000	200

**No Mission Commercial Buildings Contingent/Pending**

**No Mission Commercial Buildings Sold from 12/21/14-1/24/15**



# Laurel REALTY

RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Single-Family Homes Sold in April 2014 and April 2015

D/S	2014	2015	D/S	2014	2015	Districts			
1/A	6	11	5/A	9	8	1/A	Central Richmond	5/F	Buena Vista Park
1/B	2	3	5/B	0	14	1/B	Inner Richmond	5/G	Corona Heights
1/C	1	0	5/C	10	1	1/C	Jordan Park/Laurel Heights	5/H	Clarendon Heights
1/D	4	2	5/D	1	1	1/D	Lake	5/J	Duboce Triangle
1/E	5	6	5/E	2	2	1/E	Outer Richmond	5/K	Eureka Valley/ Dolores Heights
1/F	3	2	5/F	2	3	1/F	Sea Cliff	5/M	Mission Dolores
1/G	0	1	5/G	1	1	1/G	Lone Mountain	6/A	Anza Vista
	21	25	5/H	2	1	2/A	Golden Gate Heights	6/B	Hayes Valley
			5/J	0	0	2/B	Outer Parkside	6/C	Lower Pacific Heights
2/A	3	4	5/K	6	1	2/C	Outer Sunset	6/D	Western Addition
2/B	3	6		33	31	2/D	Parkside	6/E	Alamo Square
2/C	4	3				2/E	Central Sunset	7/A	Marina
2/D	10	7	6/B	1	1	2/F	Inner Sunset	7/B	Pacific Heights
2/E	6	11	6/C	3	1	2/G	Inner Parkside	7/C	Presidio Heights
2/F	9	1	6/E	0	2	3/A	Lake Shore	7/D	Cow Hollow
2/G	5	3		4	4	3/B	Merced Heights	8/A	Downtown Financial
	34	35				3/C	Pine Lake Park	8/B	District/Barbary Coast
			7/A	2	4	3/D	Stonestown	8/C	Nob Hill
3/A	5	1	7/B	4	4	3/E	Lakeside	8/D	North Beach
3/B	1	2	7/C	2	2	3/F	Merced Manor	8/E	Russian Hill
3/C	2	1	7/D	0	0	3/G	Ingleside Heights	8/F	Van Ness/Civic Center
3/E	0	5		8	12	3/H	Ingleside	8/G	Telegraph Hill
3/F	1	1	8/E	1	2	3/J	Oceanview	8/H	North Waterfront
3/G	2	4	8/G	1	0	4/A	Balboa Terrace	8/J	Tenderloin
3/H	4	1		2	2	4/B	Diamond Heights	9/A	Bernal Heights
3/J	1	3				4/C	Forest Hill	9/C	Inner Mission
	16	18				4/D	Forest Knolls	9/D	Mission Bay
			9/A	21	14	4/E	Ingleside Terrace	9/E	Potrero Hill
4/A	1	0	9/C	4	4	4/F	Midtown Terrace	9/F	South of Market
4/B	0	0	9/E	3	6	4/G	St. Francis Wood	9/G	Yerba Buena
4/C	2	1	9/F	0	1	4/H	Miraloma Park	9/H	South Beach
4/D	3	2		28	25	4/J	Forest Hill Extension	9/J	Central Waterfront
4/E	1	1				4/K	Sherwood Forest	10/A	Bayview
4/F	1	4	10/A	9	6	4/M	Monterey Heights	10/B	Crocker Amazon
4/G	0	1	10/B	7	1	4/N	Davidson Manor	10/C	Excelsior
4/H	2	8	10/C	4	9	4/P	Westwood Highlands	10/D	Outer Mission
4/J	1	1	10/D	5	3	4/R	Westwood Park	10/E	Visitacion Valley
4/K	1	1	10/E	8	4	4/S	Sunnyside	10/F	Portola
4/M	1	3	10/F	2	6	4/T	West Portal	10/G	Silver Terrace
4/N	0	0	10/G	5	0	5/A	Glen Park	10/H	Mission Terrace
4/P	1	1	10/H	4	3	5/B	Haight Ashbury	10/J	Hunters Point
4/R	1	0	10/J	0	0	5/C	Noe Valley	10/K	Bayview Heights
4/S	3	4	10/K	2	2	5/D	Twin Peaks	10/M	Candlestick Points
4/T	0	0	10/N	0	2	5/E	Parnassus/ Ashbury Heights	10/N	Little Hollywood
	18	27		46	36				
			<b>Total</b>	<b>210</b>	<b>215</b>				





RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

AND INVESTMENT

Single-Family Homes Sold in July 2013 and July 2014

<u>D/S</u>	<u>2013</u>	<u>2014</u>	<u>D/S</u>	<u>2013</u>	<u>2014</u>	<u>Districts</u>
1/A	5	1	5/A	4	7	1/A – Central Richmond
1/B	4	5	5/B	0	0	1/B – Inner Richmond
1/C	3	0	5/C	11	8	1/C – Jordan Park/Laurel Heights
1/D	4	3	5/E	3	0	1/D – Lake
1/E	5	7	5/F	0	3	1/E – Outer Richmond
1/F	0	0	5/G	2	3	1/F – Sea Cliff
1/G	4	2	5/H	0	0	1/G – Lone Mountain
	25	18	5/J	1	1	2/A – Golden Gate Heights
2/A	5	5	5/K	11	6	2/B – Outer Parkside
2/B	13	2	5/M	0	1	2/C – Outer Sunset
2/C	7	8		32	29	2/D – Parkside
2/D	16	12	6/B	0	1	2/E – Central Sunset
2/E	9	5	6/C	2	2	2/F – Inner Sunset
2/F	8	2	6/E	3	1	2/G – Inner Parkside
2/G	4	4		5	4	3/A – Lake Shore
	62	38	7/A	2	1	3/B – Merced Heights
3/A	2	3	7/B	7	7	3/C – Pine Lake Park
3/B	1	0	7/C	2	0	3/D – Stonestown
3/C	2	1	7/D	2	0	3/E – Lakeside
3/E	0	0		13	8	3/F – Merced Manor
3/F	1	1	8/E	0	1	3/G – Ingleside Heights
3/G	5	0	8/G	0	0	3/H – Ingleside
3/H	6	9		0	1	3/J – Oceanview
3/J	4	2	9/A	16	17	4/A – Balboa Terrace
	21	16	9/C	3	3	4/B – Diamond Heights
4/A	1	0	9/E	2	5	4/C – Forest Hill
4/B	1	0	9/F	0	0	4/D – Forest Knolls
4/C	1	0		21	25	4/E – Ingleside Terrace
4/D	0	0	10/A	14	7	4/F – Midtown Terrace
4/E	2	0	10/B	3	3	4/G – St. Francis Wood
4/F	6	1	10/C	13	9	4/H – Miraloma Park
4/G	2	2	10/D	7	4	4/J – Forest Hill Extension
4/H	5	7	10/E	6	5	4/K – Sherwood Forest
4/J	2	0	10/F	13	5	4/M – Monterey Heights
4/K	1	0	10/G	4	3	4/N – Davidson Manor
4/M	0	0	10/H	6	0	4/P – Westwood Highlands
4/N	1	0	10/J	0	0	4/R – Westwood Park
4/P	1	1	10/K	1	1	4/S – Sunnyside
4/R	3	2	10/N	0	0	4/T – West Portal
4/S	4	4		67	39	5/A – Glen Park
4/T	2	3				5/B – Haight Ashbury
	32	20				5/C – Noe Valley
						5/D – Twin Peaks
						5/E – Parnassus/ Ashbury Heights
						5/F – Buena Vista Park
						5/G – Corona Heights
						5/H – Clarendon Heights
						5/J – Duboce Triangle
						5/K – Eureka Valley/ Dolores Heights
						5/M – Mission Dolores
						6/A – Anza Vista
						6/B – Hayes Valley
						6/C – Lower Pacific Heights
						6/D – Western Addition
						6/E – Alamo Square
						7/A – Marina
						7/B – Pacific Heights
						7/C – Presidio Heights
						7/D – Cow Hollow
						8/A – Downtown Financial
						8/B – District/Barbary Coast
						8/C – Nob Hill
						8/D – North Beach
						8/E – Russian Hill
						8/F – Van Ness/Civic Center
						8/G – Telegraph Hill
						8/H – North Waterfront
						8/J – Tenderloin
						9/A – Bernal Heights
						9/C – Inner Mission
						9/D – Mission Bay
						9/E – Potrero Hill
						9/F – South of Market
						9/G – Yerba Buena
						9/H – South Beach
						9/J – Central Waterfront
						10/A – Bayview
						10/B – Crocker Amazon
						10/C – Excelsior
						10/D – Outer Mission
						10/E – Visitacion Valley
						10/F – Portola
						10/G – Silver Terrace
						10/H – Mission Terrace
						10/J – Hunters Point
						10/K – Bayview Heights
						10/M – Candlestick Points
						10/N – Little Hollywood
<b>Total</b>	<b>278</b>	<b>198</b>				



