

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](mailto: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

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: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

Scott Tyler / Bart Dungan  
28 Museum Way  
2/23/2017

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



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Signed: Nicholas J. Monsma

Name: NICHOLAS J. MONSMA

Address: 52 MUSEUM WAY

Date: 2-14-17

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

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Signed: 

Name: Richard Goldman

Address: 230 States SF

Date: 7/20/17



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Signed: Andrea Goldman

Name: Andrea Goldman

Address: 230 State St, SF 94114

Date: 2/20/17

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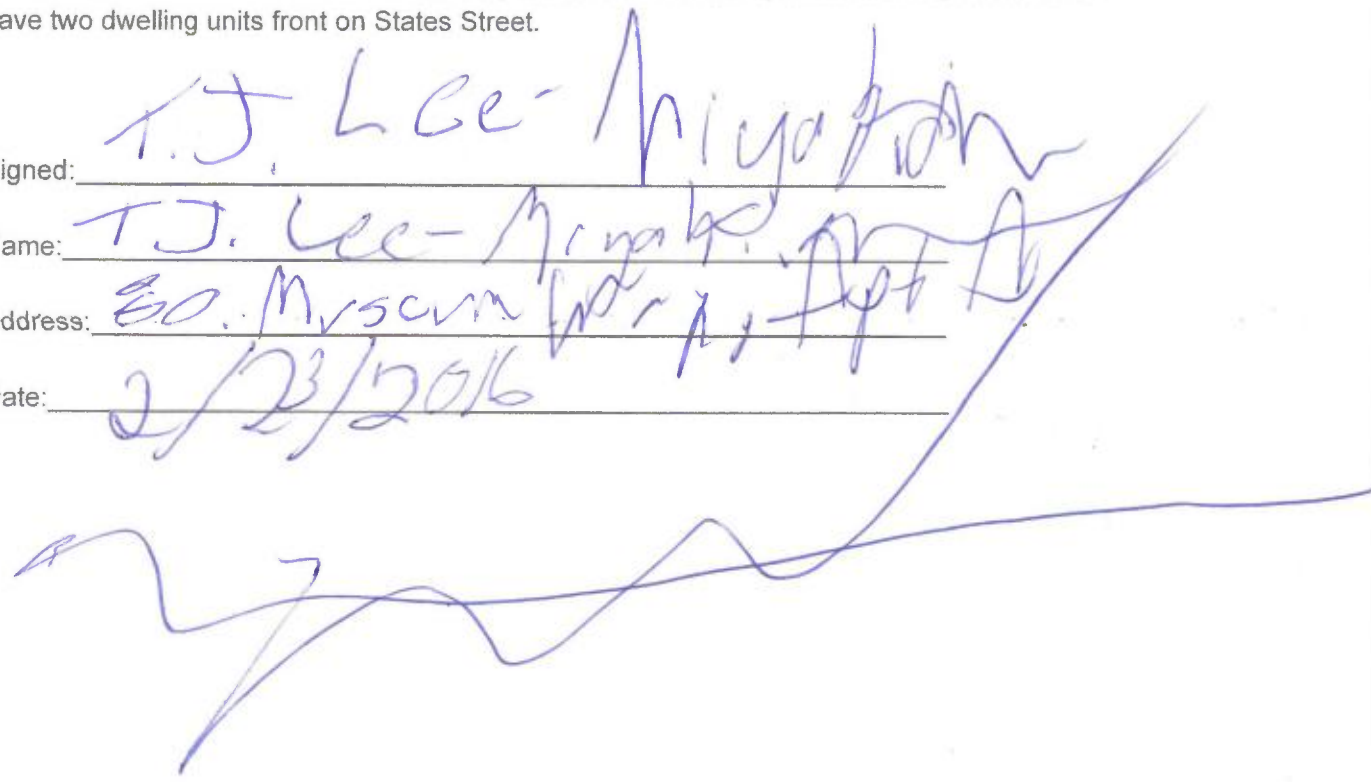
Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

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



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



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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

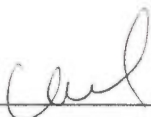
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Signed: 

Name: Maxime Gariel

Address: 166 Museum Way

Date: 02/22/2016

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Signed: 

Name: David Archibegue

Address: 110 museum way

Date: 2-22-17



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

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Signed: \_\_\_\_\_

*Thomas Outt*

Name: \_\_\_\_\_

*Thomas Outt*

Address: \_\_\_\_\_

*80-A Museum Way San Francisco 94114-1428*

Date: \_\_\_\_\_

*21 February 2017*

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Signed: 

Name: Paul Williams

Address: 82 Museum Way

Date: 2/21/2017



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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

Cheril Louise Penovic

CHERIL LOUISE PENOVIC

98 MUSEUM WAY S.F. CA 94114

FEBRUARY 21, 2017

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

*Basil S. Green*

BASIL S. GREEN

82 MUSEUM WY. S.F. 94114

Feb 22 2017

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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

W. Garrett

WAYNE GARRET

96 MUSEUM WAY SF 94114

16 APRIL 2017

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

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Signed: Gregg Cassin

Name: GREGG CASSIN

Address: 91 STATES ST, SF, CA 94114

Date: 2/18/17



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Signed: 15/17

Name: KEVIN TREHAR (OWNER)

Address: 227 STATES ST. SF, CA 94114

Date: 2/20/17

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Signed: \_\_\_\_\_

Name: PHILIP AGUILAR

Address: 172-174 MUSEUM WAY

Date: 2-18-17

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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: CYNTHIA LOUIE

Address: 100 MUSEUM WAY, SF 94114

Date: 2/16/17

# 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.

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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

*Frani Beyer*

FRANI BEYER

100 MUSEUM WAY

2/16/17



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


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

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Signed:   
Name: Peter Manning  
Address: 222 States St.  
Date: 2/17/17

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

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

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Signed: 

Name: Geoffrey P Cumming

Address: 222 States St, SF

Date: 02/17/17

# 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,

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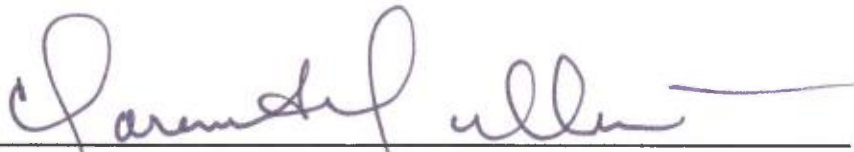
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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_



CLARENCE DAHUN

245 STATES ST., SF 94114

2/15/17

# 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,

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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

*Joel Smart*

*Joel Smart*

*245 States ST*

*Feb 15, 2017*



## 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,

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Signed: \_\_\_\_\_

*Joseph Lambert*

Name: \_\_\_\_\_

*Joseph Lambert*

Address: \_\_\_\_\_

*208 States St. # 1, SF, CA 94114*

Date: \_\_\_\_\_

*2-16-17*

## 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,

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Signed: POE ASHER  
Name: POE ASHER  
Address: 44 ORD COURT 94114  
Date: 2.15.17

## 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,

I am writing to express concern about the proposed project at 214 States Street. In 2014, the Project Sponsors started a "remodel." When it became clear that the scope of work went well beyond what was stated on the permit(s), the community began to wonder how it could have progressed so far without a standard pre-application meeting or a neighborhood notification mailing (Section 311). Upon further investigation, it was discovered that existing conditions on the drawings (including the presence of a non-existent garage and full basement) were fabricated, allowing the developers to avoid triggering neighborhood notification. In December 2014, the Building Department red-tagged the Project Sponsors and shut down the project for exceeding (and/or fabricating) the scope of their permit. In order to continue, the Project Sponsors were required to file for a new permit and proceed in an above-board fashion.

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 take Discretionary Review and require the Project Sponsors to follow the criteria and spirit of Ex-Supervisor Scott Weiner's Interim Corona/Corbett Heights Development Controls. The Interim Control's intention clearly states that when adding a residential unit, it must be added to the already developed street frontage of the lot unless it is not 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.

Let it be noted that our new Supervisor, Jeff Sheehy, made the public statement during the 1/22 Corbett Heights Neighbors meeting that he is supportive of making the Controls permanent.

Signed: \_\_\_\_\_

Name (printed): \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_



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

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

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Let it be noted that our new Supervisor, Jeff Sheehy, made the public statement during the 1/22 Corbett Heights Neighbors meeting that he is supportive of making the Controls permanent.

Signed: David L. Scott

Name (printed): David L. Scott

Address: 208 States St.

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

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Signed: Lyle Black  
Name: Lyle Black  
Address: 68 Museum Way, SF, CA 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

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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_



Michael Derwin

46 Museum Way

2-14-2017

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

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

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Signed: Ane E O'Driscoll  
Name: Anne O'Driscoll  
Address: 4a Ord Ct.  
Date: 2/15/17

49

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

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

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Signed:  \_\_\_\_\_

Name: Michael Durand

Address: 184 States Street

Date: 2/15/17



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

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

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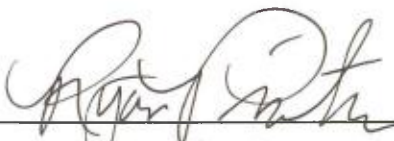
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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

  
214A States St., Ryan Pinter  
2/15/17

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

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

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Signed:  \_\_\_\_\_

Name: Dink Aguilar \_\_\_\_\_

Address: 30 Ord Street \_\_\_\_\_

Date: 2/15/2017 \_\_\_\_\_

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

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

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Signed: Mark Bauml

Name: MARK BAUML

Address: 40 DOUGLASS ST

Date: 2/15/17

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

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

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Signed: Jane E Whitaker

Name: JANE E WHITAKER

Address: 187 STATES ST.

Date: Feb. 15, 2017



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

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

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Signed: \_\_\_\_\_

*Peter J. Boulware*

Name: \_\_\_\_\_

PETER J. BOULWARE

Address: \_\_\_\_\_

108 MUSEUM WAY, SAN FRANCISCO, CA 94114-1430

Date: \_\_\_\_\_

22 FEBRUARY 2017

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

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

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Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

*Kevin Bastion*  
*Kevin Bastion*  
*282 Coleman St 94124 SF*  
*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

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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.

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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: \_\_\_\_\_

D-Z

Pat Lee

428 Kirkham SF 94102

2/15/17

# 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: Melody Knight

Name: 217 Sanchez Melody Knight

Address: ↓

Date: 2/16/17



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### Hacker Hub (Urban Ed Academy)

Transform an existing liquor store into a STEM-based learning center and workforce housing for teacher candidates of color in San Francisco.

Written by Randy

Downloaded at 100.201.242.107 on 07 Jun 2015

2  
 3

**\*Please Upload User Experience Map (as attachment) and any additional Beneficiary Feedback in this field**

## Ideal User



Name: Marcus

**Age:** 8  
**Status:** Elementary School Student

**Additional Characteristics:**

**Additional Characteristics:**

Marcus is an African American student who lives in Bayview Hunters Point, San Francisco. In one of our wealthiest cities, the socioeconomic and health indicators of its residents are among the most depressed in the nation.

**Concisely describe what is happening**

Marques has an 85% chance of failing math, an 82% chance of failing English, and an 80% chance of being ineligible to apply to college in his home state of California.<sup>5</sup> His neighborhood has 40% of the city's students that look like he does.

3 California Department of Education, Linda Meyer-Lang, Office of the Superintendent of Public Instruction, January 9, 2017.



Students with heightened needs enroll in Urban Ed Academy Saturday programming. This enrollment also gives students access to the Hacker Hub and the programming led by UEA and community partners. Neighborhood teachers, in exchange for deeply discounted neighborhood housing, offer their teaching expertise to help students at the Hacker Hub. This allows teachers to live in the neighborhoods where they work, thereby increasing opportunities to strengthen relationships with students.

**Explain your project idea in two sentences.**

Erase a liquor store from the neighborhood. Replace it with a learning center and housing that allow teachers to live closer to schools and the communities they serve.

**What is your organization name? Explain your organization in one sentence.**

securing workforce housing for them. Increase attendance for 3 out of 4 students; 4 out of 5 students will increase academic performance; 2 out of 3 students will experience a decrease in disciplinary actions and suspensions. Activate 50 families of color to influence budgetary decisions related to the teacher selection and assignment at SFUSD.

### How has your project proposal changed due to your user research during the Beneficiary Feedback Phase?

We have to be very intentional around building manageable expectations for the teachers that live on site and the culture shift of a neighborhood corner that was a liquor store for 5 decades and will now be a place that serves children instead of adults. We need a very strong partner to help broker relationships between our organization and community members that frequent that area currently.

### (Optional) What are some of your still unanswered questions or concerns about this idea?

1. Effectively serving as a landlord brings all of the attendant concerns that come with rental property management. We have yet to secure a partner to handle that management.
2. Managing/improving the quality and consistency of communication between teachers and households will require a lot of attention.
3. Inspiring 50 homeowners to make similar arrangements for deeply discounted teacher housing will take at least 2 years. Managing that outreach campaign will be complicated.

### During this Improve Phase, please use the space below to add any additional information to your proposal.

This project is bigger than just better academic gains. Given the nexus between education and economic mobility, it's critical that we secure a base-level of educational competency in these students as part of a sustainability strategy around stabilizing this neighborhood. The likelihood of residents of this neighborhood staying or moving back to live here and grow the local economy is higher than some outsider doing it. Additionally, with the gentrification issues in full flight for the city of San Francisco, it's important that we make every disruptive effort to maintain and grow the population of the historical inhabitants of this neighborhood: African American families. In 1970, the city of San Francisco had a peak population of African Americans at 88,343 or 13.4% of the city. By 1990, that number had dwindled to 76,434 or 10.9% of the overall population. In 2016, that number has plummeted to approximately 46,000 or about 5% of the city's population. Most of these families live in public housing in suboptimal conditions for raising children.

There are plenty of factors contributing to the "flight" of African American families--from systemic racism to extreme poverty to unemployment--but the most palpable factors are economic in nature. With a fraction of the income earned by other groups in the city, grave underrepresentation in local industries and job titles, and higher levels of dependency on government programs, the African American community in San Francisco is one of the first that could statistically "disappear" from a major U.S. city within our lifetimes at the current rates of outmigration.

