

Received at CPC Hearing 12/14/17
J. Horn

Jeff Horn
Planner, SW Quadrant, Planning Department
1650 Mission Street, Suite 400,
San Francisco, CA 94103
jeffrey.horn@sfgov.org

December 9, 2017

RE: Support for 214 States Street as Single Family Residence

Mr. Horn,

I am writing in support of the single-family home at 214 States Street. I live just a few doors up the street from this property. I have lived in the 94114 zip code for over 30 years and in the Corona Heights neighborhood for 20 of those years as both a renter and a property owner.

As a public school teacher for 37 years I am more than aware of the need for affordable housing. But as a long time resident in this neighborhood, I know that many of my neighbors have opposed increased density and new development. And thus many properties that have applied for improvements, in the face of such opposition, are instead left vacant (such as 22 and 24 Ord Court). Such a situation does not create affordable housing.

The property at 214 States Street is inappropriate for two units because most of the building is wedged into the hillside. It is difficult to imagine how two livable units can be created given the topography of the site. Already the property looks dark and cavernous. Rather than cutting up the building, a single family home is most appropriate.

The owners of 214 States Street have been trying to build a single-family home for the last four years. It was a single family residence when they bought it and I believe they should be allowed to keep it as a single family residence.

It is unfair that another property just a hundred feet away at 24 Ord Street should be suspended for over-demolition and excavation without permits then be allowed to be built without a Conditional Use Hearing and/or a requirement to increase density. Despite being suspended at the same time as 214 States Street, 24 Ord Street is completed and now being marketed for sale.

For the last three years, I have lived day-to-day with the lack of progress at 214 States Street. Every time I walk home from the bus stop or walk my dogs to Corona Heights Park, I see this mess of a property. Please let the owners of 214 States Street finish the building as originally planned: a single family residence.

Respectfully,

Jeffery Poe
40 Ord Court
San Francisco, CA 94114

Received at CPC Hearing 12/14/17
J. Horn

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT AT 214 STATES STREET

San Francisco Planning Commission
16500 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They have removed every existing interior wall, reframed every floor and attic and a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: [Signature]
Name: SCOTT TYLER / BART DUNGAN
Address: 28 MUSEUM WAY
Date: 2/23/2017

42 letters of
opposite from
neighbours on the
street
can you introduce?

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: Nicholas J. Monsma
Name: NICHOLAS J. MONSMA
Address: 52 MUSEUM WAY
Date: 2-14-17

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: Steven Short
Name: STEVEN SHORT
Address: 52 Museum Way, SF 94114
Date: 2-14-17

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: 