RESIDENTIAL AND COMMERCIAL SALES AND LOANS • PROPERTY MANAGEMENT • RENTALS

## AND INVESTMENT

### Single-Family Homes Sold in March 2014 and March 2015

<u>D/S</u>	<u>2014</u>	<u>2015</u>	<u>D/S</u>	<u>2014</u>	<u>2015</u>	<u>Districts</u>
1/A	5	3	5/A	3	6	1/A – Central Richmond
1/B	2	1	5/B	0	12	1/B – Inner Richmond
1/C	0	2	5/C	11	0	1/C – Jordan Park/Laurel Heights
1/D	2	0	5/D	0	0	1/D – Lake
1/E	3	5	5/E	1	3	1/E – Outer Richmond
1/F	0	7	5/F	2	4	1/F – Sea Cliff
1/G	1	0	5/G	1	3	1/G – Lone Mountain
	13	18	5/H	3	1	2/A – Golden Gate Heights
			5/J	0	0	2/B – Outer Parkside
2/A	6	3	5/K	3	6	2/C – Outer Sunset
2/B	5	6		24	35	2/D – Parkside
2/C	4	7				2/E – Central Sunset
2/D	8	3	6/B	0	0	2/F – Inner Sunset
2/E	7	4	6/C	1	0	2/G – Inner Parkside
2/F	3	4	6/E	0	0	3/A – Lake Shore
2/G	4	32		1	0	3/B – Merced Heights
	37	17				3/C – Pine Lake Park
			7/A	3	3	3/D – Stonestown
3/A	1	1	7/B	3	4	3/E – Lakeside
3/B	3	3	7/C	0	4	3/F – Merced Manor
3/C	0	0	7/D	1	1	3/G – Ingleside Heights
3/E	1	0		7	12	3/H – Ingleside
3/F	1	0				3/J – Oceanview
3/G	2	1	8/C	0	1	4/A – Balboa Terrace
3/H	4	1	8/G	0	1	4/B – Diamond Heights
3/J	0	1		0	1	4/C – Forest Hill
	12	7				4/D – Forest Knolls
			9/A	6	13	4/E – Ingleside Terrace
4/A	2	0	9/C	3	3	4/F – Midtown Terrace
4/B	1	2	9/E	2	4	4/G – St. Francis Wood
4/C	3	1	9/F	0	1	4/H – Miraloma Park
4/D	1	1		11	21	4/J – Forest Hill Extension
4/E	2	1				4/K – Sherwood Forest
4/F	1	2	10/A	9	4	4/M – Monterey Heights
4/G	1	2	10/B	3	5	4/N – Davidson Manor
4/H	2	1	10/C	11	10	4/P – Westwood Highlands
4/J	0	0	10/D	3	8	4/R – Westwood Park
4/K	0	0	10/E	3	7	4/S – Sunnyside
4/M	1	1	10/F	6	2	4/T – West Portal
4/N	0	1	10/G	3	1	5/A – Glen Park
4/P	2	1	10/H	4	1	5/B – Haight Ashbury
4/R	0	1	10/J	0	0	5/C – Noe Valley
4/S	6	3	10/K	1	2	5/D – Twin Peaks
4/T	4	0	10/N	0	1	5/E – Parnassus/ Ashbury Heights
	26	17		43	41	

Total 174 169

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 3:30:10 PM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Salim Damerdji <damerdji@berkeley.edu>  
**Sent:** Wednesday, October 06, 2021 1:09 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Salim Damerdji

[damerdji@berkeley.edu](mailto:damerdji@berkeley.edu)

San Francisco, California 94122

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 3:28:42 PM

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**From:** Trevor Chandler <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, October 06, 2021 12:04 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Trevor Chandler

[chandler.trevor@gmail.com](mailto:chandler.trevor@gmail.com)

San Francisco, California 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED'S HISTORIC HOMELESSNESS RECOVERY PLAN MOVES FORWARD WITH NEW PERMANENT SUPPORTIVE HOUSING ACQUISITIONS  
**Date:** Wednesday, October 06, 2021 1:57:42 PM  
**Attachments:** [10.06.2021 PSH Acquisitions.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, October 6, 2021 at 1:57 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED'S HISTORIC HOMELESSNESS RECOVERY PLAN MOVES FORWARD WITH NEW PERMANENT SUPPORTIVE HOUSING ACQUISITIONS

**FOR IMMEDIATE RELEASE:**  
Wednesday, October 6, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED'S HISTORIC HOMELESSNESS  
RECOVERY PLAN MOVES FORWARD WITH NEW  
PERMANENT SUPPORTIVE HOUSING ACQUISITIONS**

*Acquisition of 237 new units of Permanent Supportive Housing builds on Mayor Breed's Homelessness Recovery Plan*

**San Francisco, CA** — This week, the City moved forward with Mayor London N. Breed's proposal to acquire three new buildings for Permanent Supportive Housing (PSH). Proposed before the Board of Supervisors and Budget and Finance Committee, the buildings will add 237 new PSH units, surpassing the fifty percent mark of Mayor Breed's goal of creating 1,500 PSH units by July 2022. To date, the City has acquired 714 PSH units during Fiscal Year 2021-2022.

“As we continue to address our city's homelessness crisis, we must take advantage of existing resources to get people the help they so desperately need,” said Mayor Breed. “During this critical time in our recovery, we need to expand our homelessness response and build on the progress we have made placing thousands of unsheltered people into emergency housing throughout the pandemic. I want to thank the Board of Supervisors for taking this critical step forward to provide housing for our city's most vulnerable communities.”

Yesterday, the Board of Supervisors voted unanimously to approve the purchase of 52 units at 5630 Mission Street. Today, the Budget and Finance Committee moved forward the recommended acquisition of 25 units at 3061 16th Street and 160 units at 1321 Mission Street, with a full Board vote expected on Tuesday, October 19.

The three sites, identified based on geographic diversity and accessibility to resources, will provide residents with professional property management and onsite support services.

- **5630 Mission Street**, a 52-room motel formerly known as the Mission Inn, will provide affordable units with onsite social services to help tenants gain and maintain housing and stability.
- **3061 16th Street**, a 25-room hotel formerly known as the Eula Hotel, will provide Transitional Age Youth (18-24) affordable units with onsite social services to help tenants gain and maintain housing and stability.
- **1321 Mission Street**, a 160-unit building formerly known as the Panoramic, will provide affordable units with onsite social services to help tenants gain and maintain housing and stability.

For more information on the proposed acquisitions, please visit the Department of Supportive Housing's website: [hsh.sfgov.org/get-involved/notices/](https://hsh.sfgov.org/get-involved/notices/)

“We are excited about the acquisition of the property at 3061 16th Street. This building is a beautiful and safe place where formally homeless transitional age youth can recover from a life of trauma,” said District 9 Supervisor Hillary Ronen. “It’s almost impossible to get healthy on the streets. Now 25 homeless youth will have a meaningful chance of recovery and success.”

“The purchase of the property at 5630 Mission Street is one step forward toward the moral obligation of our time. This process garnered the consent of the community to move this project forward,” said District 11 Supervisor Ahsha Safaí. “Most District 11 residents have embraced the acquisition of the Mission Inn and are excited to bring 51 units of permanently affordable housing to our neighborhood. The purchase of the property at 5630 Mission Street was an exclusive opportunity and I fully support the City’s direction on this purchase and other hotel purchases.”

“This is a very exciting time for the City,” said Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing. “With new resources in the budget, we’re able to make an impact throughout the city, broadening our effort to include geographic diversity in housing while moving our most vulnerable residents into permanent homes. This is a citywide challenge, and a city-wide effort that we are working together to solve.”

The acquisitions of 237 new PSH units build on Mayor Breed’s Homelessness Recovery Plan by helping the City create more housing and shelter for homeless residents as San Francisco emerges from the COVID-19 pandemic. Through Mayor Breed’s plan, the City will expand capacity in the Homelessness Response System and will make 6,000 placements available for people experiencing homelessness through Coordinated Entry, including 4,500 placements in PSH. This includes acquiring or leasing 1,500 new units of PSH in the next two years, the largest one-time expansion in the City in 20 years.



Progress on Mayor Breed's Homelessness Recovery Plan can be found here:  
[sf.gov/data/homelessness-recovery-plan](https://sf.gov/data/homelessness-recovery-plan)

###

**From:** [Lynch, Laura \(CPC\)](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [YANG, AUSTIN \(CAT\)](#); [CPC-Commissions Secretary](#)  
**Subject:** Revised 9/23 Minutes  
**Date:** Wednesday, October 06, 2021 1:08:48 PM  
**Attachments:** [20210923\\_cal\\_min-REVISED.pdf](#)

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Good afternoon Commissioners,

Please see the attached revised Draft 9/23 Minutes.

These draft minutes now show the revised conditions of disapproval for Item 8 REVIEW OF LARGE RESIDENCE DEVELOPMENTS.

**ACTION:** Disapproved with recommendations

- **Staff should work with affected areas.** Community outreach should be completed based on areas of concern.
- **Encourage density**
- Explore a form-based approach for the size limitation
- Look at tenant protection
- Ensure that unfinished area can be converted to finished area without triggering the legislation provisions
- The date the legislation would go into effect would be the date of the law and grandfathering should not go back to a prior date.