We believe our best long term strategy for combating this trend is radically changing educational outcomes and incentivizing homegrown talent to make San Francisco their home. Research strongly supports the importance of having highly effective teachers be a part of that equation. While factors outside of the four walls of the classroom have derailed the progress made within the classroom, the largest lever of control that we have outside of the home rests







THE OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT  
THE DEPARTMENT OF PUBLIC HEALTH

# HEALTHYRETAILSF



The Invest in Neighborhoods vision is to strengthen San Francisco's neighborhood commercial districts so that they may be economically thriving, safe, resilient, sustainable, and meet the needs of local residents.

HealthyRetailSF provides individualized attention to businesses by providing concentrated and tailored technical assistance to corner stores to increase healthy food options, and in doing so, help their community and their business.

### PROGRAM ELEMENTS

**Merchandise Engagement & Retailers**  
HealthyRetailSF is for corner store owners interested in becoming healthy food retailers\*. Workshops, orientations, and one-on-ones can be arranged. Corner stores will have access to technical information and referrals to business resources.

**Assessments & Individual Development Plans**  
A business accepted into the program will have access to a rigorous assessment of their operations and healthy food offerings. A select few will have access to a suite of consultants, business tools, and programs to strengthen their operations and work towards becoming a healthy food retailer.

\*Healthy Food Retailer: a food retailer operating in a food location where business is primarily composed of sales of food and non-food grocery products intended for preparation, use or consumption at the retailer's premises that (1) features at least 25 percent of its Selling Area in fresh produce, value-added, meat, poultry, and/or dairy products, (2) derives no more than 20 percent of its Selling Area in tobacco and alcohol products, and (3) satisfies the minimum wage requirement with the employees and their immediate family members. (San Francisco Code Chapter 12B)

### HOW DO I GET STARTED?

## START BY VISITING

**HealthyRetailSF.org**

**OR CONTACT:**  
Gabriela Sapp  
Small Business Development Center (SBDC) Consultant  
415.254.5094 | [mybizadviser@gmail.com](mailto:mybizadviser@gmail.com)

Small Business Development Center (SBDC) Consultant

### WHY HEALTHY RETAIL SF MATTERS



### SMALL BUSINESS RESOURCES

- Store Conversion Process
- Directory of Merchant Resources

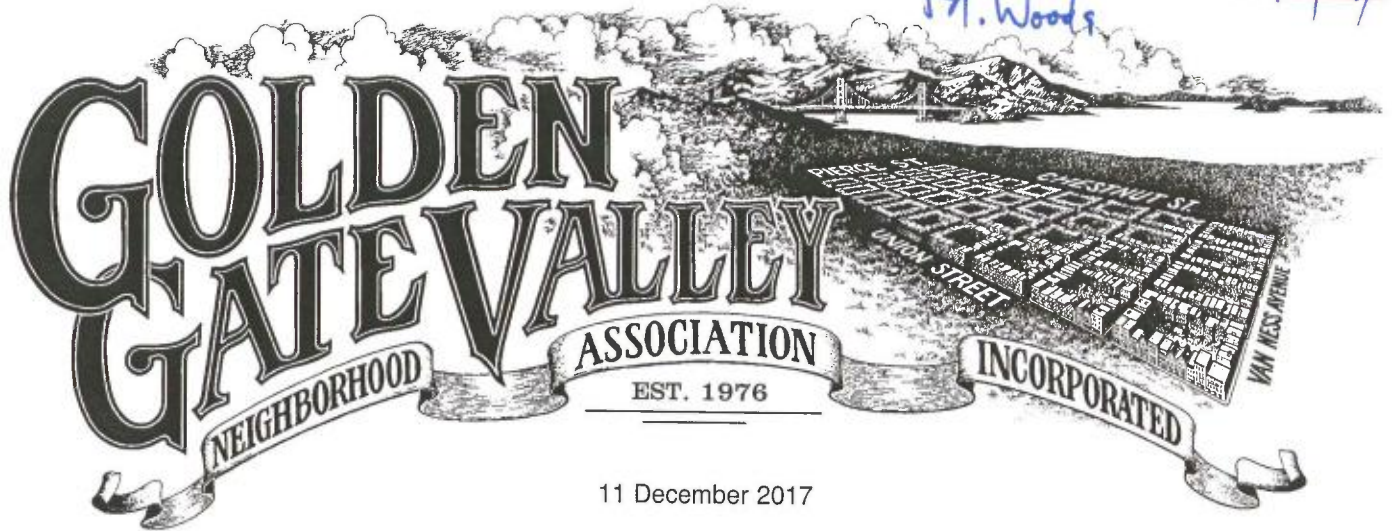
### PROGRAM INFO

- About Healthy Retail SF
- Other Programs

### CONVERTED STORES

- HRSF Store Directory
- Before & After Photos
- Neighborhood Stores
- Health Ratings: Bayview-Hunters





11 December 2017

TO: San Francisco City Planning Commission  
Mary Woods, SF Planning Department

FROM: Mary Russell, Vice President  
Bob David, Board Member  
Golden Gate Valley Neighborhood Association

RE: **2465 VAN NESS AVE -- CONDO BLDG -- CASE NO. 2015-014058PPA**  
**DM DEVELOPMENT**

Beginning in 2016, we, along with many members of our community, have extensively reviewed this project with its developer, DM Development.

Our primary concern is the on-site parking provisions.

Our neighborhood is beset with a completely saturated on-street parking situation. Therefore, there should be at least one on-site parking space for each unit (1:1) in the building. The prospect of additional vehicles seeking on-street parking is completely undesirable. We cannot support any new projects in our neighborhood unless they provide at least 1:1 parking.

When the developer began their design process for this site, the zoning provided for 1:1 parking. The developer filed their EEA in December 2015. Sometime later, apparently without any community discussion, the zoning was changed to permit only 0.5:1 parking, with a conditional use option of 0.75:1.

Recently, at another site in our neighborhood, 2301 Lombard St (at Pierce), the same developer submitted a project with the permitted parking provision of 1.5:1. We supported that project with said parking provision. On June 8, 2017, the Planning Commission gave unanimous approval to that project, but amended that approval on the spot within the Commission meeting by arbitrarily lowering the parking ratio to 1:1. The developer advises us now that, because of that change to the parking provision, the project is not financially feasible, and they have put the site up for sale.

Ostensibly, these reductions in parking ratios are being done for the sake of the City's "transit first" policy. Nevertheless, this results in increased pressures on the street parking in the neighborhood. Automobile ownership and "transit first" are not necessarily mutually exclusive concepts. The best and most important strategy for "transit first" is simply providing excellent transit, both qualitatively and quantitatively.

Please approve this project with at least 1:1 parking provision.

Thank you so much for your attention.

cc: Supervisor Mark Farrell

M. Woods

December 10, 2017

Re: 2465 Van Ness Avenue

As residents of the neighborhood and the City, attendees of this neighborhood's historic Holy Trinity Cathedral (1520 Green St. at Van Ness Avenue), and as frequenters of neighborhood businesses, we express our strong call that the plans for this development include off street parking for a minimum of 1 car for each dwelling unit. We cannot envision our neighborhood burdened by further demand for limited street parking. In recent years, red-zone safety improvements at corners, the increase of car-sharing reserved parking spaces, and a general increase in the neighborhood's population have pressured an always limited parking resource on the street. It is critical that this new development include the maximum level of off-street parking.

While we support a transit-first approach to development, we strongly urge the Commission to allow the maximum allowed off-street parking to protect the character of our neighborhood from an increase in traffic, pedestrian accidents, and the other challenges that arise when additional vehicles are parked on our streets.

Sincerely,

Name	Address	SIGNATURE	Date
ALEXANDRA LONGSWORTH	803 CLAYTON ST #1 SF CA 94117		12/10/17
David Lee	832 Cleveland Ave Oakland		12/10/17
MARY FLYNN	740 Geary St #4 SF, CA		12-10-17
Ellen: Haidemichael	7421 Mcdoll St et		12/10/17
DONNA SMITH	658 MANDANA BLVD OAKLAND CA		12/10/17
OLGA SHKOLURO	88 PERRY ST 530		12/10/17
Paul Belovich	1283 6th Ave		12/10/17
ANDREW SWIRES	1086 POST ST. SF		12-10-17
April Warren	1964 Post St. #7 SF, CA 94115		12/10/17
Katherine Gaudreau	836 36th Ave. SF, CA 94121		12/10/17

December 10, 2017

Re: 2465 Van Ness Avenue

As residents of the neighborhood and the City, attendees of this neighborhood's historic Holy Trinity Cathedral (1520 Green St. at Van Ness Avenue), and as frequenters of neighborhood businesses, we express our strong call that the plans for this development include off street parking for a minimum of 1 car for each dwelling unit. We cannot envision our neighborhood burdened by further demand for limited street parking. In recent years, red-zone safety improvements at corners, the increase of car-sharing reserved parking spaces, and a general increase in the neighborhood's population have pressured an always limited parking resource on the street. It is critical that this new development include the maximum level of off-street parking.

While we support a transit-first approach to development, we strongly urge the Commission to allow the maximum allowed off-street parking to protect the character of our neighborhood from an increase in traffic, pedestrian accidents, and the other challenges that arise when additional vehicles are parked on our streets.

Sincerely,

Name	Address	SIGNATURE	Date
Walter Kohnert	231 Bennett Way Berkeley, CA 94704	Walter Kohnert	12/10/17
Brendan Doss	1520 Green St San Francisco, CA 94123	Brendan Doss + AB	12/10/17
Archbishop Benjamin	1520 Green St San Francisco, CA 94123		12-10-17



December 10, 2017

Re: 2465 Van Ness Avenue

As residents of the neighborhood and the City, attendees of this neighborhood's historic Holy Trinity Cathedral (1520 Green St. at Van Ness Avenue), and as frequenters of neighborhood businesses, we express our strong call that the plans for this development include off street parking for a minimum of 1 car for each dwelling unit. We cannot envision our neighborhood burdened by further demand for limited street parking. In recent years, red-zone safety improvements at corners, the increase of car-sharing reserved parking spaces, and a general increase in the neighborhood's population have pressured an always limited parking resource on the street. It is critical that this new development include the maximum level of off-street parking.

While we support a transit-first approach to development, we strongly urge the Commission to allow the maximum allowed off-street parking to protect the character of our neighborhood from an increase in traffic, pedestrian accidents, and the other challenges that arise when additional vehicles are parked on our streets.

Sincerely,

Name	Address	SIGNATURE	Date
Dr. Kirill Sokolov	722 Duboce Ave	C. Krull	12/10/17
William Barnes	1601 Sardinia Way 4205	SF, CA	94122
Olya Lestvinsky	2314 CARMOUNT DR. #17		12/10/2018
Peter Taibbi	BELMONT, 94002		12/10/2018
Johann Morse	2300 Pacific Ave 409 SF CA 94115	Peter Taibbi	12/10/17
IRINAWALKER	4201 Ulloa St. - SF/CA 94116	Alle John-Morse	12/10/17
Frank Morelli	8 CAPTAIN DR. #451, EMERWILLE CA	Frank Morelli	12/10/17
	1237 Filbert ST. SF, CA. 94109	Frank Morelli	12-10-17



12/14/17

**Boudreaux, Marcelle (CPC)**

**From:** Samonsky, Ella (CPC)  
**Sent:** Wednesday, December 13, 2017 6:15 PM  
**To:** Boudreaux, Marcelle (CPC)  
**Subject:** FW: 1440 Clay Street, Item 22 on the 12/14/2017 Agenda

Additional public comment on the DR - FYI

**From:** pwebber928@aol.com [mailto:pwebber928@aol.com]  
**Sent:** Wednesday, December 13, 2017 4:50 PM  
**To:** richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); katherin.moore@sfgov.org  
**Cc:** Secretary, Commissions (CPC); Peskin, Aaron (BOS); Hepner, Lee (BOS); Samonsky, Ella (CPC)  
**Subject:** 1440 Clay Street, Item 22 on the 12/14/2017 Agenda

President Hillis and Members of the Planning Commission.

I am writing this in support of the tenants request for Discretionary Review of a project to build two ADUs in the basement of a circa 1914 15-unit residential rental apartment building. The project would utilize space already in use for tenants as garbage receptacles accessed by garbage shoots, and tenant storage space for ,among other things, bicycles. According to the tenants, the building is in disrepair in many respects, and the addition of 13% in number of units will only add to the burden of the already under-maintained common areas.

The ordinance establishing a City wide streamlined process for developing certain small units in otherwise unused space within in already existing building envelope was thought to be a boon to creating low priced, small units as one avenue for affordable housing. It was "to allow underutilized areas to be converted to new homes." There is nothing to suggest that the policy authorized, or indeed encouraged, imposing burdens on existing residents /tenants to create the units. Here, the garbage access would be substantially diminished and degraded and the storage space would be lost. While apparently paid for separately, the space is non-the-less an important feature available to tenants, particularly to many who store their bikes there, and for some that is their only means of transportation. So it cannot be categorized as "underutilized."

#### ACCEPT THE DR AND DECIDE POLICY QUESTIONS

Therefore, there are two very important policy questions which this Commission must consider: (1) Can a building owner increase the burden on already apparently under-maintained common areas to accommodate ADUs; and (2) Can a physical feature in the building which is available and utilized by existing tenants, such as garbage shoots and storage for bicycles, be degraded or eliminated to accommodate ADUs.

It is only after addressing these policy questions, that an informed decision can be made as to this project. I believe it will then become apparent that the permit must be denied.

Thank you.