Name: Richard Goldman

Address: 230 States SF

Date: 7/20/17

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: Andrea Goldman

Name: Andrea Goldman

Address: 230 State St, SF 94114

Date: 2/20/17

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

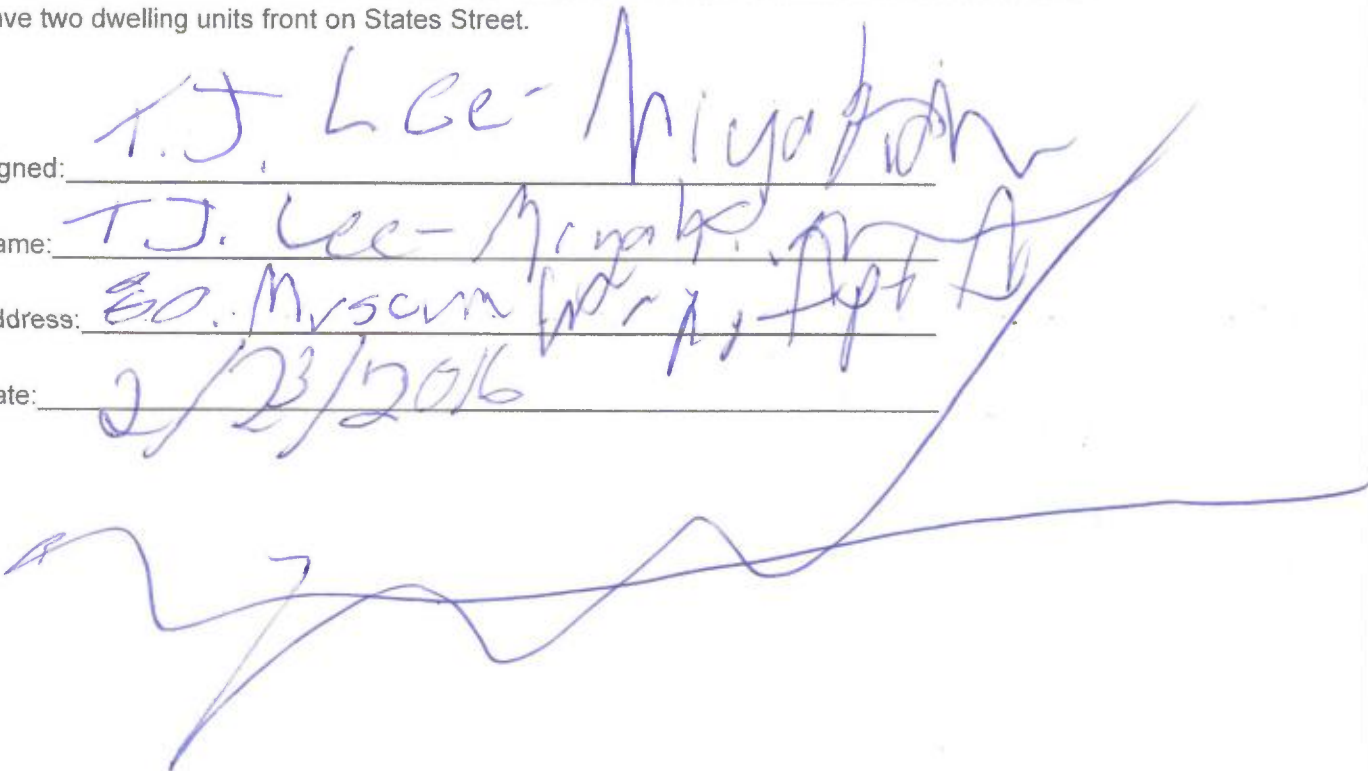
Signed: _____

Name: _____

Address: _____

Date: _____

T.J. Lee-Miyakawa
T.J. Lee-Miyakawa
60. Museum Way, Apt A
2/23/2016



OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: Tammy Wallace
Name: Tammy Wallace
Address: 118 Museum Way
Date: 2/23/17

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: Robert E. Bednarz

Name: ROBERT E. BEDNARZ

Address: 110 MUSEUM WAY, SAN FRANCISCO, CA 94114

Date: 2/22/2017

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT AT 214 STATES STREET

San Francisco Planning Commission
16500 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They have removed every existing interior wall, reframed every floor and attic and a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed: 

Name: Maxime Gariel

Address: 166 Museum Way

Date: 02/22/2016

OPPOSITION TO FUTURE DEVELOPMENT OF BOTH SIDES OF LOT @ 214 STATES

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

Dear Commissioners,

While I am not opposed to the development of the property on States Street, it has become apparent that the Project Sponsors have future development plans modeled on the recently completed through lot development located at 190 & 192 Museum Way and 176 & 178 States Street. **I firmly oppose this type of development** and am asking you to exercise your Discretionary Review on this project.

I ask you to use your discretion and find that the project is tantamount to a demolition. The Developers have gutted the original house. They will have removed every existing interior wall, reframed every floor and attic at a new elevation, removed almost all of the front and rear facades, —all without proper permits!

I also ask that you require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls and require the Project Sponsors to build 2 units fronting on States Street. The Interim Control's clearly states that when adding a residential unit to a through lot, it must be added to the already developed street frontage of the lot whenever feasible. In this specific case of 214 States, given the enormous amount of the demolition which has already occurred, it is entirely feasible and preferable to have two dwelling units front on States Street.

Signed:  _____

Name: David Archibegue _____

Address: 110 museum way _____

Date: 2-22-17 _____