**AYES:** Tanner, Diamond, Fung, Imperial, Moore, Koppel  
**ABSENT:** Chan  
**RESOLUTION:** 20991

Thank you,

**Laura Lynch, Senior Planner**  
**Manager of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7554 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 11:11:15 AM

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### Commission Affairs

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---

**From:** Sarah Rogers <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, October 06, 2021 10:56 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Sarah Rogers

[serogers@gmail.com](mailto:serogers@gmail.com)

San Francisco, California 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Proposed Development at 4300 17th Street  
**Date:** Wednesday, October 06, 2021 11:10:28 AM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** kenneth rando <[agreatcut@yahoo.com](mailto:agreatcut@yahoo.com)>  
**Date:** Wednesday, October 6, 2021 at 10:21 AM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Proposed Development at 4300 17th Street

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Dear Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,  
Ken Rando

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 10:22:40 AM

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**From:** Raul Maldonado <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, October 06, 2021 10:05 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Raul Maldonado

[rmaldonadocloud@gmail.com](mailto:rmaldonadocloud@gmail.com)

San Francisco, California 94132

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 10:22:20 AM

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**From:** Andrew Fister <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, October 06, 2021 10:03 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Andrew Fister

[andrewfister3@gmail.com](mailto:andrewfister3@gmail.com)

San Francisco, California 94122

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Wednesday, October 06, 2021 10:21:58 AM

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**From:** Andrew Day <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, October 06, 2021 9:58 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Andrew Day

[aday.nu@gmail.com](mailto:aday.nu@gmail.com)

1788 Clay St

San Francisco, California 94115

**From:** [CPC-Commissions Secretary](#)  
**To:** [Alexander, Christy \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 425 Broadway - Letter of Support  
**Date:** Wednesday, October 06, 2021 9:52:31 AM  
**Attachments:** [North Beach Neighbors - 425 Broadway - Letter of Support.pdf](#)

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**From:** Danny Sauter <sauterdj@gmail.com>  
**Sent:** Wednesday, October 06, 2021 9:21 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** brunokanter@gmail.com  
**Subject:** 425 Broadway - Letter of Support

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

Good morning Commissioners & Staff,

On behalf of [North Beach Neighbors](#), please find our submission of a letter of support for the **425 Broadway** project attached.

Please let us know if you have any questions, and we look forward to participating in the discussion of this project when it is heard at the commission soon.

--

Danny Sauter

North Beach Neighbors  
Chair, Planning & Zoning Committee



**North Beach Neighbors**  
P.O. Box 330115  
San Francisco, CA 94133  
northbeachneighbors.org

October 6, 2021

**TO: San Francisco Planning Department**

**RE: 425 Broadway Proposed Development**

North Beach Neighbors is a San Francisco non-profit organization comprised of nearly 300 dues-paying members. Since 1981, we have advocated on behalf of the neighborhood to create a vibrant, inclusive community.

With these goals in mind, we write to you today to express our support for the proposed development at 425 Broadway Street. Our organization supports this development as it is infill housing that will transform a parking lot wedged between two underutilized buildings. We believe the location, a stretch of Broadway that has been challenged for decades, is in need of further mixed-use activity and ground floor activation. Finally, we have been encouraged by the evolution of the design and massing of the building and feel it will be a positive contribution to the adjacent buildings and neighborhood setting.

We state our support with a strong preference of the following:

- A greater commitment to public space. We look forward to a landscaped Verdi Place, and we expect the public space to remain accessible. We would welcome additional landscaping or contribution to nearby streetscapes with trees or sidewalk gardens.
- Flexible use and community space. We have concerns regarding the high concentration of office space in the current climate. To mitigate this, we ask for the space to be ready to be flexible in its use until it is filled. We would be happy to partner to make this space available to nearby nonprofits, schools, and community organizations, for their use as we wait for office work patterns to recover.

We look forward to continuing to engage on this project to make sure that it contributes to the incredible neighborhood of North Beach.

Sincerely,

A handwritten signature in blue ink that reads 'Bruno Kanter'.

Bruno Kanter  
President, North Beach Neighbors

A handwritten signature in black ink that reads 'Daniel J. Sauter'.

Danny Sauter  
Chair, Planning & Zoning Committee

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: 4700 17th St.  
**Date:** Wednesday, October 06, 2021 9:49:13 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>>  
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 10/5/21, 8:44 PM, "Christy" <[christy.macanally@gmail.com](mailto:christy.macanally@gmail.com)> wrote:

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

Dear Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,

Christy Trowbridge  
Sent from my iPhone

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Development at 4300 17th Street  
**Date:** Wednesday, October 06, 2021 9:49:02 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org/>>  
San Francisco Property Information Map <<https://sfplanninggis.org/pim/>>

On 10/6/21, 5:30 AM, "Steven Campbell" <[scampbell0608@icloud.com](mailto:scampbell0608@icloud.com)> wrote:

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Dear Mr. Ionin,

>> The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

>> Please stand with your neighbors in opposing this project.  
>> Thank you,  
>> Steve Campbell

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)  
**Subject:** FW: Development Concern  
**Date:** Wednesday, October 06, 2021 9:48:27 AM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Morgan Jenkins <jenkins.morgann@gmail.com>  
**Date:** Tuesday, October 5, 2021 at 8:26 PM  
**To:** Corey Teague <corey.teague@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "mjeffrey.horn@sfgov.org" <mjeffrey.horn@sfgov.org>  
**Subject:** Development Concern

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

Dear Mr. Horn, Mr. Teague and Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,

Morgan Jenkins

--

Morgan N. Jenkins



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Housing project at 4300 17th street  
**Date:** Wednesday, October 06, 2021 9:48:14 AM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Francois Carrara <francoiscarrarasf@gmail.com>  
**Date:** Tuesday, October 5, 2021 at 8:34 PM  
**To:** "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Housing project at 4300 17th street

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

Dear Mr. Horn, Mr. Teague and Mr. Ionin:

I am writing to you today to express my outrage at the housing project proposed for 4300 17th street, an initiative purely driven by greed and yet presented as a solution for affordable housing.

That project is asking for several exceptions to the housing code that would in essence turn 2 lots into a massive structure whose scale is unlike anything else in the area. Corona Heights is a residential neighborhood with single family homes. People living here have built a community of respect and peace.

Rather than work with existing neighbors to understand and address legitimate concerns with the scale of the project, the developer/owner has engaged in a campaign of intimidation, is refusing to discuss anything with neighbors and instead has hired a publicity firm to spin this into a charitable project.

The website for this project is a perfect example of hiding the truth. Repeated mentions of affordable housing but barely any mention of the monstrous nature of the building. I have lived in the Castro for 20+ years. All renovations must abide by strict rules set by the City to fit the overall scale of the neighborhood. Added floors cannot affect the front of buildings to be less visible. Backyard sizes must be respected to protect neighbors. This building is nothing more than a bunch of overpriced oversized luxury condos, hidden behind the benefits of adding 2 affordable units. Do not get fooled. If that developer truly wanted to make an impact and address affordable housing in

SF, why not propose a building that would fit the neighborhood and would be made entirely of affordable units. That is not what they're proposing. We are being scammed.

Time and time again, I have seen city officials protect long term residents from get-rich-schemes brought by developers who have no intention to improve our neighborhoods. I am asking for your help stepping in and forcing this project to abide by city rules and come to an agreement with neighbors. I need your help enforcing zoning codes.

Thank you

Francois Carrara

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: The Proposed Development at 4300 17th Street  
**Date:** Wednesday, October 06, 2021 9:47:57 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org) <<http://www.sfplanning.org>>  
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On 10/6/21, 3:45 AM, "Cindy Hubble" <[cindyhubble@gmail.com](mailto:cindyhubble@gmail.com)> wrote:

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Dear Mr. Ionin,

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. San Francisco might need housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Sincerely,

Cindy Hubble

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES CANNABIS EQUITY LEGISLATION INTRODUCED BY MAYOR LONDON BREED  
**Date:** Wednesday, October 06, 2021 9:46:47 AM  
**Attachments:** [10.06.2021 Cannabis Equity.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, October 6, 2021 at 8:06 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY APPROVES CANNABIS EQUITY LEGISLATION INTRODUCED BY MAYOR LONDON BREED

**FOR IMMEDIATE RELEASE:**  
Wednesday, October 6, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**BOARD OF SUPERVISORS UNANIMOUSLY APPROVES  
CANNABIS EQUITY LEGISLATION INTRODUCED BY  
MAYOR LONDON BREED**

*Legislation aims to bolster the City's Cannabis Equity Program and further support cannabis business owners*

**San Francisco, CA** — The Board of Supervisors yesterday unanimously passed legislation introduced by Mayor London N. Breed to enhance the impact of the City's Cannabis Equity Program and support all cannabis businesses in San Francisco. The legislation builds on the Program's original goal to combat disparities in the cannabis industry by establishing a social equity program in San Francisco. The Cannabis Equity Program, which launched in 2018, was created to lower the barriers to cannabis licensing and provide workforce opportunities to those who were hit hardest by the War on Drugs.

The legislation modifies the permit process and creates new processing priorities in the Office of Cannabis to increase opportunities for prospective equity businesses. The legislation also provides greater ownership flexibility for cannabis businesses and preserves equity commitments in the program.

“As San Francisco works to recover from COVID-19, it's important that we support small businesses, including our cannabis industry,” said Mayor Breed. “This legislation helps us

make sure the program continues to achieve its goals and ensure that cannabis business owners are supported and have the resources they need to be successful in San Francisco.”