Paul Webber

Received at CPC Hearing 12/14/17

E. Samsonby

# COMPLAINT DATA SHEET

**Complaint Number:** 201721021  
**Owner/Agent:** OWNER DATA SUPPRESSED  
**Owner's Phone:** —  
**Contact Name:** —  
**Contact Phone:** —  
**Complainant:** COMPLAINANT DATA SUPPRESSED

**Date Filed:**  
**Location:** 1180 FILBERT ST  
**Block:** 0094  
**Lot:** 014  
**Site:**  
**Rating:** 2-3 Years  
**Occupancy Code:** R-2  
**Received By:** Dennis Yee  
**Division:** HIS

**Complainant's Phone:**  
**Complaint Source:** TELEPHONE  
**Assigned to:** HIS  
**Division:**  
**Description:** Leak into bedroom

Instructions:

## INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	YEE	6298	3	

## REFERRAL INFORMATION

### COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/22/17	GENERAL MAINTENANCE	HIS	Yee	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	Unit : ;# of postings left on building: 1;Locations : front of bldg;Unit #s mailed posting: 1.
11/22/17	CASE OPENED	HIS	Yee	CASE RECEIVED	
11/22/17	GENERAL MAINTENANCE	HIS	Yee	INSPECTION OF PREMISES MADE	Inspector Yee investigated the complaint at the subject property and observed violation(s) of the San Francisco Housing Code which are delineated within the Notice of Violation issued. Pertinent observations are as follows: See report. 1180 Filbert #204
11/22/17	GENERAL MAINTENANCE	HIS	Yee	FIRST NOV SENT	

### COMPLAINT ACTION BY DIVISION

**NOV (HIS):** 11/22/17

**NOV (BID):**

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)

### Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

**COMPLAINT DATA SHEET**

**Complaint Number:** 201795142  
**Owner/Agent:** OWNER DATA SUPPRESSED  
**Owner's Phone:** --  
**Contact Name:** --  
**Contact Phone:** --  
**Complainant:** COMPLAINANT DATA SUPPRESSED

**Date Filed:**  
**Location:** 1180 FILBERT ST  
**Block:** 0094  
**Lot:** 014  
**Site:**  
**Rating:** 2-3 Years  
**Occupancy Code:** R-2  
**Received By:** Dennis Yee  
**Division:** HIS

**Complainant's Phone:**  
**Complaint Source:** TELEPHONE  
**Assigned to Division:** HIS  
**Description:** Various Common Area Issues

**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	YEE	6298	3	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
07/21/17	GENERAL MAINTENANCE	HIS	Yee	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : ; # of postings left on building: 1; Locations : front of bldg; Unit #s mailed posting: 1.
07/21/17	GENERAL MAINTENANCE	HIS	Yee	INSPECTION OF PREMISES MADE	Inspector Yee investigated the complaint at the subject property and observed violation(s) of the San Francisco Housing Code which are delineated within the Notice of Violation issued. Pertinent observations are as follows: See report.
07/21/17	CASE OPENED	HIS	Yee	CASE RECEIVED	
07/21/17	GENERAL MAINTENANCE	HIS	Yee	FIRST NOV SENT	
08/23/17	GENERAL MAINTENANCE	HIS	Yee	REINSPECTION 1	Inspector Yee performed a reinspection on 8-23-17 at the subject property and found that all items identified on the Notice of Violation issued on 7-21-17 were corrected.
08/23/17	GENERAL MAINTENANCE	HIS	Yee	CASE ABATED	

**COMPLAINT ACTION BY DIVISION****NOV (HIS):** 07/21/17**NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**COMPLAINT DATA SHEET****Complaint Number:** 201778011**Owner/Agent:** OWNER DATA SUPPRESSED**Owner's Phone:** --**Contact Name:** --**Contact Phone:** --**Complainant:** COMPLAINANT DATA SUPPRESSED**Date Filed:****Location:** 1180 FILBERT ST**Block:** 0094**Lot:** 014**Site:****Rating:****Occupancy Code:** R-2**Received By:** Mackenzie Calloway**Division:** HIS**Complainant's****Phone:****Complaint Source:** TELEPHONE**Assigned to****Division:** HIS**Description:** Light are out in the stairwell Broken door in the garage allowing access from the public\ Garage door sometimes opens by itself Spider infestation because doors and windows dont close all the way**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	YEE	62983		

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
05/05/17	CASE OPENED	HIS	Yee	CASE RECEIVED	
05/05/17	GENERAL MAINTENANCE	HIS	Yee	TELEPHONE CALLS	Inspector Yee called and scheduled to meet with complainant on 5/8/17.

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.



**COMPLAINT DATA SHEET****Complaint Number:** 201770591**Owner/Agent:** OWNER DATA  
SUPPRESSED**Owner's Phone:** --**Contact Name:** --**Contact Phone:** --**Complainant:** COMPLAINANT DATA  
SUPPRESSED**Date Filed:****Location:** 1180 FILBERT ST**Block:** 0094**Lot:** 014**Site:****Rating:****Occupancy Code:** R-2**Received By:** Mackenzie Calloway**Division:** HIS**Complainant's****Phone:****Complaint Source:** TELEPHONE**Assigned to Division:** HIS**Description:** Two lights out in stairwell Leak under kitchen sink Spider infestation Flooring is coming up**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	YEE	6298	3	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
03/29/17	CASE OPENED	HIS	Yee	CASE RECEIVED	
03/31/17	GENERAL MAINTENANCE	HIS	Sanbonmatsu	TELEPHONE CALLS	Called to say Dennis is out - will call Monday to schedule appt.
04/04/17	GENERAL MAINTENANCE	HIS	Yee	CASE UPDATE	This NOV is a duplicate of 201769921. Closing this case.
04/06/17	GENERAL MAINTENANCE	HIS	Yee	CASE CLOSED	

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**COMPLAINT DATA SHEET****Complaint****Number:** 201769921**Owner/Agent:** OWNER DATA SUPPRESSED**Owner's Phone:** --**Contact Name:** --**Contact Phone:** --**Complainant:** COMPLAINANT DATA  
SUPPRESSED**Date Filed:****Location:**

1180 FILBERT ST

**Block:**

0094

**Lot:**

014

**Site:****Rating:****Occupancy Code:** R-2**Received By:** Nicole Rossini**Division:**

HIS

**Complainant's****Phone:****Complaint****Source:**

TELEPHONE

**Assigned to****Division:**

HIS

**Description:**

Two floors with stairwell light. Screen door won't close. Water damage under the sink. Spider infestation. Metal stripping on floor coming up.

**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	YEE	6298	3	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
03/28/17	CASE OPENED	HIS	Yee	CASE RECEIVED	
03/31/17	GENERAL MAINTENANCE	HIS	Sanbonmatsu	TELEPHONE CALLS	Called to say Dennis is out - will call Monday to schedule appt.
04/03/17	GENERAL MAINTENANCE	HIS	Yee	TELEPHONE CALLS	Spoken with complainant and schedule to meet tomorrow.
04/04/17	GENERAL MAINTENANCE	HIS	Yee	INSPECTION OF PREMISES MADE	Inspector Yee waited for complainant on this scheduled appointment. Left two messages on complainant's voice messages. Advised complainant to call back to reschedule an appointment.
04/06/17	GENERAL MAINTENANCE	HIS	Yee	CASE UPDATE	Inspector Yee called and spoken with complainant about the no-show and for a new appointment. Complainant stated that she will be out of town for the next two weeks and will have her roommate call to reschedule an appointment.
08/23/17	GENERAL MAINTENANCE	HIS	Yee	CASE CLOSED	
08/23/17	GENERAL MAINTENANCE	HIS	Yee	REINSPECTION <sup>1</sup>	Inspector Yee had a reinspection at the same address, but for another complaint. Spoken with owner and he said that those repairs for completed several months ago. Closing case since complainant had not called back.

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**COMPLAINT DATA SHEET**

**Complaint Number:** 201760131  
**Owner/Agent:** OWNER DATA SUPPRESSED  
**Owner's Phone:** --  
**Contact Name:** --  
**Contact Phone:** --  
**Complainant:** COMPLAINANT DATA SUPPRESSED

**Date Filed:**  
**Location:** 1180 FILBERT ST  
**Block:** 0094  
**Lot:** 014  
**Site:**  
**Rating:** 2-3 Years  
**Occupancy Code:** R-2  
**Received By:** Dennis Yee  
**Division:** HIS

**Complainant's Phone:**  
**Complaint Source:** TELEPHONE  
**Assigned to Division:** HIS  
**Description:** Water intrusion in bedroom

**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	YEE	62983		

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
02/01/17	GENERAL MAINTENANCE	HIS	Yee	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMENTS	Unit : ;# of postings left on building: 1;Locations : front of bldg;Unit #s mailed posting: 1.
02/01/17	GENERAL MAINTENANCE	HIS	Yee	INSPECTION OF PREMISES MADE	Inspector Yee investigated the complaint at the subject property and observed violation(s) of the San Francisco Housing Code which are delineated within the Notice of Violation issued. Pertinent observations are as follows: See report. 1180 Filbert unit #204
02/01/17	CASE OPENED	HIS	Yee	CASE RECEIVED	
02/01/17	GENERAL MAINTENANCE	HIS	Yee	FIRST NOV SENT	
03/02/17	GENERAL MAINTENANCE	HIS	Yee	REINSPECTION 1	Inspector Yee performed a reinspection on 3-2-17 at the subject property and found that all items identified on the Notice of Violation issued on 2-1-17 were corrected.
03/02/17	GENERAL MAINTENANCE	HIS	Yee	CASE ABATED	

**COMPLAINT ACTION BY DIVISION****NOV (HIS):** 02/01/17**NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**COMPLAINT DATA SHEET****Complaint Number:** 201757397**Owner/Agent:** OWNER DATA SUPPRESSED**Owner's Phone:** —**Contact Name:** —**Contact Phone:** —**Complainant:** COMPLAINANT DATA SUPPRESSED**Date Filed:****Location:** 4719 GEARY BL**Block:** 1533**Lot:** 044**Site:****Rating:****Occupancy Code:****Received By:** GSAMARAS**Division:** BID**Complainant's****Phone:****Complaint****Source:**

WEB FORM

**Assigned to****Division:**

BID

**Description:** date last observed: 15-JAN-17; exact location: Main Bldg; building type: Residence/Dwelling  
STAIRWAY SAFETY; PLUMBING LEAK; EXPIRED PERMITS; DISABLED ACC:  
ELEVATOR/LIFT; ; additional information: Expired elevator permit, elevator intermittently  
broken, holes in walls and ceilings, exposed interior walls;

**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	WALSH	6312	5	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
01/17/17	CASE OPENED	BID	Walsh	CASE RECEIVED	
01/17/17	OTHER BLDG/HOUSING VIOLATION	BID	Walsh	CASE CLOSED	Per M. Hernandez, referred to Cal OSHA. g samaras

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.



**COMPLAINT DATA SHEET**

**Complaint Number:** 201622862

**Owner/Agent:** OWNER DATA  
SUPPRESSED

**Owner's Phone:** --

**Contact Name:** --

**Contact Phone:** --

**Complainant:** COMPLAINANT DATA  
SUPPRESSED

**Date Filed:**

**Location:** 2101 SACRAMENTO ST

**Block:** 0639

**Lot:** 001

**Site:**

**Rating:**

**Occupancy Code:** R-2

**Received By:** Nicole Rossini

**Division:** HIS

**Complainant's**

**Phone:**

**Complaint**

**Source:** TELEPHONE

**Assigned to**

**Division:** HIS

**Description:** Windows have been replaced with aluminum windows and the remaining windows are in disrepair. Fire escape lands on gas intake and meter. Mice in the basement. Elevator doors need maintenance.

**Instructions:**

**INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	SALVETTI	1064	5	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
06/17/16	CASE OPENED	HIS	Salvetti	CASE RECEIVED	
06/20/16	GENERAL MAINTENANCE	HIS	Davison	TELEPHONE CALLS	Received message from an anonymous complainant.
06/23/16	GENERAL MAINTENANCE	HIS	Davison	INSPECTION OF PREMISES MADE	Sr. Inspector Davison went by the property but was unable to gain access.
11/03/16	GENERAL MAINTENANCE	HIS	Salvetti	INSPECTION OF PREMISES MADE	ATTEMPTED ACCESS, NO ENTRY
11/04/16	GENERAL MAINTENANCE	HIS	Salvetti	CASE CLOSED	

**COMPLAINT ACTION BY DIVISION**

**NOV (HIS):**

**NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**COMPLAINT DATA SHEET****Complaint Number:** 201762473**Owner/Agent:** OWNER DATA  
SUPPRESSED**Owner's Phone:** --**Contact Name:** --**Contact Phone:** --**Complainant:** COMPLAINANT DATA  
SUPPRESSED**Date Filed:****Location:** 2045 CALIFORNIA ST**Block:** 0650**Lot:** 020**Site:****Rating:****Occupancy Code:****Received By:** BPerez**Division:** HIS**Complainant's****Phone:****Complaint Source:** WEB FORM**Assigned to****Division:** HIS**Description:**

date last observed: 14-FEB-17; time last observed: 1:00 PM; exact location: Rear Bldg; building type: Residence/Dwelling WORK BEING DONE IN DANGEROUS MANNER; ; additional information: Workers are scraping off exterior paint on the rear of the building without proper containment. The paint chips and scrapings are flying into neighboring properties.;

**Instructions:****INSPECTOR INFORMATION**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	SALVETTI	1064	5	

**REFERRAL INFORMATION****COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
02/15/17	CASE OPENED	HIS	Salvetti	CASE RECEIVED	
02/16/17	LEAD PAINT WORK PRACTICE	HIS	Salvetti	INSPECTION OF PREMISES MADE	NO APPARENT ACTIVITY, NO ACCESS TO REAR OF STRUCTURE.
02/16/17	LEAD PAINT WORK PRACTICE	HIS	Salvetti	TELEPHONE CALLS	
02/24/17	LEAD PAINT WORK PRACTICE	HIS	Salvetti	CASE CLOSED	
02/24/17	LEAD PAINT WORK PRACTICE	HIS	Salvetti	INSPECTION OF PREMISES MADE	NO ACTIVITY, NO ACCESS, CLOSE CASE.

**COMPLAINT ACTION BY DIVISION****NOV (HIS):****NOV (BID):**Inspector Contact InformationOnline Permit and Complaint Tracking home page.**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.



Joe Toboni &lt;jtoboni@tobonigroup.com&gt;

---

799 SVN

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Donna Homer &lt;donnahomer@icloud.com&gt;

Thu, Dec 7, 2017 at 2:51 PM

To: Joe Toboni &lt;jtoboni@tobonigroup.com&gt;

Dear Joe,

I am one of the neighbors adjacent to your property at 799 South Van Ness. My address is 767 South Van Ness.

I am writing to express my support for your project. I feel it will stabilize the neighborhood and help improve the overall appearance of that corner.

Please keep me posted on your progress. I am unable to attend the meeting with the Planning Department, however I can be reached by phone should they want to confirm my support.

Best,

Donna Homer

925 899-5977

Sent from my iPhone

[Quoted text hidden]

adjacent  
neighbor on  
So Van Ness.  
Lower unit  
of Victorian.

---

---

SEEMA KUMAR & SUTHA KAMAL

---

December 5, 2017

San Francisco Planning Commission

To Whom It May Concern,

We support the 75-unit + retail project at 793-799 S Van Ness Avenue, at the corner of 19th Street. The project will be a welcome addition to the neighbourhood, and indeed will be our next-door neighbour. We welcome the construction of more housing in San Francisco, and believe the retail space will be an improvement to the neighbourhood.

Sincerely yours,



Seema Kumar & Sutha Kamal

765 S Van Ness Avenue

San Francisco, CA 94110

ADJACENT property  
on So Van Ness.  
(VICTORIAN)



**In Support of 793-799 South Van Ness Avenue**

*I fully support the 75 unit plus retail project at 793-799 South Van Ness Avenue at the corner of 19th Street. This project will greatly improve this particular corridor of South Van Ness Avenue as well as be a welcome addition to the neighborhood.*

*Bringing in new vitality through active residents and retail space will clean up and revitalize this part of the Mission.*

*By signing this petition we are giving our full support to the project.*

Laureen O'Sullivan

Name

3260 19th Street, SF. CA 94110

Address

Laureen O'Sullivan

Signature

**ADJACENT OWNER  
ON 19th Street**

---

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

Ox Cafe'

Name

798 So. Van Ness

Address



Signature

NORTH West  
CORNER BLDG

19th / SVN

## *In Support of 793-799 South Van Ness Avenue*

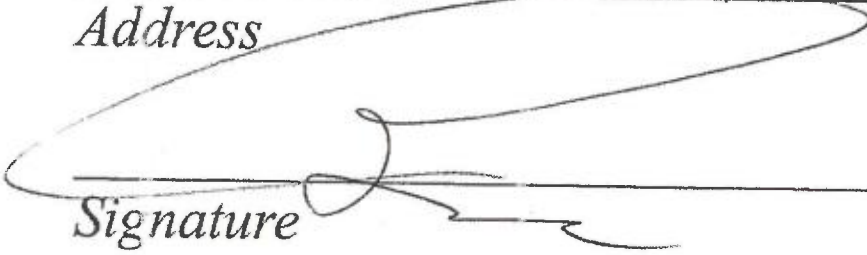
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*By signing this petition we are giving our full support to the project.*

Marc6  
Name

801 South Van Ness Ave #2  
Address

  
Signature

*SE corner  
19th & VN*

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

ALFREDO LÓPEZ

Name

801 South Vanness Apt #2

Address



Signature

***SE corner  
19th SUN***



## *In Support of 793-799 South Van Ness Avenue*

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*By signing this petition we are giving our full support to the project.*

EFRAIN CAMARA

Name

801 South Van Ness Apt # 1

Address

Efrain Camara

Signature

*SE corner  
19th/SVN*

## *In Support of 793-799 South Van Ness Avenue*

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*By signing this petition we are giving our full support to the project.*

Ofilio Jimenez

Name

801 South Van Ness Ave Apt #3

Address



Signature

*SE corner  
19th/SVN*

## *In Support of 793-799 South Van Ness Avenue*

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*By signing this petition we are giving our full support to the project.*

José A. Tun Arana

Name

301 S. Van Ness AVE APT #5

Address



Signature

**SE CORNER  
19th/SVN**

## *In Support of 793-799 South Van Ness Avenue*

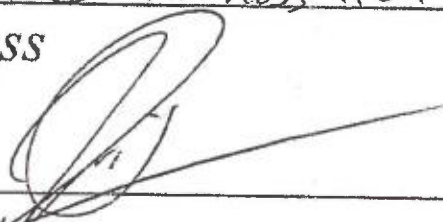
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*By signing this petition we are giving our full support to the project.*

*Wilbert Chalk*  
Name

*801 S. Van Ness Ave Apt # 8*  
Address

  
Signature

*So east  
corner  
SVN/19th*



## *In Support of 793-799 South Van Ness Avenue*

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*By signing this petition we are giving our full support to the project.*

*José Fernando Estreya, MSc.*

Name

*801 S. Van Ness Ave Apt # 7*

Address



Signature

*SE corner  
19th / SVN*

## *In Support of 793-799 South Van Ness Avenue*


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*By signing this petition we are giving our full support to the project.*

Mario Chale  
Name

801 South Van Ness Ave Apt #4  
Address

  
Signature

South east corner 19th and  
SVN

## *In Support of 793-799 South Van Ness Avenue*

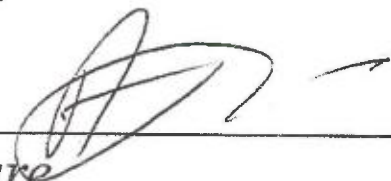
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*By signing this petition we are giving our full support to the project.*

Angel Fernando Tan Briceño  
Name

801 S. Van Ness Ave Apt #16  
Address

  
Signature

*South east  
corner  
19th / SVN*

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

Ben Nafidi

Name

801 South Van Ness

Address

Ben Nafidi

Signature

South east corner  
of 19th + SUN



***In Support of 793-799 South Van Ness Avenue***

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\_\_\_\_\_  
Name

*801 So Van Ness*

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

*Abycor*

*Southeast  
corner  
19th / SVN*

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*By signing this petition we are giving our full support to the project.*

Julio Carrasco  
Name

3295 19th st  
Address

Julio Carrasco  
Signature

**SE corner  
19th/SUN**

## *In Support of 793-799 South Van Ness Avenue*

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*By signing this petition we are giving our full support to the project.*

Elmer Ayala  
Name

801 South Van Ness Ave (Kaiser glass)  
Address

E. N. A. I  
Signature

**SE corner  
19th SVN**

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*By signing this petition we are giving our full support to the project.*

KIMMY DZIL

Name

801 S. Van ness Ave. (Kaiber Glass)

Address

[Signature]

Signature

SE corner  
19th/SUN



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Carlos Zouala  
Name

801 S. Van Ness Ave Kaiser Glass  
Address

  
Signature

**SE Corner  
19th SUN**

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Name

801 So Van Ness

Address

Metidada

Signature

Southeast  
corner  
19th & SVN

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

Clare Cranford

***Name***

620 S. Van Ness Ave #3 San Francisco CA 94110

***Address***



***Signature***

To Whom It May Concern:

I Shane Chao, a resident at [620 South Van Ness Avenue #1](#), am writing in support of the proposed development at [793-799 South Van Ness Avenue](#) by the Toboni Group.

I live next to [600 South Van Ness Avenue](#) and am grate that an empty lot was developed into useful housing. The Toboni Group performed due diligence in their neighborhood outreach and doing more than required toward contributing affordable housing. Though the construction process was inconvenient for those of us living next door. They always operated in good faith as were sensitive to their impact on our lives. I'm glad the project is done and we have new neighbors rather than the continued blight of the abandoned, idle lot.

I believe that the new building will be an asset to the neighborhood and increase the quality of life for all who live nearby. I agree there is a housing shortage especially for affordable housing but it's not fair to squeeze developers for decades of poor planning. We simply need to build more housing period.

Joey Toboni is not just a developer but is also vested in the local community through his support and involvement of the Seven Teepees program in our neighborhood.

Please approve this project.

Thanks and regards,

Shane Chao  
[620 South Van Ness Ave #1](#)  
[San Francisco, CA 94110](#)



***In Support of 793-799 South Van Ness Avenue***

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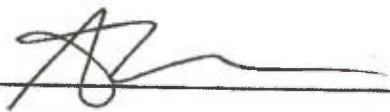
*By signing this petition we are giving our full support to the project.*

Joe Vargo

Name

573 S. Van Ness Ave / 2521 Folsom St

Address



Signature

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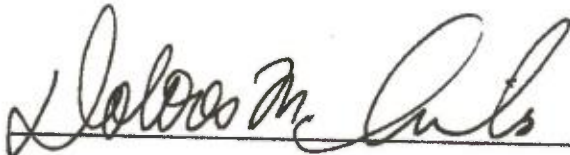
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Dolores M. Aviles

Name

573 South Van Ness

Address



Signature

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Mac Esters

Name

573 South Van Ness Ave

Address



Signature

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Adam Szilasyi

Name

3023 21<sup>st</sup> St San Francisco CA 94110

Address



Signature



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*R Schomaker*

Name

*600 So Van Ness St 17th*

Address

*R Schomaker*

Signature

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Adam Szilasyi

Name

3023 21<sup>st</sup> St San Francisco CA 94110

Address



Signature

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Mac Esters

Name

573 South Van Ness Ave

Address



Signature

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Gabriel Maere

Name

245 Volcania St San Francisco CA

Address

Gabriel Maere

Signature



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Aaron Green

Name

245 Valencia St

Address



Signature

***In Support of 793-799 South Van Ness Avenue***

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Eren AKINCI

Name

3434 17th St. San Francisco CA 94112

Address



Signature

***In Support of 793-799 South Van Ness Avenue***

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Rochelle REID

Name

3371-16<sup>th</sup> Street, SAN FRANCISCO, 94114

Address



Signature

***In Support of 793-799 South Van Ness Avenue***

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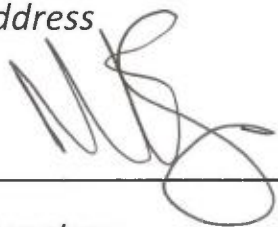
*By signing this petition we are giving our full support to the project.*

Meaveen Bradley

Name

1717 17th St, Suite 105, SF, CA 94103

Address



Signature



***In Support of 793-799 South Van Ness Avenue***

*I fully support the 75 unit plus retail project at 793-799 South Van Ness Avenue at the corner of 19th Street. This project will greatly improve this particular corridor of South Van Ness Avenue as well as be a welcome addition to the neighborhood.*

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*By signing this petition we are giving our full support to the project.*

*CHARLES MA*  
\_\_\_\_\_  
Name *1624 ALABAMA ST*  
*SF CA 94110.*  
\_\_\_\_\_

Address

*[Signature]*  
\_\_\_\_\_  
Signature

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MARTY LABAUGH

Name

370 So Van Ness

Address

Marty Labaugh

Signature

## *In Support of 793-799 South Van Ness Avenue*

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Miguel Rodriguez

Name

839 WOOLSEY ST (

Address



Signature

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*Donna Labough*

Name

*370 So Van Ness*

Address

*Donna Labough*

Signature



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Randy Hill

Name

370 So. Van Ness

Address

Randy Hill

Signature

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JASON LABAUGH

Name

370 So Van Ness

Address

Signature

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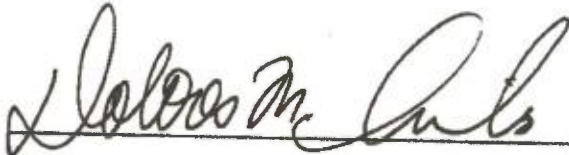
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Dolores M. Aviles

Name

573 South Van Ness

Address



Signature

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Joe Vargo

Name

573 S. Van Ness Ave / 2521 Folson St

Address



Signature



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MILDER BOLTON

Name

651 CAPP ST SF CA 94110

Address

MILDER BOLTON

Signature

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JUAN CRISOFARO VERGARA

Name

1234 S VANNESS AVE SFEA 94110

Address



Signature

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*Juan Lopez*

Name

*946 Valencia St S FTA 94110*

Address

*[Signature]*

Signature

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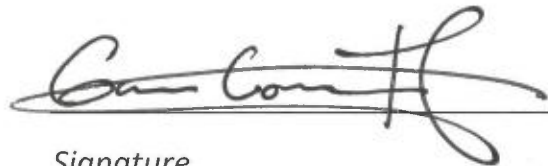
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Gabriela CORMONA .

Name

347 UNSTER AVE SF CA 94132

Address



Signature

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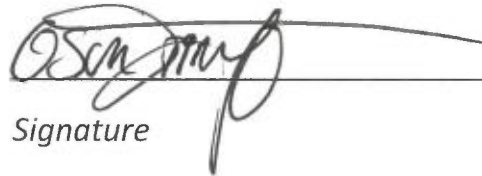
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OSCAR TPLEDO

Name

1015 CORP ST SFC 94110

Address



Signature



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EDWIN ESPINOZA

Name

796 Valencia St SF CA 94110

Address



Signature

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JR Luis Duron

Name

996 VALENCIA ST SF CA 94110

Address



Signature

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Nelson C Palacios

Name

946 URBICIA ST SPCA 94110

Address



Signature

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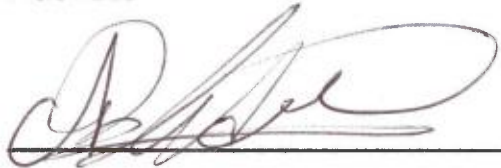
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*Alejandro Rodriguez*

Name

*1390 Mission St #514 SF Ca*

Address



Signature

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JOSE PEREZ MONDEZ

Name

345 SHOTWELL ST SF CA 94110

Address

JOSE PEREZ MONDEZ

Signature



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*LORGUZO VAZQUEZ MARDINEZ*

Name

*735 Taylor St SFOA 94108*

Address

*LORGUZO VAZQUEZ MARDINEZ*

Signature

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Juan E Lopez

Name

3415 SHOTWELL ST SF CA 94110

Address

Juan E Lopez

Signature

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BRUNO BAGLIN

Name

3845 MARKET ST. SF

Address



Signature

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CAMILO SUT

Name

217 EDDY ST. SF

Address



Signature

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Marco TOLIO MADOZA

Name

3535 24th ST SFO CA 94110

Address



Signature



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Celsa Valencia.

Name

3535 24<sup>th</sup> ST SFOA 94110

Address



Signature

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BEN KELLEY

Name

3845 MARKET ST. SF

Address

B. T. Kelly

Signature

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SANTOS RUBIO

Name

466 PARIS - SF

Address

Santo Rubio

Signature

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*Quenda H*

Name

*793 So. Van ness*

Address

*Quenda H.*

Signature

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Jon Guillen

Name

599. S. Van Ness. AVE

Address

Jon Guillen

Signature

Gas. & Shop



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Glendi Vasquez

Name

805 South Vanness

Address

Glendi Vasquez

Signature

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*Name - David McMonigle*

---

*Address – 350 15<sup>th</sup> Avenue, SF, CA 94118*

---

*Signature*



---

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Javier Garcia

Name

1585 Folsom

Address



Signature

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*Jay Perez*

Name

*1585 Folsom St. SF Ca. 94103*

Address

Signature

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*Wilson Wu*

*Name*

*1585 Folsom St.*

*Address*

A handwritten signature in blue ink, appearing to be 'Wilson Wu', written over a horizontal line.