Since the establishment of the Cannabis Equity Program, 94 Equity Applicants have applied for permits to operate cannabis businesses in San Francisco. To date, San Francisco has issued 36 permits to equity cannabis businesses, including permanent and temporary permits. In addition to issuing permits for businesses, San Francisco’s Office of Cannabis administers grants for Equity Applicants, who are individuals that meet criteria based on residency, income, criminal justice involvement, and housing insecurity.

These grants, funded by the Governor’s Office of Business and Economic Development (GO-Biz) and the Department of Cannabis Control, can be used for start-up and ongoing costs. San Francisco has received approximately \$6.3 million in grants from GO-Biz and BCC. To date, the City has approved funding requests for 45 grantees, ranging from around \$50,000 to \$100,000 each, and nearly \$3 million has been disbursed. The remaining grant funds are in the process of being redistributed to equity businesses.

The legislation creates measures to ensure the cannabis industry in San Francisco continues to support communities that have historically been harmed by the War on Drugs.

Specifically, the legislation:

- Prioritizes Cannabis Equity Applicants who are sole proprietors for permit processing
  - Equity Applicants will continue to receive top priority
  - Non-equity owners who support Equity Applicants through shared manufacturing will also receive heightened priority
- Shortens the time period for a transfer of more than a 50% ownership interest in a Cannabis Business from ten years to five years, giving businesses more flexibility to grow
- Requires that cannabis businesses make additional social equity contributions if they seek to reduce the equity applicant’s ownership interest by 20% or more
  - These commitments include opportunities to provide hiring, training, and mentorship and provide other forms of support to cannabis equity businesses or local organizations

“Being the First Latina-owned cannabis dispensary Owner/CEO of Stiiizy Union Square feels surreal,” said Equity Permit holder Cindy De La Vega. “My grand opening was October 9, 2020, during a very difficult time for all of us, and especially for areas like Union Square. I am grateful for the San Francisco Equity Program and proud to be permit number eleven. I look forward to using my opportunity to show others that the San Francisco Equity Program does work and should be the blueprint for others to bring to their cities.”

“I’m grateful to the City and the State for this opportunity,” said Ali Jamalian, Founder and CEO of Kiffen LLC and Equity Permit holder. “Thank you to the Office of Cannabis for standing up this Pilot Program. The money is incredibly helpful and allows me to scale my business during a difficult time. I’m hopeful that all eligible equity applicants will take advantage of the opportunity.”

The cannabis industry in San Francisco is important for the City's economic recovery from the COVID-19 pandemic. Cannabis businesses have created jobs and provided local San Francisco residents with meaningful access to income, as many in the City have worried about employment. Over the past year and a half, 17 new equity cannabis businesses have opened, each creating local job opportunities and generating sales tax revenue to fund other social services and programs. During this same time, approximately 75 cannabis businesses also operated with temporary permits, and an additional 38 businesses operated as medical cannabis dispensaries. San Francisco's cannabis businesses employ approximately 70 local residents through the City's First Source Hiring Program.

"Thank you to Mayor Breed for strengthening social equity and creating more economic opportunities to those hurt by the War on Drugs," said Marisa Rodriguez, Director, Office of Cannabis. "Mayor Breed's legislation ensures that there will continue to be a legacy of equity in the City for years to come."

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Tuesday, October 05, 2021 9:44:56 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Domenick Cava <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, October 05, 2021 9:28 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Domenick Cava

[domdcava@gmail.com](mailto:domdcava@gmail.com)

Los Altos, California 94024



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Tuesday, October 05, 2021 8:44:10 AM

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### Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Jonathan Pearlman <[jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)>  
**Sent:** Tuesday, October 05, 2021 8:41 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Jonathan Pearlman

[jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)

San Francisco, California 94109

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: In opposition to 4300 17th Street (2019-013808CUA/VAR) AND 64 Ord Court (2019-015926ENV)  
**Date:** Monday, October 04, 2021 1:51:25 PM

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### Commission Affairs

San Francisco Planning  
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---

**From:** Maria Chambers Hutchins <mariachambers@gmail.com>  
**Sent:** Monday, October 04, 2021 12:20 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Yong, Kelly (CPC) <kelly.yong@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Corbett Neighbors <info@corbettneighbors.com>; William Holtzman <wm@holtzman.com>  
**Subject:** In opposition to 4300 17th Street (2019-013808CUA/VAR) AND 64 Ord Court (2019-015926ENV)

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

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at both 4300 17th Street AND 64 Ord Court. I am writing a single letter because my concerns are essentially the same and I'd rather not ask you to read this lengthy note twice. I kindly ask that you file it for both projects.

Recovering from surgery recently, I have spent a lot more time than usual gazing out my back window from bed. Every day, I appreciate all over again the tapestry of green I see. Though I am looking out across at least a dozen modestly-sized backyards, collectively they form an amazing swath of varied textures and countless shades of green.

This is urban ecology at its finest. There are endangered pollinators visiting everything from fruit trees to clover blossoms. There are flowers in all shapes and sizes - some attract butterflies, some honeybees, others birds or night pollinators. There are rodents (who, to my dismay, love to ravage

my little garden) and a variety of hawks who I hope will continue to eat them. The clay soils are no dream for a gardener, but they support native plants well, and there is certainly no shortage of soil fauna in my yard, from wriggling earthworms down to microorganisms. Rainfall is frighteningly rare now, but when it falls, these are permeable spaces where it can be absorbed. Even during long dry spells, a heavy fog will allow moisture to be added to the system. The foliage of trees and other vegetation hold moisture in our communities by absorbing water and breathing it back out along with oxygen. In a heat wave, trees and shrubs are reliable cooling forces, not only for their shade but because of this transpiration function. We are very fortunate that this system is alive and well. Indeed, looking out to the more distant hills in the Castro and Mission, I see similar bands of green between the rows of houses. We must protect these swaths of green, not for their aesthetic or psychological value alone, but for their ecological value which we are too quick to forget, in part because we don't fully understand.

Both 4300 17th and 64 Ord Court sit just slightly outside this particular swath I've described, but they both threaten it directly for the precedent they would set. Both projects have been rejected in the past, and both still fail to meet the planning department's requirements. I thank you for your steadiness thus far, and I call on you to **PLEASE, continue to uphold the Corona Heights Special Use District which calls for the protection of 45% of each lot for open space.**

I support new housing; I support affordable housing. HOW we go about creating new housing is of the utmost importance. As we move forward, we must recognize the full value of green spaces and continue to protect them. Filling backyards with new structures is opportunistic and short-sighted - it is not a sustainable solution. We live in an urban ecosystem and these green spaces are performing ecosystem services that we all depend upon, whether or not we know it, whether or not we appreciate it every day.

Thank you for your time.

Maria Hutchins  
47 Levant Street



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Monday, October 04, 2021 11:44:50 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** dan frost <dfrost13@hotmail.com>  
**Sent:** Monday, October 04, 2021 9:36 AM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; info@corbettneighbors.com; wm@holtzman.com  
**Subject:** Opposition: 4300 17th Street (2019-013808CUA/VAR)

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

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,  
Dan Frost  
4167 17th St

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Christensen, Michael \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I am writing in Support of the cannabis application of 317 Cortland Ave, SFPC #2021-002698CUA  
**Date:** Monday, October 04, 2021 11:44:24 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Bram Goodwin <goodwin.bram@gmail.com>  
**Sent:** Monday, October 04, 2021 8:56 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Christensen, Michael (CPC) <michael.christensen@sfgov.org>  
**Cc:** RonenStaff (BOS) <ronenstaff@sfgov.org>  
**Subject:** I am writing in Support of the cannabis application of 317 Cortland Ave, SFPC #2021-002698CUA

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

My name is Bram Goodwin, Founder of the San Francisco Social Club. As consumer advocates, we encourage expansion of the San Francisco Retail Cannabis options available.

We support the 317 Cortland Ave Cannabis Dispensary Project, item #12 on the October 7 agenda. We have worked with the Mary Modern group on various cannabis issues, found them very community oriented.

Importantly, there are no Cannabis Retail Locations in the heart of the Bernal Heights retail district, Cortland Ave. By approving this application, residents of this neighborhood would now be able to pick up Cannabis at the same time as shopping for other essential products.

We want to be able to shop near our homes, not drive miles to other parts of the City to do our Cannabis Shopping.

Mary Modern are important members of the SF Cannabis Community, bringing a female centric approach to their retail store. They have committed to allocating 50% of their shelf space to women owned cannabis firms, as well as 25% of shelf space to Equity Cannabis brands.

They are the type of merchants to help the expansion of the SF Cannabis Retail footprint away from only Downtown to our various neighborhoods.

Finally, they are independent operators, based in San Francisco, not part of a big national chain, which is exactly the type of merchants we want in San Francisco.

We implore you to approve the 317 Cortland Ave Cannabis Retail Project.

Thank you.

bram

Bram Goodwin  
photographer  
Founder, San Francisco Social Club  
415.505.3686  
twitter: @bramgoodwin  
linkedin: bramfoto



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please support bringing new homes at 4512 23rd Street  
**Date:** Monday, October 04, 2021 8:29:42 AM

---

### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Carrie Haverty <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Saturday, October 02, 2021 11:48 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

I am a local homeowner and hope my adolescent children will also be able to live in the City in the future and see many, many more projects like this one as the only way forward. For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Carrie Haverty

[carriehaverty@gmail.com](mailto:carriehaverty@gmail.com)

San Francisco, California 94131

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Botn, Kurt \(CPC\)](#); [Winslow, David \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: comments re 642 Alvarado St  
**Date:** Monday, October 04, 2021 8:29:14 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Ben Schiller <[ben.j.schiller@gmail.com](mailto:ben.j.schiller@gmail.com)>  
**Sent:** Sunday, October 03, 2021 3:11 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** comments re 642 Alvarado St

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

Hi,

I'd like to submit the following comments regarding the proposed project at 642 Alvarado St:

I live across the street from the proposed development and I rely on street parking from my vehicle, which I use regularly for commuting. I am happy to see the addition of more housing units, but I am concerned that the current proposal does not include adequate parking. It seems that there is an addition of 13 bedrooms among the 9 new units, and yet also the removal of 19 parking spaces. I can see that some of the parking in the lot goes unused, but this amounts to a 46% increase in bedrooms and a 46% *decrease* in parking. I have found that street parking on our block is often full, and I am worried this will exacerbate the situation. I would prefer to see more parking included, perhaps by eliminating the 3 smaller units (B, D, G) along the East property line, or by building them into a two story structure with parking spaces underneath.

Thank you

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 4300 17th Street (2019-013808CUAVAR)  
**Date:** Monday, October 04, 2021 8:27:54 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Cary Norsworthy <carynorsworthy@me.com>  
**Sent:** Sunday, October 03, 2021 12:25 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Corbett Neighbors <Info@corbettneighbors.com>; Bill Holtzman <wm@holtzman.com>  
**Subject:** 4300 17th Street (2019-013808CUAVAR)

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

Dear Planning Commissioners,

I'm a longtime resident of Corona Heights, and I'm writing to you about the proposed project at 4300 17th Street.

Over the years that I've lived here, at least half of the buildings within 300 feet of me were bought by developers and got supersized. Each home got taller and doubled in square footage, going deeper into the lots, leaving very little open space. Since 2007, many average-sized homes in my immediate vicinity were "remodeled" into large suburban McMansions.

These massive homes didn't increase the amount of available housing, but simply increased the size of these homes and the cost of owning them. With each change, the renters, artists, and middle-class or working-class residents were driven out. Some of these developer projects have dragged on for years and the homes still sit empty, having displaced the previous tenants.

Finally, after a serial developer built four super-sized homes on States Street — adjacent to a park,

destroying many of the trees surrounding the Randall Museum —the neighborhood mobilized to establish some controls on the size and scope of each new development.

These neighborhood controls define how much open space must be preserved on the property (so the structure doesn't fill the entire lot) and sets the maximum amount of expansion from the original structure size, if it's being remodeled.

However, as newer, wealthier people move to San Francisco and buy homes, they often want to increase the size and height of their homes and therefore challenge the neighborhood controls. Putting these controls in place about five years ago did not stop the flow of permit and variance requests from developers and real-estate investors. I think it's important to remember why we needed these controls in the first place: to protect the neighborhood from the uncontrolled development of every available square foot in this small — and topographically challenging — cul-de-sac.

Scott Pluta, a fairly recent owner of 4300 17th Street, purchased the existing 2-unit home on the corner with the intention of adding an additional structure in the side yard, which faces 17th Street. The neighborhood controls already existed when he purchased his home. Therefore, one person's agenda shouldn't supersede everyone else in the neighborhood, and this also applies to incoming developers and investors who ask for exemptions.

That said, I am pro-urban housing, especially smaller units. I live in a multi-unit dwelling of small but very livable apartments. It's an older building that leaves room for open yard space, trees, birds, and plants. We've also seen some challenges over the years. Before the neighborhood controls were put in place, an average-sized older home behind us was torn down and replaced by a tall, supersized home with four large and often-active party decks looming over each of our bedroom windows. So I think it's very important to consider the quality of life for the surrounding neighbors for any project.

I see no reason why Mr. Pluta can't scale back his plans for the new structure, perhaps reducing the size of each unit as well as the building height. Right now his current plans show no open space and no yard. Instead, the plans show a roof deck, which can be more intrusive towards surrounding neighbors and has more negative environmental impact. Scaling down (why not one-bedroom condos instead of two?) will also give more privacy and light to the surrounding neighbors, whose yards and windows would otherwise be imposed upon.

I do *\*not\** object to building a new structure facing 17th Street, but I do object to anyone trying to override the existing neighborhood controls. I also take issue with attempts to demonize the neighbors or use the media to shame them. There's more than one side to an issue and to individuals. Please ensure that the neighborhood controls are adhered to in Mr. Pluta's plans.

Thank you.

Regards,  
Cary Norsworthy  
16 Ord Court



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to the Proposed Development at 4300 17th Street  
**Date:** Monday, October 04, 2021 8:27:31 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** John Rushforth <jtrushforth@gmail.com>  
**Sent:** Sunday, October 03, 2021 10:11 PM  
**To:** jeffery.horn@sfgov.org  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; info@corbettneighbors.com; wm@holtzman.com  
**Subject:** Opposition to the Proposed Development at 4300 17th Street

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

Dear Mr. Horn,

I represent the occupants of 4328 17th St, San Francisco. A few doors up the street from 4300 17th Street.

As long-time bay area residents, we are very much in support of the creation of housing, most importantly, housing that is affordable for all of us; regardless of background and income. Our first responders, teachers, and the people who support our tourism/hospitality economy come top of mind when I think about housing needs in San Francisco in the current climate.

Splitting off the rear yard at 4300 17th Street from the main property to create a new lot seems like it could have some potential to provide an opportunity to build affordable housing that San Francisco craves. That said, we have very strong concerns that the proposed design is flawed and needs rejection in favor of a plan that has greater cohesiveness with the immediate environs in mind. Hence, a proposal that supports the enhancement and development of the neighborhood, and, includes features that meld with the other properties in the immediate vicinity, such as a

garage and open space between properties.

Our concerns are:

- Splitting a lot is very unusual for the neighborhood and agreeing to split the yard will set precedents in the area for others to start to do the same.
- This particular portion of 17th Street is very busy, especially so with emergency vehicles; while I love and am a huge proponent of public transportation, a lack of off-street parking will generate even more challenges for access and parking for the residents of this portion of 17th Street.
- The project is creating a disproportionate impact on its neighbors, setting an unwelcome precedent for all open space in our Special Use District.
- This project does not comply with the 45% setback requirements.
- Lack of mindfulness in terms of the development of our neighborhood and how light, privacy, tree planting, and open spaces are critical to the continued enjoyment of our neighborhood.

Thank you for your attention to this matter.

With the very best of wishes,

John

--

John Rushforth  
415 652 3156

4328 17th St  
San Francisco  
94114



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: OPPOSE 4300 17th (2019-013808CUA/VAR)  
**Date:** Friday, October 01, 2021 2:33:33 PM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** jtlow9@comcast.net <jtlow9@comcast.net>  
**Sent:** Friday, October 01, 2021 2:30 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; 'Corbett Neighbors' <Info@corbettneighbors.com>; 'Bill Holtzman' <wm@holtzman.com>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>  
**Subject:** OPPOSE 4300 17th (2019-013808CUA/VAR)

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

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,

Janice & Richard

Janice Low & Richard Klein  
223 Corbett Ave.  
San Francisco, CA 94114

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 425 Broadway - Case No. 2017-015678PRJ/CUA  
**Date:** Friday, October 01, 2021 2:33:09 PM  
**Attachments:** [425 Broadway - HAA Letter from YIMBY Law.pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Rafa Sonnenfeld <[rafa@yimbylaw.org](mailto:rafa@yimbylaw.org)>  
**Sent:** Friday, October 01, 2021 1:27 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Alexander, Christy (CPC) <[christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org)>  
**Subject:** 425 Broadway - Case No. 2017-015678PRJ/CUA

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

Good Afternoon,

Please find attached our organization's communication related to the project application for 425 Broadway, which we understand is being heard at on October 14th. YIMBY Law believes the City is required to treat this project under the standards of the Housing Accountability Act, and therefore this project is required to be approved.

Best regards,

--

**Rafa Sonnenfeld**  
Paralegal he/him





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10/1/2021

San Francisco Planning Commission  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
Via Email

Re: 425 Broadway Street  
2017-015678PRJ/CUA

Dear San Francisco Planning Commission,

YIMBY Law 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 (HAA). The crux of the issue is whether the project approval would require any action abrogating or overriding the general plan designation and standards for the site. The Conditional Use Authorization currently being considered certainly falls well within the bounds of the General Plan.

The proposed development project at this site calls for construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three bedroom units with three dwelling units provided as on-site affordable units.

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 or 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.

### **Conditional Use Authorization and the Housing Accountability Act**

It is a common misconception that any additional approvals for a project besides a simple site permit automatically renders the Housing Accountability Act void. This is not the case. The Housing Accountability Act applies so long as the residential development complies with the objective general plan standards in place at the time of application submission.

*(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.*

...

*(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.*

*(California Government Code § 65589.5)*

Though a conditional use permit requires additional authorization, it does not push the project beyond the bounds of the general plan. By its very nature, a conditional use is one that is permitted by the general plan provided certain prerequisites are met. The extra level of scrutiny does not mean that the project is no longer general plan compliant.

In this case, a conditional use permit is being sought in order for the Project proponent to be granted waivers to which they are entitled under California state Density Bonus law. Those waiver, for Height (Section 250), Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140), are granted via the State Density Bonus (AB 2345) law are themselves ministerial, and thus this project is HAA compliant.