*Signature*



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*Isabella Farkas Combs*

Name

*1585 Folson St. S.F. CA 94103*

Address

*Isabella Farkas Combs*

Signature

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---

Name

*659 So Van Ness*

---

Address

A handwritten signature in red ink, appearing to be 'AD' followed by a long horizontal stroke.

---

Signature

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Name

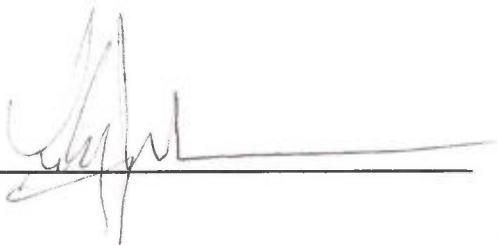
*659 So Van Ness*

---

Address

---

Signature

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*Rafael Ramirez*

Name

*375 Portrero*

Address

*[Signature]*

Signature

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Name

2595 MISSION ST SF

Address



Signature



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*John G.*  
\_\_\_\_\_  
Name

*659 So Van Ness*  
\_\_\_\_\_  
Address

Address

\_\_\_\_\_  
Signature

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*Jimmy Theng*  
\_\_\_\_\_  
Name

*659 So Van Ness*  
\_\_\_\_\_  
Address

Address

*[Signature]*  
\_\_\_\_\_  
Signature

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Mike Gomez

Name

611- So VAnness

Address

Mike Gomez

Signature

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DAINY GARCAMO

Name

1379 RIVIERA SF

Address

Dainy Carcamo

Signature

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ROGER CARCAMO

Name

1349 RIVIERA SF

Address

Roger Carcamo

Signature



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ONIS RIVERA

Name

466 PARIS SF

Address

Onis Rivera

Signature

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MAYOR DAZ

Name

700 CAYUGA - SF

Address

M. J. [Signature]

Signature



Back to Message

799 SVN Petition for Signatur...

1 / 1

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JAVIER E RAMIREZ

Name

347 CHESTER AVE SFO 94132

Address



Signature

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*CESAR ENRIQUE FLORES*

Name

*826 PAROS SF CA 94112*

Address

*[Handwritten signature]*

Signature

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*Doreen M. Wood*

**Name**

*3847 Market St*

**Address**  
*San Francisco*

*Doreen M. Wood*

**Signature**



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*A-8838*

Name

*1314 30 ave S.F.<sup>CA</sup> 49122*

Address

*X: Zhang Zheng*

Signature

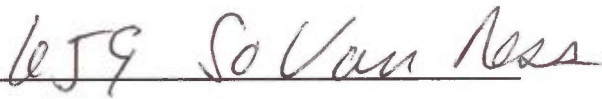
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\_\_\_\_\_  
Name

  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

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DONNA HUANG

**Name**

1585 FOLSON ST, SF, CA 94103

**Address**

A handwritten signature in blue ink, appearing to be 'Donna Huang', written over a horizontal line.

**Signature**

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Nikki Massioni

***Name***

1585 FOLSOM ST. SF CA 94103

***Address***

N. Massioni

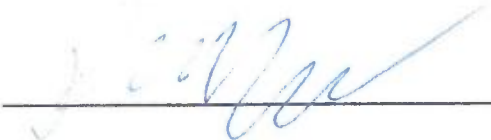
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Name

1585 Folsom  
SF CA 94103

Address

RAY YEE

Signature



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Ben Yee

Name

1585 Folsom St

Address

Ben Yee

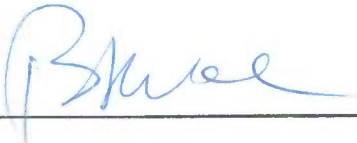
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Name



Address



Signature

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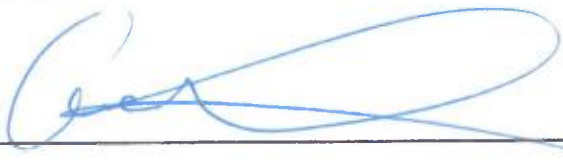
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*Brigitte Vlasov*

Name

*1585 Folsom St*

Address



Signature

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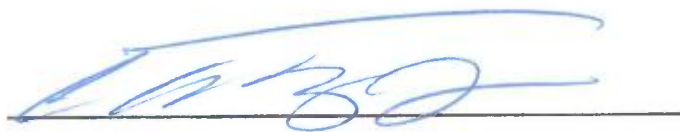
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*Christina Jones*

Name

*1585 Folsom St SF CA 94103*

Address

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Signature

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*Jacqueline M. Ahlman*  
Name

*1585 Folsom SF*  
Address

*Jacqueline M. Ahlman*  
Signature



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Sean Ferrell

Name

1585 Folsom Street SF CA 94103

Address



Signature

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*Bob Graham* \_\_\_\_\_

Name

*1400 Carroll* \_\_\_\_\_

Address

*[Signature]* \_\_\_\_\_

Signature

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*Richard J Givlani*

Name

*790 Carroll Ave*

Address

*Richard J Givlani*

Signature

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Kevin Sheppard

Name

1716 Revere Ave SFC 94129

Address



Signature

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*Kenneth Murphy*

**Name**

*548 7th St. SF CA 94103*

**Address**

*[Signature]*

**Signature**



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S WEBSTER

Name

548 7th ST S.F.

Address

J.M. Webster

Signature

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Bomeo Salazar

Name

548 7th street

Address

BALIF

Signature

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Maria D. Sheppard

***Name***

1716 Revere Ave, S.F. CA. 94124

***Address***

Maria D. Sheppard

***Signature***

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JON HUERTAS

Name

1491 WEBSTER ST SF CA 94115

Address



Signature

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*Jonathan M. Ferro*

***Name***

*2600 Ingalls SF, CA 94124*

***Address***

*[Signature]*

***Signature***



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Nigel Bowser

*Name*

1491 WEBSTER SF. CA.

*Address*



*Signature*

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Jaime Pentes

**Name**

2600 Ingalls, San Francisco CA 94124

**Address**

[Signature]

**Signature**

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German Hernandez O.

***Name***

2600 Ingalls, San Francisco CA 94124

***Address***



***Signature***

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ARTURO OSORIO

Name

1755 PALO ALTO AVE. S.F. CA. 94124

Address



Signature

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Ricky Hollbrooke

Name

1463 Lombard #303 94123

Address

Ricky Hollbrooke

Signature



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BYRON MONACO

Name

2933 Pine St APT A 94125

Address

Byron J Monaco

Signature

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Jenri Margarita Fuentes

Name

2600 Ingalls SF CA 94124

Address

Jenri M. F

Signature

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Imer Danilo Rivas Fuentes

Name

2600 Ingalls SF CA 94124

Address

Imer Fuentes

Signature

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Bavi Rivera

Name

331 Santa Rosa Ave SF CA 94112

Address



Signature

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Henry Alexander

Name

331 Santa Rosa Ave SF CA 94112

Address



Signature



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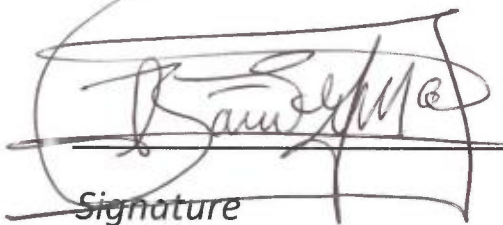
Mario Ernesto Baños G.

Name

331 Santa Rosa Ave. S. f C.A.

Address

94112



Signature

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*R. Roberto Oakes*

**Name**

*234 London St S.F. CA.*

**Address**

*R. Oakes*

**Signature**

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Olvin Omar Ulloa

*Name*

2649 Son Jose AV

*Address*

Olvin Omar Ulloa

*Signature*

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*Christan Canache*

Name

*337 Santa Rosa Ave.*

Address

*Christan Canache*

Signature

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Fausto Ulloa

Name

2649 San Jose ave, SF

Address

Fausto Ulloa

Signature



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Sevin Joel Vilba

Name

264 Lobos St

Address

Sevin Joel Vilba

Signature

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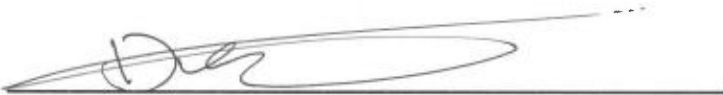
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Daniel Ulloa

Name

2649 San Jose Ave S.F.

Address



Signature

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David Garcia

Name

331 Santa Rosa Ave, SF, 94112

Address



Signature

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John Garcia

Name

331 Santa Rosa Ave San Francisco CA 94112

Address



Signature

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*Richard O. Salazar*

Name

*2301 29<sup>th</sup> Ave SF CA 94116*

Address

*Richard O. Salazar*

Signature



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JOSE GARCIA

Name

331 SANTA ROSA AVE, SF, 94112

Address



Signature

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Gemma Maher

***Name***

1875 Mission St

***Address***

J. A. Maher

***Signature***

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Michael Marrone

Name

1875 Mission St

Address

Michael J. Marrone

Signature

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Aidan O' Rourke.

Name

1875 Mission St.

Address

Aidan O' Rourke.

Signature

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Jerry Cullinane

***Name***

1875 Mission St

***Address***

Jerry Cullinane

***Signature***



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Noel Cullinane

Name

1875 Mission St.

Address

Noel Cull

Signature

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Sean Molloy

Name

1875 Mission St

Address

Sean Molloy

Signature

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Helen Molloy

Name

1875 Mission St

Address

Helen Molloy

Signature

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*Gary Siegel*

Name

*3260 19th St Ground Floor*

Address

*[Signature]*

Signature

*adjacent  
neighbor  
on 19th St.*

---

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*Sandra Jones*  
\_\_\_\_\_  
Name *300 So Van Ness*

*San Francisco CA*  
\_\_\_\_\_  
Address

Address

*[Signature]*  
\_\_\_\_\_  
Signature



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*David Gonzalez*

Name

*300 So Van Ness*

*San Francisco CA*

Address

*[Signature]*

Signature

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*Lisa Tran*

Name

*Columby the Francis - A curio*

Address

*[Signature]*

Signature

***In Support of 793-799 South Van Ness Avenue***

*I fully support the 75 unit plus retail project at 793-799 South Van Ness Avenue at the corner of 19th Street. This project will greatly improve this particular corridor of South Van Ness Avenue as well as be a welcome addition to the neighborhood.*

*Bringing in new vitality through active residents and retail space will clean up and revitalize this part of the Mission.*

*By signing this petition we are giving our full support to the project.*

*Carly Meija*

*Name*

*244 19th St San Francisco CA 94112*

*Address*

*[Signature]*

*Signature*

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Meric Boul

Name

3434 17th St San Francisco CA 94118

Address

[Signature]

Signature

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*Vaslaue Cu Tatu*

Name

*3554 California Street, San Francisco, CA 94118*

Address

*Sebastian P. Tatu*

Signature



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*NOVY*

Name

*600 So Van Ness Ave 302*

Address

*Cherry*

Signature

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Jeremy Sheppelman

Name

600 SVN 206

Address

Signature

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*Megan Muloney*  
\_\_\_\_\_

Name

*6049 SVN # 502*  
\_\_\_\_\_

Address

\_\_\_\_\_  
Signature

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*Daniel Gussio*

Name

*600 SVN #405*

Address

*DJ Ramo*

Signature

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*Jan Ruvy*  
\_\_\_\_\_  
Name

*WOODS-1 506*  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

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*Caron Schwartz*

Name

*600 So Van Ness #305*

Address

*Caron Schwartz*

Signature



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Brian Watson

Name

600 SWN #502

Address

B. Watson

Signature

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*Ethan Tume*

Name

*600 SUN #503*

Address

*Ethan Tume*

Signature

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*Antonio Molins*

Name

*600 Solano St #507*

Address

*Antonio Molins*

Signature

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*Greg Weitung*

Name

*600 So Van Ness*

Address

*Greg Weitung*

Signature

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Thomas Moon

Name

600 So Van Ness #201

Address

Thomas Moon

Signature

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Joseph Lepez

Name

175 Albion St San Francisco CA 94117

Address

  
Signature



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MEGAN DOYLE

Name

175 ALBION ST. SE, CA 94110

Address



Signature

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Name \_\_\_\_\_

Address

*Signature*

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Natalya Carkis

Name

1221 F Mariner Dr San Francisco CA 94132

Address

[Signature]

Signature

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Erkan Cakir

Name

4 Embarcadero Center #1405 San Francisco CA  
94111

Address

  
Signature

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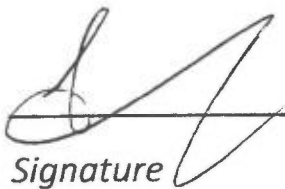
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Sahir Raghav

Name

3434 17th St. San Francisco CA 94117

Address

  
Signature

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Maryia Uzlaya

**Name**

371 Masthead Lane

**Address**



**Signature**



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DIEGO L MEJIA

**Name**

430 9th SAN FRANCISCO CA, 94103

**Address**



**Signature**

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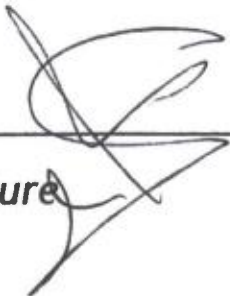
***By signing this petition we are giving our full support to the project.***

Abbas Causer

**Name**

1595 Pacific Avenue, Apt 302, San Francisco, CA,  
94109

**Address**



**Signature**

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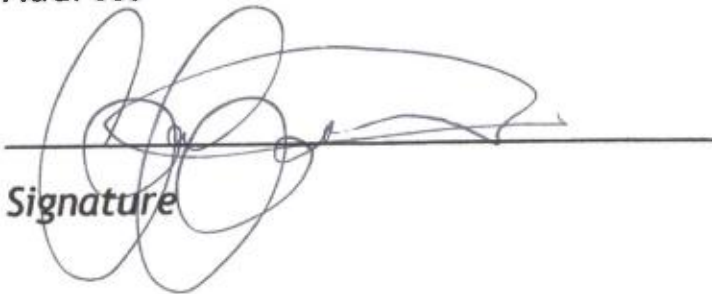
SEAN STAWICKI

**Name**

1507 28TH AVE APT 12

**Address**

**Signature**

A handwritten signature in black ink, appearing to read 'SEAN STAWICKI', written over a horizontal line.