The Project proposal is zoning compliant and general plan compliant, therefore, you 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.

Yimby Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a prominent loop at the end of the last name.

Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for October 7, 2021  
**Date:** Friday, October 01, 2021 1:09:01 PM  
**Attachments:** [20211007\\_cal.docx](#)  
[20211007\\_cal.pdf](#)  
[CPC Hearing Results 2021.docx](#)  
[Advance Calendar - 20211007.xlsx](#)

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Commissioners,  
Attached are your Calendars for October 7, 2021.

Enjoy these last bits of Indian Summer! Winter is coming...

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

# SAN FRANCISCO PLANNING COMMISSION



## Notice of Hearing & Agenda

Remote Hearing  
via video and teleconferencing

**Thursday, October 7, 2021**  
**1:00 p.m.**  
**Regular Meeting**

Commissioners:  
Joel Koppel, President  
Kathrin Moore, Vice President  
Deland Chan, Sue Diamond, Frank Fung,  
Theresa Imperial, Rachael Tanner

Commission Secretary:  
Jonas P. Ionin

Hearing Materials are available at:  
[Planning Commission Packet and Correspondence](#)

Commission Hearing Broadcasts:  
Live stream: <https://sfgovtv.org/planning>  
Live, Thursdays at 1:00 p.m., Cable Channel 78  
Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.



### **Ramaytush Ohlone Acknowledgement**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [soft@sfgov.org](mailto:soft@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

**SPANISH:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

## **Remote Access to Information and Participation**

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.*

*Public Comment call-in: (415) 655-0001 / Access code: 2495 527 2323*

*The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.*

## ROLL CALL:

President:	Joel Koppel
Vice-President:	Kathrin Moore
Commissioners:	Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

**A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE**

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 2017-015678CUA (C. ALEXANDER: (628) 652-7334)  
425 BROADWAY – south side between Montgomery and Kearny Streets; Lot 002 in Assessor's Block 0163 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 253.1, 303 and 714, to construct two buildings greater than 40 feet in height. The project would demolish the existing parking structure and construct two mixed-use buildings reaching heights of five-stories (56 feet) on Broadway and seven-stories (64 feet) on Montgomery Street with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with three dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces, 46 Class 1 and seven Class 2 bicycle parking spaces, and one freight loading. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 20% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests four (4) waivers from: Height (Section 250), Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to October 14, 2021)**
- 2019-022661CUA (C. FEENEY: (628) 652-7313)  
628 SHOTWELL STREET – west side between 20<sup>th</sup> and 21<sup>st</sup> Streets; Lot 026 of Assessor's Block 3611 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 210157 to allow the change in use of a Residential Care Facility to two dwelling units within a RH-3 (Residential-House Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
 (Continued from Regular hearing on September 23, 2021)  
**WITHDRAWN**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. [2020-006344CUA](#) (R. BALBA: (628) 652-7331)  
[37 VICENTE STREET](#) – southwest corner of West Portal Avenue; Lot 032 in Assessor's Block 2989B (District 7) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 729 to permit the installation of a new AT&T Mobility Macro Wireless Telecommunication Services Facility at the rooftop of the existing two-story commercial building, consisting of nine (9) new antennas and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas will be screened within one (1) FRP enclosure and three (3) faux vents. The project is located within the West Portal NCD (Neighborhood Commercial District) Zoning District and 26-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

## C. COMMISSION MATTERS

4. Consideration of Adoption:
  - [Draft Minutes for September 23, 2021](#)
5. Commission Comments/Questions
  - [Inquiries/Announcements](#). Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - [Future Meetings/Agendas](#). At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.
6. [2021-009977CRV](#) – Remote Hearings – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

## D. DEPARTMENT MATTERS

7. Director's Announcements
8. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

## E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

## F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

9. [2021-007327PCA](#) (A. MERLONE: (628) 652-7534)  
**BUSINESS SIGNS ON AWNINGS AND MARQUEES [Board File 210810] – Planning Code Amendment** – Ordinance amending the Planning Code to allow business signs on awnings or marquees in addition to projecting signs in various neighborhood commercial and residential-commercial districts, and in certain Chinatown mixed use districts; applying business sign controls to additional Neighborhood Commercial Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.  
*Preliminary Recommendation: Approve with Modifications*
10. [2018-017026CWP](#) (L. CHEN: (628) 652-7422)  
**SAN FRANCISCO ENVIRONMENTAL JUSTICE FRAMEWORK AND GENERAL PLAN POLICIES – Informational Presentation** – Staff will provide an informational presentation on the scope and community engagement plan for the Environmental Justice Framework and accompanying San Francisco General Plan policies, which are a collaborative effort of the Planning Department, other City agencies, and community partners. These updates are intended to meet the requirements of California Senate Bill 1000. They will also help implement provisions of the Planning Commission and Historic Preservation Commission resolutions centering the Department’s work on racial and social equity (No. 20738 and No. 1127, respectively), which call for commensurate amendments to the San Francisco General Plan. This proposed addition of Environmental Justice policies into the General Plan is one component of a series of proposed amendments to the General Plan.  
*Preliminary Recommendation: None-Informational*
11. [2015-018094CWP](#) (D. JOHNSON: (628) 652-5555)  
**UPDATE OF CONNECTSF, SAN FRANCISCO’S COMPREHENSIVE TRANSPORTATION PLANNING PROGRAM – Informational Presentation** – ConnectSF builds a shared vision of an effective, equitable, and sustainable transportation system for San Francisco. This informational item will update the Commission on two of the program’s studies involving transit, streets, and freeways and potential implications for land use. This item also includes information on a pending update to the Transportation Element and the San Francisco Transportation Plan.

The Commission, as the City Charter authority responsible for the General Plan, will review the schedule and process for revising the 1996 Transportation Element, a chapter of the General Plan. The Transportation Plan is a funding plan that falls under the purview of the San Francisco County Transportation Authority. The ConnectSF program joins Planning Department's staff with partner staff at the Municipal Transportation Agency, County Transportation Authority, Office of Economic and Workforce Development, and Mayor's Office.

*Preliminary Recommendation: None-Informational*

12. [2021-002698CUA](#) (M. CHRISTENSEN: (628) 652-7567)  
317 CORTLAND AVENUE – north side between Bennington and Bocana Streets; Lot 015 in Assessor's Block 5667 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303 and 738, for a Project proposing to establish a 1,402 sq. ft. Cannabis Retail use within the ground floor of an existing three-story mixed-use building. No on-site smoking or vaporizing of cannabis products is proposed. The Project Site is located within the Cortland Avenue NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

## ADJOURNMENT

## Hearing Procedures

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: [www.sfplanning.org](http://www.sfplanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.

5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

### **Hearing Materials**

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14<sup>th</sup> Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14<sup>th</sup> Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

### **Appeals**

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

\* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

\*\*An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.



For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

### **Challenges**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

### **CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code**

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. 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.

### **Protest of Fee or Exaction**

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

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

### **Proposition F**

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

**San Francisco Lobbyist Ordinance**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.



# CPC Hearing Results 2021

To: Staff  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Hearing Results

**NEXT MOTION/RESOLUTION No: 21006**

**NEXT DISCRETIONARY REVIEW ACTION No: 760**

DRA = Discretionary Review Action; M = Motion; R = Resolution

## September 30, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-020031CUA	<b>2867 San Bruno Ave (Aka 90-98 Woolsey Street)</b>	Durandet	Continued to November 4, 2021	<b>+6 -0</b> (Chan absent)
	2019-020031VAR	<b>2867 San Bruno Ave (Aka 90-98 Woolsey Street)</b>	Durandet	Continued to November 4, 2021	
	2016-000302DRP	<b>460 Vallejo Street</b>	Winslow	Continued to November 18, 2021	<b>+6 -0</b> (Chan absent)
	2020-008611DRP	<b>1433 Diamond Street</b>	Winslow	Withdrawn	
	2019-014461CUA	<b>1324-1326 Powell Street</b>	Enchill	Continued to November 18, 2021	<b>+6 -0</b> (Chan absent)
M-20998	2021-006247CUA	<b>6202 03<sup>rd</sup> Street</b>	Samonsky	Approved with Conditions	<b>+5 -0</b> (Diamond recused; Chan absent)
M-20999	2021-002468CUA	<b>2040 Fillmore Street</b>	Ajello	Approved with Conditions	<b>+6 -0</b> (Chan absent)
	2019-022850ENV	<b>1101-1123 Sutter Street</b>	Young	Reviewed and Commented	
M-21000	2019-013528CUA	<b>36-38 Gough Street</b>	Samonsky	Approved with Conditions	<b>+5 -0</b> (Tanner recused; Chan absent)
M-21001	2021-001622CUA	<b>220 Post Street</b>	Vimr	Approved with Conditions	<b>+5 -1</b> (Moore against; Chan absent)
M-21002	2020-008347CUA	<b>811 Clay Street</b>	Hoagland	Approved with Conditions	<b>+6 -0</b> (Chan absent)
R-21003	2016-015987PCA	<b>1750 Van Ness Avenue</b>	May	Approved	<b>+6 -0</b> (Chan absent)
M-21004	2016-015987CUA	<b>1750 Van Ness Avenue</b>	May	Approved with Conditions as amended and read into the record by Staff.	<b>+6 -0</b> (Chan absent)
	2016-015987VAR	<b>1750 Van Ness Avenue</b>	May	ZA closed the PH and indicated an intent to Grant	
M-21005	2021-000433CUA	<b>2428 Clement Street</b>	Agnihotri	Approved with Conditions	<b>+6 -0</b> (Chan absent)