***In Support of 793-799 South Van Ness Avenue***

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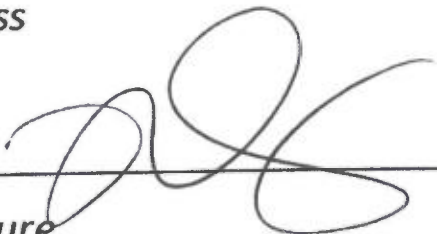
***By signing this petition we are giving our full support to the project.***

Roger Cheng

***Name***

519 Lyon Street, San Francisco, CA 94117

***Address***



***Signature***

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JACK MURRIN

**Name**

430 9TH SAN FRANCISCO, C.A. 94103

**Address**



**Signature**

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Elizabeth Lively

*Name*

251 South Van Ness # 300 San Francisco, CA 94103

*Address*

E Lively

*Signature*



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FANRAN LI

Name

251 S. VAN NESS AVE., SUITE 300, SAN FRANCISCO, CA

Address



Signature

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Alessandro Lai

Name

251 South Van Ness, San Francisco, 94103

Address

Alessandro Lai

Signature

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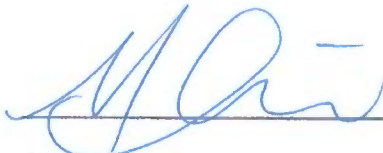
*By signing this petition we are giving our full support to the project.*

Maria Nohelly Jaime

**Name**

251 S. Van Ness, Suite 300, SF, CA 94103

**Address**



**Signature**

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JACOB WESTBROOK

Name

251 S VAN NESS AVE #1305 SAN FRANCISCO, CA 94103

Address

[Signature]

Signature

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SHIBEI HUANG.

*Name*

251 YOUTH VAN NESS, SUITE 300 SAN FRANCISCO, CA.

*Address*



*Signature*

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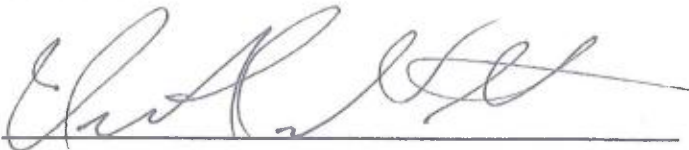
*By signing this petition we are giving our full support to the project.*

IVONNE ALVARADO NET

Name

251 SOUTH VAN NESS, SUITE 300, SAN FRANCISCO, CA 94103

Address



Signature



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Lisa Espinosa

**Name**

251 S. Van Ness Ave. Suite 300, SF, CA 94103

**Address**

Lisa Espinosa

**Signature**

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SASHA HEUER

Name

251 SOUTH VAN NESS AVE, SF, CA 94103

Address

  
Signature

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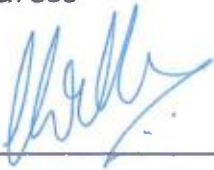
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VIDHI PATEL

Name

251 S. VANNESS AVE, #300, SAN FRANCISCO CA 94103

Address



Signature

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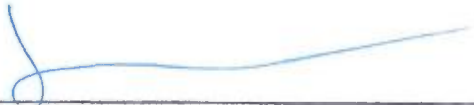
*By signing this petition we are giving our full support to the project.*

*Jonathan Prouse*

Name

*251 S. Van Ness Ave., San Francisco*

Address

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a long horizontal stroke.

Signature

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IAN BURCHALL

Name

251 S. VAN NESS AVE, 3RD FLOOR

Address

B. BROWN

Signature

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Philip Hesser

Name

Property Owner:  
2812 - 301 Mission Street

Address

Philip Hesser

Signature



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Name

*Signature*

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*Alex Kobayansky*

Name

*2501 Mission*

Address

A stylized, handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Signature

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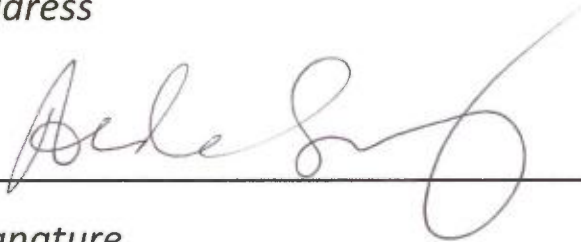
*By signing this petition we are giving our full support to the project.*

Andrew Song

Name

600 S Van Ness, #505, SF, CA 94110

Address



Signature

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*Ross Schomster*  
\_\_\_\_\_

**Name**

*600 South Van Ness*  
\_\_\_\_\_

**Address**

*Don Sykes*  
\_\_\_\_\_

**Signature**

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*Dwight Crow*

---

*Name*

*600 SUN #505 SF CA 94110*

---

*Address*

*[Signature]*

---

*Signature*

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BEN LEE

Name

600 S VAN NESS AVE, 224

Address



Signature



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Peter Fisher

***Name***

608 S. Van Ness, San Francisco, CA 94110

***Address***

***Signature***

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*Wuzisa Ho*

Name

*611 SO VAN NESS AVE. SF 94110*

Address



Signature

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*By signing this petition we are giving our full support to the project.*

---

Name

*Tom Norton*

Address

*611 So. Van Ness Ave. 94110*

Signature

*Tom Norton*

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

\_\_\_\_\_*Norma Gil*\_\_\_\_\_

***Name***

\_\_\_\_\_*299 Dolores Street San Francisco, CA 94103*\_\_\_\_\_

***Address***

\_\_\_\_\_*Norma Gil*\_\_\_\_\_

***Signature***

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*Wendy Martinez*

Name

*299 Dolores Street San Francisco, CA 94103*

Address

*[Signature]*

Signature

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Isabel Matus

***Name***

299 Dolores Street San Francisco, CA 94103

***Address***

Isabel Matus

***Signature***



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*Emme Escalante*

***Name***

*299 Dolores Street San Francisco, CA 94103*

***Address***

*[Signature]*

***Signature***

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*Jacklyn Collins-Hatzistratis*

***Name***

*299 Dolores Street San Francisco, CA 94103*

***Address***

*[Signature]*

***Signature***

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*Maritza Ucan*

Name

*299 Dolores Street San Francisco, CA 94103*

Address

*Maritza Ucan*

Signature

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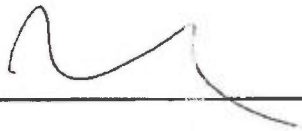
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Blanca Martinez

Name

299 Dolores Street San Francisco, CA 94103

Address



Signature

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Alexandra Ortiz

***Name***

299 Dolores Street San Francisco, CA 94103

***Address***

A Ortiz

***Signature***

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Heather Morado

Name

299 Dolores Street San Francisco, CA 94103

Address



Signature



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*Sam Jabri*

Name

*77 Connecticut, SF CA 94107*

Address

Signature

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JAMES LOGAN

Name

1053 OAK ST. #104

SAN FRANCISCO, CA 94117

Address



Signature

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*Name*

Kathy Smith

*Address*

77 Connecticut Street

San Francisco, Ca 94107

*Signature*

X *Kathy Smith*

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DAVID PATTERS

Name

77 CONNECTICUT ST.

Address



Signature

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Cheryl Uyehara

*Name*

299 Dolores Street San Francisco, CA 94103

*Address*



*Signature*

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Jim Evans 300 So Van Ness

Name

922 Snowberry St Hayward

Address

A large, stylized handwritten signature in dark ink, appearing to be 'Jim Evans', written over a horizontal line.

Signature



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ANGEL VERIETA MARTINEZ

Name

1845 GYBET AVE SF CA 94124

Address

Angel Verieta Martinez

Signature

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MARCOZ JESUS GUTIERREZ

Name

1845 Egborn Ave SFC 94124

Address



Signature

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JOSE FELIPE GONZALEZ

Name

1845 EGBERT AVE SFO 94124

Address

JOSE FELIPE GONZALEZ

Signature

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Domingo Cruz Perez

Name

1450 Hampshire St SFGA94110

Address

Duncan Perez

Signature

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JUAN ANTONIO DURO

Name

347 CHESTER AVE SFO CA 94132

Address

Juan Antonio Duro

Signature

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Ruben Zanchaz

Name

40 Ogden Ave SF CA 94110

Address

Ruben Zanchaz

Signature



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DONICK RANDON DEWATE

Name

287 PIALEY ST SF CA 94123

Address



Signature

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Denny's PAVON

Name

40 OGDEN AVE SFC 94110

Address

Denny's PAVON

Signature

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Fernando Gonzalez

***Name***

1160 Revere Ave

***Address***

Fernando Gonzalez

***Signature***

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Debra Murray

**Name**

299 Dolores Street San Francisco, CA 94103

**Address**

Debra Murray

**Signature**

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David Bratton-Kearns

Name

299 Dolores Street San Francisco, CA 94103

Address

David Bratton-Kearns

Signature

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SUSAN KING

Name

299 Dolores Street San Francisco, CA 94103

Address

  
Signature



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Beatrice Gibson

***Name***

299 Dolores Street San Francisco, CA 94103

***Address***

Beatrice Gibson

***Signature***

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*Emilie Struthers*

---

***Name***

*299 Dolores Street San Francisco, CA 94103*

---

***Address***

A handwritten signature in dark ink, appearing to be a stylized 'E' followed by a long horizontal stroke.

***Signature***

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Sophia Montano

***Name***

299 Dolores Street San Francisco, CA 94103

***Address***



***Signature***

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*Leni de Leon*

Name

*299 Dolores Street San Francisco, CA 94103*

Address

*Leni de Leon*

Signature

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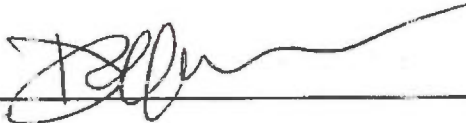
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Dorine Coello

Name

299 Dolores Street San Francisco, CA 94103

Address



Signature

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*Carrie Stout*

*Name*

*299 Dolores Street San Francisco, CA 94103*

*Address*

*Carrie Stout*

*Signature*



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Jose Polanco

Name

Address

4770 Mission St.

Apt. # 203

San Francisco Ca-94112

Jose Polanco  
Signature

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*Fatima Fari*

Name

*174 monterey BLVD*

Address



Signature

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*Seema Shuter*

Name

Address

4770 Mission St.

Apt. #

*204*

San Francisco Ca-94112

*SSH*

Signature

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---

Name

*Blanca Suarez*

Address

4770 Mission St.

Apt. # *202*

San Francisco Ca-94112

*Blanca Suarez*

Signature

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La Loma # 6

Name

4788 Mission St San Francisco CA 94112

Address

~~4770~~ Mission St.

~~Apt. #~~

San Francisco Ca-94112

Emilia Martinez

Signature

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*Teresa Gaitg*

Name

Address

4770 Mission St.

Apt. # *209*

San Francisco Ca-94112

*James Galt*

Signature

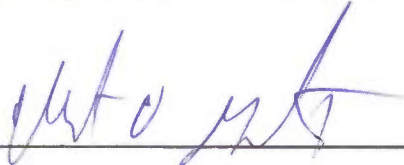


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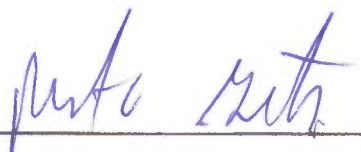
*By signing this petition we are giving our full support to the project.*

  
\_\_\_\_\_

Name

4770 MISSION  
\_\_\_\_\_

Address

  
\_\_\_\_\_

Signature

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*Lawrence J. Toboni*

Name

*Lawrence J. Toboni*

Address

4770 Mission St.

Apt. # 501

San Francisco Ca-94112

*Georgina M. Toboni*

*Georgina M. Toboni*

Signature

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David Mizer

Name

**Address**

4770 Mission St.

Apt. # ~~000~~ 101

San Francisco Ca-94112

David J. Meyer

*Signature*

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Leticia Munoz

Name

1852 Concord CA.

Address



Signature

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Amelia Munoz

Name

4770 Mission St. # 303

Address

4770 Mission St.

Apt. # 303

San Francisco Ca-94112

Amelia Munoz

Signature

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Name

*Nadine Mayorga*

Address

4770 Mission St.

Apt. # *301*

San Francisco Ca-94112

Signature

*Nadine Mayorga*



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*Julia Tarabin*  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # 416

San Francisco Ca-94112

*Julia Tarabin*  
\_\_\_\_\_  
Signature

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Ana Aureles

Name \_\_\_\_\_

*Address*

4770 Mission St.

Apt. #

311

San Francisco Ca-94112

Chaparral Quakes

*Signature*

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*Teresa Rodriguez*  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # 211

San Francisco Ca-94112

*TRodriguez*  
\_\_\_\_\_  
Signature

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Marie Contreas

Name

*Address*

4770 Mission St.

Apt. # 208

San Francisco Ca-94112

Maria Otter

*Signature*

***In Support of 793-799 South Van Ness Avenue***

*I fully support the 75 unit plus retail project at 793-799 South Van Ness Avenue at the corner of 19th Street. This project will greatly improve this particular corridor of South Van Ness Avenue as well as be a welcome addition to the neighborhood.*

*Bringing in new vitality through active residents and retail space will clean up and revitalize this part of the Mission.*

*By signing this petition we are giving our full support to the project.*

Antonio Borja

Name

Antonio Borja

Address

4770 Mission St.

Apt. #

San Francisco Ca-94112

Antonio Borja

Signature

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Rosa Romero

**Name**

945 Silver Ave. San Francisco

**Address**

Romero

**Signature**



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*Tyzone Lawson*  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # *205*

San Francisco Ca-94112

*Tyzone Lawson*  
\_\_\_\_\_  
Signature

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*Sydney Norman*  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # *102*  
San Francisco Ca-94112

*Sydney Norman*  
\_\_\_\_\_  
Signature

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*By signing this petition we are giving our full support to the project.*

Lilian Gonzales

Name \_\_\_\_\_

Address

4770 Mission St.

Apt. #

4/0

San Francisco Ca-94112

*Henry*

*Signature*

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*Betty Dillon*

Name

*4770 Mission Street #411*

Address

4770 Mission St.

Apt. # *411*

San Francisco Ca-94112 *-2765*

*Betty Dillon*

Signature

***In Support of 793-799 South Van Ness Avenue***

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*Richard J. Jara*

Name

*775 Burnett Ave Apt # 11 S.F. CA 94131*

Address

*Richard J. Jara*

Signature

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Maria Ortiz

Name

Address

4770 Mission St.

Apt. # 206

San Francisco Ca-94112

For Maria Ortiz

Signature



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Mikhail

Name

Shuster

Address

4770 Mission St.

Apt. # 204

San Francisco Ca-94112

[Signature]

Signature

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*Jie Lin Hu*

Name

Address

4770 Mission St.

Apt. # 409

San Francisco Ca-94112

*JIE LIN HU*

Signature

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GARY McPHERTERS

Name

Address

4770 Mission St.

Apt. # 312

San Francisco Ca-94112

Gary McPheters

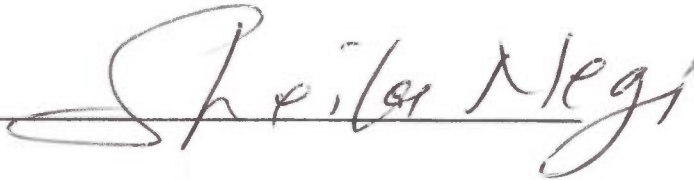
Signature

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*By signing this petition we are giving our full support to the project.*

  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # 201

San Francisco Ca-94112

  
\_\_\_\_\_  
Signature

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*Jiu Chang Chen*  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # *409*

San Francisco Ca-94112

*Jiu chang chen*  
Signature

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*Tere Vela*

Name

Address

4770 Mission St.

Apt. # *426*

San Francisco Ca-94112

*Tere Vela*

Signature



***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

*Jim Hamilton*

Name

*405*

Address

4770 Mission St.

Apt. #

*405*

San Francisco Ca-94112

*Jim Hamilton*

Signature

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GERARDO T. ABELLA

Name

1638 30<sup>TH</sup> AVE., SF, CA 94122

Address

Gerardo T. Abella

Signature

***In Support of 793-799 South Van Ness Avenue***

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Feed Wilkinson

Name \_\_\_\_\_

*Address*

4770 Mission St.

Apt. # 406

San Francisco Ca-94112

Fred Wilkinson

*Signature*

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*Address*

Apt. #

*Signature*

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S. Arila

Name

Address

4770 Mission St.

Apt. # 403

San Francisco Ca-94112

+ Lorena Arila

Signature

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*By signing this petition we are giving our full support to the project.*

          Killie Fenory            
Name

Address

4770 Mission St.

Apt. # 402

San Francisco Ca-94112

          Willie Fenory            
Signature



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*Linda Arenas*

***Name***

*4770 Wisconsin St. S. Francisco CA 94112*

***Address***

*LA Arenas*

***Signature***

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

*Norma Ruiz*

Name

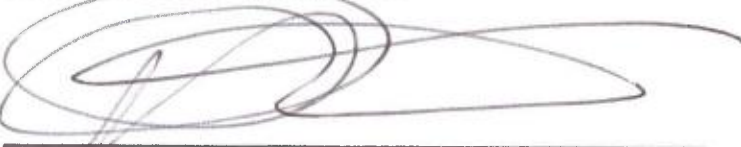
*4770 Mission*

Address

*4770 Mission St.*

Apt. # *408*

*San Francisco Ca-94112*

A large, stylized handwritten signature in dark ink, featuring multiple loops and a long horizontal stroke extending to the right.

Signature

***In Support of 793-799 South Van Ness Avenue***

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*By signing this petition we are giving our full support to the project.*

*Gaylord Stein*  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # *412*

San Francisco Ca-94112

*Gaylord Stein*  
\_\_\_\_\_  
Signature

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*By signing this petition we are giving our full support to the project.*

*Ora Lee Coleman*

Name

Address

4770 Mission St.

Apt. #

*310*

San Francisco Ca-94112

Signature

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Ruth Sarna

Name \_\_\_\_\_

**Address**

**4770 Mission St.**

Apt. # 309

San Francisco Ca-94112

Ruth Soriano

*Signature*

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*Armando Plaster*

Name

Address

4770 Mission St.

Apt. # 308

San Francisco Ca-94112

*[Signature]*

Signature



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Victoria Canales

Name

*Address*

4770 Mission St.

Apt. # 206

San Francisco Ca-94112

Victoria Candless

*Signature*

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Arnon Coleman

Name

## Address

4770 Mission St.

Apt. # 306

San Francisco Ca-94112

Baron

*Signature*

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Denny Arenis

***Name***

4770 Mission St. Apt. 104

***Address***



***Signature***

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Bruce Williams

Name

*Address*

4770 Mission St.

Apt. # 305

San Francisco Ca-94112

Boice W. Maly

*Signature*

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Maria Rodriguez  
Name

\_\_\_\_\_  
Address

4770 Mission St.

Apt. # 302

San Francisco Ca-94112

Maria S Rodriguez  
Signature

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BORA OZTURK

Name

80 Rossi A. SF CA 94118

Address

[Signature]

Signature



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John O' Connor

Name

2637 24TH ST

Address

John O' Connor

Signature

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*Jeff Hindroga*

Name

*1699 Van Ness Ave*

Address

*[Signature]*

Signature

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*Kieran Beeg*

Name

*1284 7th AV San Francisco*

Address

*K Beeg*

Signature

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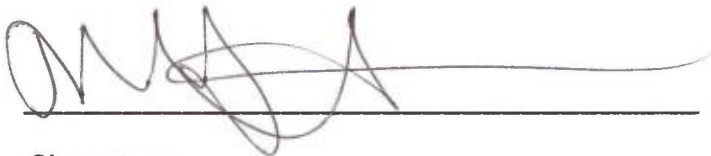
*By signing this petition we are giving our full support to the project.*

MIKE BASHAM

*Name*

4163 17<sup>th</sup> ST, SF 94114

*Address*



*Signature*

***In Support of 793-799 South Van Ness Avenue***

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Wesley Burke

Name

~~1752~~ 1785 15<sup>th</sup> street

Address



Signature

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*Redmond Lynn*

Name

*600 Shattuck St*

Address

*Redmond Lynn*

Signature



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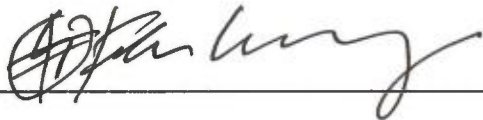
*By signing this petition we are giving our full support to the project.*

FABIEN LAMMOUE

Name

241 AMBER DR. SF. CA

Address



Signature

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*Kenn McCallum*

*Name*

*478 Chenery St SF 94131*

*Address*



*Signature*

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BICH-KHOI DO

Name

4352 26th ST, SF

Address

Bien

Signature

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Irene Velasquez

Name

4352 26th St

Address San Francisco, CA 94131



Signature

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John Pollard

Name

12 Gough Street

Address



Signature

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Mary Uniacke

Name

owner of 1085 Capp St.

Address

MKL Uniacke

Signature



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Siobhan McHugh

Name

4540 19<sup>th</sup> Street (owner)

Address

Siobhan McHugh

Signature

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*By signing this petition we are giving our full support to the project.*

Sean Reighan

Name

1717 17th Street

Address

[Signature]

Signature

***In Support of 793-799 South Van Ness Avenue***

*I fully support the 75 unit plus retail project at 793-799 South Avenue at the corner of 19th Street. This project will greatly improve this particular corridor of South Van Ness Avenue as well as a welcome addition to the neighborhood.*

*Bringing in new vitality through active residents and retail stores, clean up and revitalize this part of the Mission.*

*By signing this petition we are giving our full support to the*

Julian Thomas

Name

3371-16<sup>th</sup> Street, San Francisco 94114

Address



Signature

***In Support of 793-799 South Van Ness Avenue***

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DEBBIE RAY

Name

3371-16<sup>th</sup> Street,

94114

Address

Debbie Ray

ure

***In Support of 793-799 South Van Ness Avenue***

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Megan Cimino

Name

3371-16<sup>th</sup> Street, SAN FRANCISCO, 94114

Address

Megan Cimino

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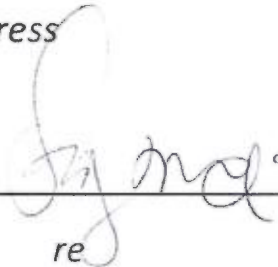
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NANCY MEDINA

Name

3371-16<sup>th</sup> Street, SAN FRANCISCO, 94114

Address

  
re



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94114

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JANE

Name

3371-16<sup>th</sup> Street,

94114

Address

Jane Wilson

Signature

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*Paul F. [Signature]*

Name

*3371-16<sup>th</sup> Street, SA*

*94114*

Address

*[Signature]*

Sig

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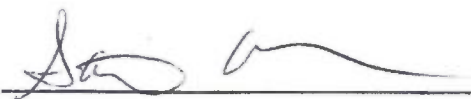
Samantha Alfonso

Name

3371-16<sup>th</sup> Street, SA,

94114

Address



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*For Luna*

Name

*3371-16<sup>th</sup> Street, SAN FRANCISCO, 94114*

Address

*[Signature]*

Si

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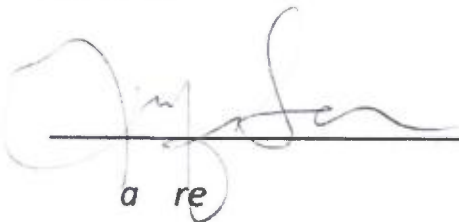
Jenny Sandora

Name

3371-16<sup>th</sup> Street, SA

94114

Address

  
a re



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Meredith Essalat

Name

3371-16<sup>th</sup> Street, SA,

94114

Address

[Signature]

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IVANA

Name  
3371-16<sup>th</sup> Street,

94114

Address

Ivana Ivanova

signature

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*Mich.*

Name

*3:*

*Street,*

*94114*

Address

*Mich.*

Signature

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Mich E.

Name  
3371-16<sup>th</sup> Street,

94114

Address

Michelle

ature

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BRIAN I

Name

3371-16<sup>th</sup> Street,

94114

Address

Brian M. Gorman

ture

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Angelina Gonzalez

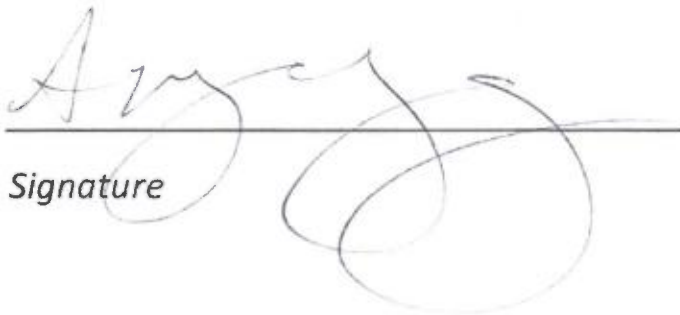
Name

31

Street, SA

94114

Address



Signature



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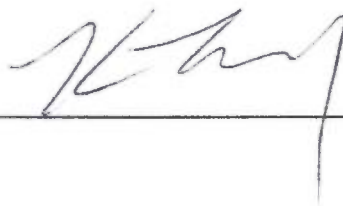
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KRISTA FORGEY

Name

3371-16<sup>th</sup> Street, SAN FRANCISCO, 94114

Address



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MARGARET P. WALDEN

Name

3371 - 16<sup>th</sup> Street, SAN FRANCISCO, 94114

Address

Margaret P. Walden

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*Tyler Sutt*

**Name**

*4334 19th Street SFCA 94114*

**Address**

*Tyler Sutt*

**Signature**

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Gillian Dunn

***Name***

4334 19th Street CA SF 94114

***Address***

Gillian Dunn

***Signature***

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Sam Shapiro

***Name***

118 Wood St. Apt. 304, San Francisco, CA, 94113

***Address***

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

***Signature***

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EVAN JANCHER

*Name*

1722 FILLMORE ST, SAN FRANCISCO CA 94115

*Address*



*Signature*



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Tony Dinh

***Name***

255 King St, SF, CA 94107

***Address***



***Signature***

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BERSI YERMA

Name

535 COLUMBUS AVE, #34, SAN FRANCISCO, CA 94133

Address

Bersi Yerma

Signature

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*Jo Ann M. Rose*

Name

*150 Lombard St #302, San Francisco CA 94111*

Address

*Jo Ann M. Rose*

Signature

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*Hayley Thompson*  
\_\_\_\_\_  
Name

*11 Nawana St. SECA 94127*  
\_\_\_\_\_  
Address

*Hayley*  
\_\_\_\_\_  
Signature

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*JAVIER GIRON*

Name

*1233 Tarawa Street*

Address

Signature

A large, stylized handwritten signature in black ink, appearing to read 'Javier Giron', is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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CHRISTINA HIRANO

***Name***

782 35<sup>th</sup> AVENUE SAN FRANCISCO, 94121

***Address***



***Signature***



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Genevieve Elias

**Name**

1516 Stillwell Apt. K San Francisco, CA 94129

**Address**



**Signature**

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Maira McGlynn

**Name**

553 Green Street, San Francisco 94133

**Address**

M. McGlynn

**Signature**

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*JANET HOUSE*

Name

*540-15<sup>th</sup> AVENUE*

Address

*Janet House*

Signature

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Peter Vukich

***Name***

649 12th Ave

***Address***

PV

***Signature***

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Fhoun Moun

***Name***

649 12th AVE, SAN FRANCISCO, CA 94118

***Address***



***Signature***

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*Ariana Petersen*

Name

*697 18th Ave. SF, CA 94121*

Address

*Ariana Petersen*

Signature



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*Duane Phillips*

Name

*1303 Scott Street SE CA 94115*

Address

*[Signature]*

Signature

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Kathryn Lawrence

Name

247 8th Avenue, San Francisco, CA 94118

Address

Kathryn Lawrence

Signature

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THOMAS CAMPBELL

Name

322 6<sup>TH</sup> ST # 6 / SAN FRANCISCO, CA 94103

Address

TC

Signature

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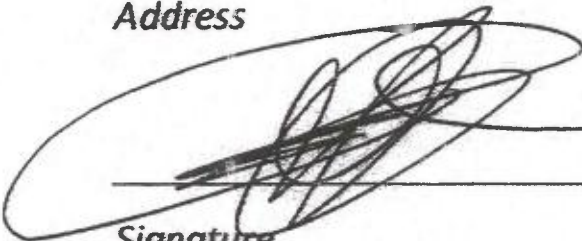
***By signing this petition we are giving our full support to the project.***

*R. PATTERSON*

Name

*1580 Tennessee St*

Address



Signature

1580 Tennessee Street  
San Francisco, CA 94107  
415-522-0966  
Fax-522-0988  
[www.schmittheating.com](http://www.schmittheating.com)  
LIC. 708941