# CPC ADVANCE CALENDAR

1:23 PM 10/1/2021



**To:** Planning Commission  
**From:** Jonas P. Ionin, Director of Commission Affairs  
**Re:** Advance Calendar

*All items and dates are tentative and subject to change.*

October 7, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
	<b>Inclusionary Affordable Housing Program</b>	to: 10/14	Grob
	<i>Planning Code Amendment</i>		
2017-015678CUA	<b>425 Broadway</b>	to: 10/14	Alexander
	<i>TBD</i>		
2019-022661CUA	<b>628 Shotwell Street</b>	fr: 11/19; 1/21; 3/18;	Feeney
	<i>Residential Care Facility to residential</i>	WITHDRAWN	
2020-006344CUA	<b>37 Vicente Street</b>	CONSENT	Balba
	<i>AT&amp;T Mobility Macro Wireless Telecommunications Services Facility</i>		
2021-007327PCA	<b>Business Signs on Awnings and Marquees</b>		Merlone
	<i>Planning Code Amendment</i>		
2018-017026CWP	<b>Environmental Justice Framework</b>		Chen
	<i>Informational</i>		
	<b>ConnectSF</b>		Tran
	<i>Informational</i>		
2021-002698CUA	<b>317 Cortland Avenue</b>		Christensen
	<i>New Cannabis Retailer</i>		
October 14, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b>	fr: 8/26	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of</i>	to: 10/21	
2016-011827ENX	<b>1500 15th Street</b>	fr: 6/24; 7/22	Jardines
	<i>State Density Bonus for 8-story group housing project (16 to: Indefinite</i>		
2021-006288CUA	<b>211 Austin Street</b>	CONSENT	Ajello
	<i>Formula Retail use (d.b.a. Arthur Murray Dance Studio)</i>		
2021-006602CUA	<b>2104 Hayes Street</b>	CONSENT	Ajello
	<i>Use Size greater than 3,000 sq ft in NC-1 Zoning District (expansion of an existing child care facility)</i>		
	<b>Inclusionary Affordable Housing Program</b>	fr: 10/7	Grob
	<i>Planning Code Amendment</i>		
2021-007368PCA	<b>Repealing Article 12 Regarding Oil and Gas Facilities</b>		Starr
	<i>Planning Code Amendment</i>		
2021-007369PCA	<b>Requirements for Laundromats and On-site Laundry Services</b>		Starr
	<i>Planning Code Amendment</i>		
	<b>Housing Element</b>		Haddadan
	<i>2022 Informational Update</i>		
2019-011944OFA	<b>660 3rd St</b>	fr: 8/26	Westhoff
	<i>Small cap office allocation to abate code enforcement case</i>		
2020-001610CUA	<b>3832 18th Street</b>	fr: 7/15	Horn
	<i>317 Demolition and new construction of Group Housing per SDB Program</i>		
2019-013808CUAVAR	<b>4300 17th Street</b>	fr: 9/2	Horn
	<i>New Construction is Corona Heights SUD</i>		

# CPC ADVANCE CALENDAR

1:23 PM 10/1/2021

2018-004686CUA	<b>2350 Green St</b> <i>Horizontal additions and an elevated play area over a parking lot</i>		Woods
2017-015678CUA	<b>425 Broadway</b> <i>TBD</i>	fr: 10/7	Alexander
2021-001579CUA	<b>2715 Judah Street</b> <i>Cannabis Retail Sales</i>	fr: 9/2	Campbell
2021-000308DRP	<b>642 Alvarado Street</b> <i>Public-Initiated DR</i>		Winslow
2021-000822DRPVAR	<b>486 Duncan Street</b> <i>Public-Initiated DR</i>		Winslow

October 21, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26 to: 11/4	Hoagland
	<b>Rail Alignment and Benefits (RAB) Study</b> <i>Informational</i>		Harvey
	<b>SB 9 &amp; SB 10</b> <i>Informational</i>		Conner
2017-011878OFA-02	<b>Potrero Power Station</b> <i>Prop M allocation</i>		Giacomucci
2021-000209CUA	<b>733 Treat Avenue</b> <i>demol and new construction of a four-story building containing 6 dwelling units and one ADU</i>		Samonsky
2018-009812CUA	<b>1268 17th Avenue</b> <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>		Dito
2016-005365CUA	<b>230 Anza Street</b> <i>tantamount to demolition</i>		Young
2021-003396CUA	<b>790 Valencia Street</b> <i>Formula Retail</i>	fr: 9/9	Balba
2019-019698AHB	<b>4512 23rd Street</b> <i>5-story over bsmt 13 du building using HOME SF</i>		Hoagland
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b> <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	fr: 8/26; 10/14	Pantoja
2021-002667DRP-03	<b>4763 19th Street</b> <i>Public-Initiated DR</i>	fr: 9/9	Winslow
2021-003776DRP-02	<b>3737 22nd Street</b> <i>Public-Initiated DR</i>		Winslow

October 28, 2021 - CLOSED			
Case No.	Diamond, Chan - OUT		Planner
2020-003971PCA	<b>Dwelling Unit Density Exception for Corner Lots in RHD's</b> <i>Planning Code Amendment</i>	fr: 9/23	Merlone
2019-022510CRV	<b>240-250 Church Street</b> <i>State Density Bonus</i>		Hicks
2019-020611CUAVAR	<b>5114-5116 3rd Street</b> <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8; 9/23	Weissglass
2020-005729CUA	<b>4 Seacliff Ave</b> <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>	fr: 9/23	May
2020-009025CUA	<b>5915 California Street</b> <i>demo one-unit residential and construct a new four-story, three-unit residential building</i>		Young

# CPC ADVANCE CALENDAR

1:23 PM 10/1/2021

2020-009146CUA	<b>247 Upper Terrace</b> <i>New construction of 2-unit dwelling within Corona Heights SUD</i>		Horn
2021-004963CUA	<b>3415 California St</b> <i>ground floor cannabis retail use</i>		Agnihotri
2020-008529DRP	<b>1857 Church Street</b> <i>Public-Initiated DR</i>		Winslow

## November 4, 2021

Case No.			Planner
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21 to: 12/2	Hoagland
2021-005183CUA	<b>2040 Chestnut Street</b> <i>formula retail use establishment (dba Sweetgreen)</i>	CONSENT	Jimenez
2019-020031CUAVAR	<b>2867 San Bruno Ave</b> <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9, 9/23	Durandet
2016-013012CUA	<b>478-484 Haight St</b> <i>BMR condition amendment</i>		May
2020-004398PRJ	<b>SFO Shoreline Protection Program</b> <i>Informational</i>		Li
2018-013451PRJ	<b>2135 Market Street</b> <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		Horn
2018-007380CUAVAR	<b>1320 Washington Street</b> <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2021-000215CUA	<b>400 Hyde St.</b> <i>new telecom facility</i>		Hoagland
2021-000182DRP	<b>140 20th Avenue</b> <i>Public-Initiated DR</i>		Winslow
2018-003779DRP-02	<b>619 22nd Avenue</b> <i>Public-Initiated DR</i>		Winslow

## November 11, 2021 - CANCELED

Case No.			Planner
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## November 18, 2021

Case No.			Planner
2021-003142CUA	<b>333 Fremont Street</b> <i>Wireless CUA</i>	CONSENT fr: 8/26	Giacomucci
2019-023037ENVGPA	<b>Waterfront Plan Update</b> <i>Informational</i>		Snyder
2017-012086ENV	<b>770 Woolsey Street</b> <i>FEIR</i>		Delumo
2017-012086CUA	<b>770 Woolsey Street</b> <i>Conditional Use Authorization for a Planned Unit Development</i>		Durandet
2019-014461CUA	<b>1324-1326 Powell Street</b> <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>	fr: 9/30	Enchill
2018-014727AHB	<b>921 O'Farrell Street</b> <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>		Hoagland
2021-003400CUA	<b>1285 10th Ave / 900 Irving St</b> <i>ground floor cannabis retail use</i>		Agnihotri

# CPC ADVANCE CALENDAR

1:23 PM 10/1/2021

2019-013276ENX	<b>560 Brannan Street</b> <i>Demo new construction of 120 units using SDB</i>	fr: 10/21	Liang
2019-005907CUA	<b>1151 Washington Street</b> <i>CU for residential expansion &gt; 2,000 sf without adding density</i>		Guy
2021-006602CUA	<b>1881-1885 Lombard St</b> <i>Cannabis Retail use with on-site consumption lounge</i>		Ajello
2020-009358DRP	<b>2605 Post Street</b> <i>Public-Initiated DR</i>		Winslow
2019-022419DRP	<b>312 Utah Street</b> <i>Public-Initiated DR</i>		Winslow
2016-000302DRP	<b>460 Vallejo Street</b> <i>Public-Initiated DR</i>	fr: 9/30	Winslow

## November 25, 2021 - CANCELED

Case No.			Planner
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## December 2, 2021

Case No.			Planner
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21; 11/4	Hoagland
2017-013784CUA	<b>2976 Mission Street</b> <i>demolish the existing construct a six-story, mixed use building</i>		Giacomucci
2021-000997DRP	<b>801 Corbett Avenue</b> <i>Public-Initiated DR</i>		Winslow
2021-001219DRM	<b>1228 Funston Street</b> <i>Mandatory DR</i>	fr: 10/28	Winslow

## December 9, 2021

Case No.			Planner
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## December 16, 2021

Case No.			Planner
	<b>2022 Hearing Schedule</b> <i>Adoption</i>		lonin

## December 23, 2021 - CANCELED

Case No.			Planner
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## December 30, 2021 - CANCELED

Case No.			Planner
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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO BUILDINGS FOR PEOPLE WITH MENTAL HEALTH AND SUBSTANCE USE DISORDERS  
**Date:** Friday, October 01, 2021 10:42:07 AM  
**Attachments:** [10.01.2021 CLMH Acquisitions.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, October 1, 2021 at 10:38 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES ACQUISITION OF TWO BUILDINGS FOR PEOPLE WITH MENTAL HEALTH AND SUBSTANCE USE DISORDERS

**FOR IMMEDIATE RELEASE:**  
Friday, October 1, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED ANNOUNCES ACQUISITION OF  
TWO BUILDINGS FOR PEOPLE WITH MENTAL HEALTH  
AND SUBSTANCE USE DISORDERS**

*Located in the Mission and South of Market neighborhoods, the buildings will provide space for 26 adults to live in a community setting with access to care, services, and treatment.*

**San Francisco, CA** — Mayor London N. Breed and the San Francisco Department of Public Health today announced the acquisition of two buildings that will house people living with mental health and substance use disorders as part of the City's long-term plan to strengthen and expand access to behavioral health support. The two buildings, located on Florida Street in the Mission and Dore Street in the South of Market neighborhood, will be transformed into cooperative housing for twenty-six adults under the City's Cooperative Living for Mental Health (CLMH) Program.

The cooperative living model created under CLMH is a key part of San Francisco's work to provide housing and care for people with mental health and substance use disorders. Cooperative living allows people with mental health and substance use disorders to live in community with access to care, services, and treatment in spaces operated by local behavioral health service providers. The model can also assist in progress to independent living. Purchasing cooperative living buildings shields these spaces from market volatility, protecting clients and allowing the City's community-based organization partners to continue to offer



much needed affordable housing.

“These buildings are part of our long-term strategy to transform how we deliver support for those living with mental health and substance use challenges,” said Mayor Breed. “We are focusing on a whole range of solutions that cover everything from improving street outreach to providing safe, supportive housing for our most vulnerable residents. This is all part of our commitment to create a safer, healthier San Francisco for all.”

In addition to these purchases that ensure the long-term affordability of existing beds, San Francisco is adding 400 new treatment beds for people experiencing mental health and substance use challenges. This represents a 20% increase in the City’s residential treatment capacity. In 2021 alone, San Francisco will see 140 new beds opened, including the following:

- The 20-bed SOMA RISE Center, which will open this winter as part of the City's response to the drug overdose crisis. It will offer a safe indoor space for people who have used methamphetamine or other substances, monitor their health while intoxicated, and connecting them with other health and social services.
- A 10-bed residential treatment facility specifically designed to treat young adults with serious mental health and/or substance use disorders is under design.
- Neighborhood-based psychiatric respite facilities for people experiencing homelessness to shelter in a safe, supportive environment where they can also access ongoing care.

Nonprofit supportive housing and behavioral health care provider Conard House will own and operate the two CLMH properties on Florida and Dore Streets in partnership with the City’s Department of Public Health (DPH). Established in 1960 with the first transitional housing program in San Francisco, Conard House operates and provides social services at nine residential hotels and 19 private apartments across San Francisco, inclusive of the Florida and Dore Street locations.

“Establishing sustainable, viable and cost-effective housing opportunities for people living with serious mental health challenges is what these acquisitions represent and what we want to expand in San Francisco. Cooperative housing offers long-term solutions and alternatives to inpatient treatment, incarceration and homelessness. With public-private partnerships and initiatives like CLMH, we can ensure that everyone has a place to call home in San Francisco,” said Anne Quaintance, Executive Director of Conard House.

“Cooperative housing is a critical part of behavioral health services for people with serious mental health and substance use disorders. Mayor Breed’s commitment to preserve cooperative living spaces, as well as open 400 new treatment and care beds across San Francisco, addresses people’s psychiatric needs as well as their housing needs, which are both vital to achieving health and recovery,” said Director of Health, Dr. Grant Colfax. “With the purchases at Florida and Dore Streets, DPH is pleased to continue our partnership with Conard House and continue to offer supportive housing for some of our residents most in need.”

1140-1142 Florida Street is located in the Mission District and will house 8 adults in separate bedrooms, with access to shared kitchens, bathrooms, and a large backyard. 139-145 Dore Street in San Francisco’s South of Market (SoMa) neighborhood, will consist of six 3-bedroom apartments that will accommodate 18 adults. In both locations, residents will have individual bedrooms but will share common spaces. Conard House will provide services and case management to residents to ensure success living in their new homes.

"Congratulations to Conard House for taking on these first two cooperative living sites for people with chronic mental illness," said Supervisor Hillary Ronen, who authored the CLMH legislation in 2019. "One of the most glaring gaps in our response to mental illness is the lack of housing options for people exiting residential treatment programs. For many people who are dealing with a combination of psychiatric and addiction issues, the key to stability and success is to be away from larger, sometimes hectic living situations that can trigger continued crises. Cooperative living can open the door to stability and serenity in their lives. These two properties mark a great step forward addressing our mental health crisis."

"Any effective response to the crisis on our streets will require us to create more appropriate placements for unsheltered people with significant behavioral health needs," said Supervisor Rafael Mandelman. "The Cooperative Living Opportunities for Mental Health Program is one innovative housing model for getting sick people off the streets into care. Bravo to Mayor Breed and Supervisor Ronen for their leadership; we need many more such facilities, in my district and across the city."

"The City's Cooperative Living Mental Health program fills a critical gap in providing housing for those struggling with mental health and substance use disorders," said Supervisor Matt Haney. "This is an opportunity to help stabilize some of our most vulnerable residents, provide onsite care, and prevent homelessness. My district in particular has suffered from the lack of appropriate responses and solutions to the mental health and substance use crises we are seeing on our streets. This program is a key component in finally addressing these issues."

The acquisitions and most rehabilitations planned for each site were financed by the San Francisco Housing Accelerator Fund (HAF). The Mayor's Office of Housing and Community Development expects to provide HAF with permanent financing for the buildings in 2022 following the completion of repair improvements and upgrades.

"We created the Housing Accelerator Fund to make sure the City and its partners were able to quickly access the resources they need to implement innovative, impactful solutions like the CLMH program," said HAF's CEO Rebecca Foster. "We look forward to continuing to work with the City and housing providers like Conard House to connect more residents to supportive homes."

For the latest update on San Francisco's residential care and treatment expansion, go to: [sf.gov/residential-care-and-treatment](https://sf.gov/residential-care-and-treatment).

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Friday, October 01, 2021 9:47:14 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Carol Clements <carol.m.clements@gmail.com>  
**Sent:** Thursday, September 30, 2021 12:19 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com  
**Subject:** Opposition: 4300 17th Street (2019-013808CUA/VAR)

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

Dear Mr. Horn,

I am writing to renew my opposition to the proposed development at 4300 17th Street.

While I support the creation of more housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Regards,  
Carol Clements

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Public Hearing 9/30/2022 Case No: 2016-015987PCA/CUA/VAR 1750 VAN NESS AVENUE  
**Date:** Thursday, September 30, 2021 9:53:52 AM

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Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

-----Original Message-----

From: Michael Clark <[tigermnc@hotmail.com](mailto:tigermnc@hotmail.com)>  
Sent: Wednesday, September 29, 2021 2:35 PM  
To: May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
Cc: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Public Hearing 9/30/2022 Case No: 2016-015987PCA/CUA/VAR 1750 VAN NESS AVENUE

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

Hello,

I would like to offer the following support to the subject project, item 14a/b/c on the agenda for the Public Hearing tomorrow September 30.

I am a Buddhist practitioner who has been to the San Bao Temple at 1750 Van Ness Avenue many times. I would like to support fully the work of the temple and the project for a new building. This building will allow them to have more activities and to receive the hundreds of monastics and lay practitioners as they do throughout the year in more adequate and convenient spaces than has been possible up to now. While the ratio of residential to non-residential space in the new building may not be 3:1, the 3 floors of accommodation for monastics and visitors who will be able to stay is a significant improvement on the current situation too.

At times, especially on important days in the Buddhist calendar, it has not been possible to accommodate all those who came to practice and learn Buddhism. Also, the lack of space has been a limitation on the number of activities they could organize. As members of a community promoting peace, tolerance and compassion for all others in society, they will continue to be exemplary neighbors, to the congregation and pastoral members of St. Luke's Episcopal church next door, to residents of the condominium building to the south and to all others. The design of the new building, with the lower frontage on Van Ness and the large 3rd floor outside meditation space in the middle of the structure, should also help to minimize any loss of light to the residential neighbors.

Thank you to the members of the planning commission for the chance to show support and for taking all these considerations into account.

Best Regards,  
Michael Clark