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Tom ROBINSON

***Name***

1580 TENNESSEE STREET SF

***Address***

Tom Robinson

***Signature***



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Joseph Urrutia

Name

1580 TENNESSEE STREET SF

Address

Joseph Urrutia  
Signature



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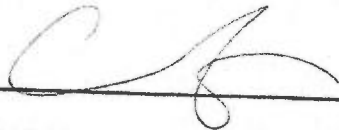
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Clare Cranford

***Name***

620 S. Van Ness Ave #3 San Francisco CA 94110

***Address***



***Signature***

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Jani'or Valencia

Name

1580 Tennessee St, San Francisco, CA

Address

  
Signature

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Jenny Vance

**Name**

1580 Tennessee Street

**Address**

[Signature]

**Signature**

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A. Daniela Shanahan

Name

1580 Tennessee St. SF

Address



Signature

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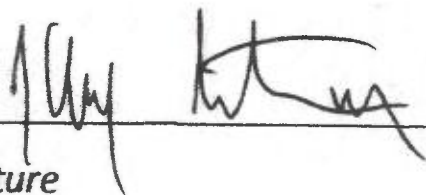
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ALGX CUSTER

Name

1580 TENNESSEE STREET SF

Address



Signature



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Andrea Patterson

Name

1580 Tennessee St

Address

A Patterson

Signature



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Tyler Rae Fry

Name

1580 Tennessee St.

Address

Tyler Rae Fry

Signature

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THOMAS J. NOLAN

Name

1795 YOSEMITE AVENUE SAN FRANCISCO, CA. 94124

Address

[Signature]

Signature

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GABRIEL DIAZ

*Name*

1795 Yosemite Avenue

*Address* San Francisco, CA 94124

Gabriel Diaz

*Signature*

***In Support of 793-799 South Van Ness Avenue***

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Alex Giambruno

*Name*

1795 Yosemite Ave. SF, CA 94124

*Address*

Alex Giambruno

*Signature*

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Angela L. Richard

Name

1795 Yosemite Ave. San Francisco, CA 94127

Address

Angela L. Richard

Signature

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BEN SANGER

Name

1795 Yosemite Avenue

Address San Francisco, CA 94124

Ben Sanger

Signature



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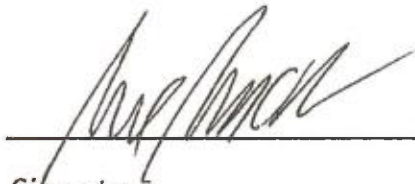
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REYNALDO RAMOS

Name

1795 YOSEMITE AVE S.F. CA, 94124

Address



Signature

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Wilfredo Jaime

Name

1795 Yosemite Avenue

Address

S.F. CA 94124

Wilfredo Jaime

Signature

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Marcos A Conizales

Name

1795 Yosemite Ave SF 94124

Address

/ (Marcos) / Conizales

Signature

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Tony Contreras

Name

1795 Yosemite Ave. SF, CA 94124

Address

Tony Contreras

Signature

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Ernesto Vasquez

Name

1795 Yosemite Avenue

Address San Francisco, CA 94124

Ernesto Vasquez

Signature

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GABRIEL DIAZ

***Name***

1795 YOSEMITE AVE, SF, CA 94124

***Address***

Gabriel Diaz

***Signature***



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MAURICIO FUNES

*Name*

1795 YOSEMITE AVE. SF, CA 94124

*Address*

Mauricio Funes

*Signature*

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Mark Hayes

Name

1495 Yosemite Avenue

Address

San Francisco, CA 94124

Mark Hayes

Signature

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Leo Rodriguez

**Name**

1795 Yosemite Avenue

**Address** San Francisco, CA 94124

Leo Rodriguez

**Signature**

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Rony Rodriguez

Name

1795 Yosemite Avenue

Address San Francisco, CA 94124

Rony Rodriguez

Signature

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Erik Contreras

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***Address***

Erik Contreras

***Signature***

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Jimmy Alatorre

Name

1795 Yosemite Ave. SF, CA 94124

Address

Jimmy Alatorre

Signature



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JENNIFER MARTINEZ

***Name***

1795 YOSEMITE AVE SAN FRANCISCO CA 94124

***Address***

  
***Signature***

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Mariyeth Basa

Name

1795 Yosemite Ave, SF, CA 94124

Address



Signature

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ERIC TORRES

Name

1795 Yosemite Avenue

Address

S.F. CA 94124

Eric Torres

Signature

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Ramon Zarate

Name

1795 Yosemite Avenue

Address San Francisco, CA 94124

Ramon Zarate

Signature

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Junior Rosas

Name

1795 Yosemite Avenue

Address 3.F. CA 94124

Junior Rosas

Signature

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Ricardo Guzman

Name

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Address San Francisco, CA 94124

Ricardo Guzman

Signature



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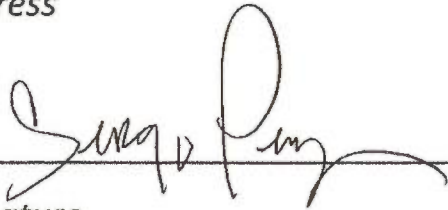
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SERGIO PEREZ

Name

1745 YOSEMITE AVE. SF

Address



Signature

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JOSE MARTINEZ

Name

1795 YOSEMITE AVE. SE

Address

Jose Martinez

Signature

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Alex Zarate

Name

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Address

Alex Zarate

Signature

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*Luis E. Martinez*

Name

*1795 YOSEMITE AVE. SF. CA. 94124*

Address

*Luis E. Martinez*

Signature

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Aldo Martinez

Name

1795 Yosemite Avenue

Address San Francisco, CA 94124



Signature

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José Leonardo Rodríguez

Name

1795 YOSEWITE AVE SF CA 94124

Address



Signature



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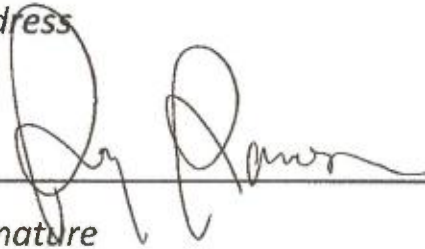
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REY RAMOS

Name

1795 YOSEMITE AVE. SF

Address



Signature

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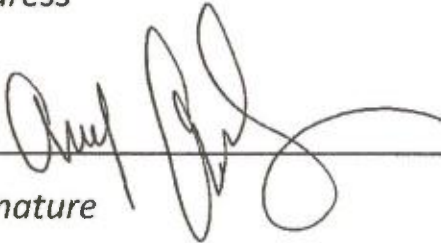
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AZIE L QUINONEZ

Name

1795 YOSEMITE AVE SF

Address



Signature

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Mauricio Torres

Name

1795 Yosemite Avenue

Address San Francisco, CA 94124

Mauricio Torres

Signature

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WADE HINE

Name

579 PRECINCT AVE 94110

Address

Wade Hine

Signature

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*Thomas V. Halloran*

Name

*3434 - 17th St S.F. CA,*

Address

*Stan V. [unclear]*

Signature

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*Johnny Le*

Name

*71 Karen C.I. SF & A*

Address

*[Signature]*

Signature



Lease Proposal and Letter of Commitment  
December 31, 2017

Definitive Agreements by the parties, (ii) the execution and delivery of an agreement by the parties to terminate this Letter of Intent, or (iii) sixty (30) days after execution of this Letter of Intent (the "Negotiation Period"). If the parties do not enter into the Definitive Agreements prior to the expiration of the Negotiation Period, this Letter of Intent shall terminate automatically upon the expiration of the Negotiation Period, with no further action by the parties.

This proposal is valid for a period of thirty (30) days from the date submitted.

**NON-BINDING.** This proposal is intended to be non-binding, and is subject to a mutual agreement on the terms of final lease documentation, consistent with the foregoing terms and understandings, prior leasing of the Premises to a third party, or withdrawal by either party.

**ACCEPTANCE.** By signing below, I hereby acknowledge my acceptance of the terms as defined herein.

LESSOR:

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

LESSEE: Sonder USA, Inc.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_

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*Paul Polunin*

Name

*779 Page St.*

Address

*Paul Polunin*

Signature

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Marcus Hawks

*Name*

3364 Sacramento St.

*Address*



*Signature*

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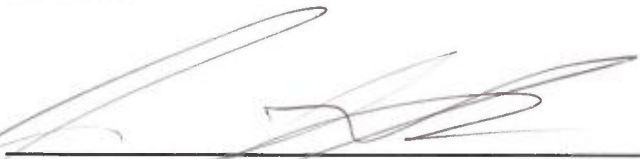
*By signing this petition we are giving our full support to the project.*

*Justin Vega*

***Name***

*1717 Carlisle Dr. San Mateo, CA 94402*

***Address***



***Signature***

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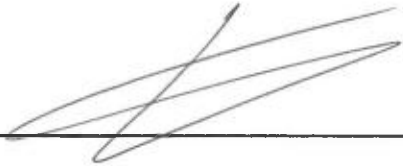
*By signing this petition we are giving our full support to the project.*

*Guy DAHAN*

Name

*934 34th St*

Address

A stylized, handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke.

Signature

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Susan Ledezma

***Name***

3364 Sacramento St.

***Address***

Susan Ledezma

***Signature***



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Fidel Ledezma

*Name*

3364 Sacramento St.

*Address*

Fidel L.

*Signature*

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calixto okla j Lorenzo

Name

3364 sacramento st

Address

C. O. F.

Signature

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*Enrique Lopez Nallello*

Name

*261 SWEENEY ST 13034*

Address



Signature

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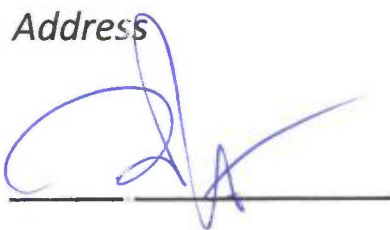
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\_\_\_\_\_

Name

  
\_\_\_\_\_

Address

  
\_\_\_\_\_

Signature

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JOSE ANGEL MAMUEL

Name

7450 RPS S.T. S.F. Ca 94123

Address



Signature

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*Judy Ardo*  
\_\_\_\_\_  
Name

*1148 Mendell St. 74129*  
\_\_\_\_\_  
Address

*John Ardo*  
\_\_\_\_\_  
Signature



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Carlos Zavala

Name

1136 Mendell St S.Fco.

Address

  
Signature

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*Eduardo Navarro*

Name

*2651 A Harrison st*

Address

*Eduardo Navarro*

Signature

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ROMAN DZIS

Name

[Signature]

Address

SAN FRANCISCO 94110  
801- S-VAN NESS Avenue.

Signature

***In Support of 793-799 South Van Ness Avenue***

*I fully support the 75 unit plus retail project at 793-799 South Van Ness Avenue at the corner of 19th Street. This project will greatly improve this particular corridor of South Van Ness Avenue as well as be a welcome addition to the neighborhood.*

*Bringing in new vitality through active residents and retail space will clean up and revitalize this part of the Mission.*

*By signing this petition we are giving our full support to the project.*

*Cesar P/O RLM*

Name

*1463 Lombard St St Ca 94123 #302*

Address

*[Signature]*

Signature

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*Ramón Armando Arévalo*

Name

*224 Pope St. S.F. CA. 94112*

Address

*Ramón Arévalo*

Signature

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Natan Tzaj

Name

2651A Harrison St

Address



Signature



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*Name - David McMonigle*

---

*Address – 350 15<sup>th</sup> Avenue, SF, CA 94118*

---

*Signature*



---

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Katsami Brach

***Name***

1 Saint Francis Place SFCa 94107

***Address***

Kimi Rm

***Signature***

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Ramiro Nofre

Name

212 A Silliman ST SF

Address



Signature

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*Michael Tolson*

Name

*769 Page St*

Address

*Michael Tolson*

Signature

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*By signing this petition we are giving our full support to the project.*

*Jay Bohm*

Name

*1514 Lake*

Address

*[Signature]*

Signature

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*Ciriana Taroni*

Name

*1514 Lake*

Address

*G. John*

Signature



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*Joe Tozoni*

Name

*3364 Sacramento*

Address

*[Signature]*

Signature

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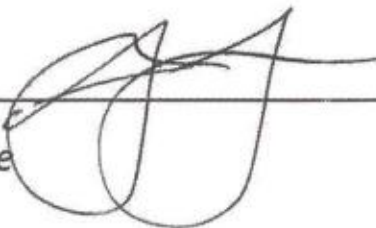
*By signing this petition we are giving our full support to the project.*

\_\_\_\_\_  
*Steve Graham*

Name

\_\_\_\_\_  
*206 San Jose Ave SF 94110*

Address

\_\_\_\_\_  


Signature

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*By signing this petition we are giving our full support to the project.*

Maria D. Zamora / Contract Admin .

Name

243 Brazil Ave., San Francisco, CA 94112

Address

Maria D. Zamora

Signature

## Section 317: Tantamount to Demolition Projects (Resolved)

Received at CPC Hearing 12/14/17  
 File Com. B. Paulix

Project Address	Suspension Date	Complaint Description	Hearing Date	Months	Outcome
24-26 Ord Street (RH-2 Zoning) Possibility for Additional Accessory Dwelling Unit	July 2013	<ul style="list-style-type: none"> <li>Working without Permit</li> <li>Unpermitted Razing and Excavation to Create New Living Space</li> <li>Per Complainant, No Existing Basement, Only Crawl Space</li> </ul>	January 2015 Suspension End Date	17	<ul style="list-style-type: none"> <li>No Hearing Held</li> <li>No Corona Heights Moratorium Requirements</li> <li>No Neighborhood Opposition</li> <li>No Change in Unit Count Requested (Changing from Three Units to Essentially Single Family)</li> <li>Expansion from 2300sf to 4530sf               <ul style="list-style-type: none"> <li>Owner Created 3543sf Main Residence and 987sf In-Law</li> </ul> </li> <li>Originally Three Units Present:               <ul style="list-style-type: none"> <li>\$375 / Month Studio</li> <li>\$1200 / Month Two Bedroom</li> <li>Owner Two Bedroom</li> </ul> </li> <li>Now On Sale for Over \$4 Million</li> </ul>
412 Lombard Street (RH-3 Zoning)	August 2014	<ul style="list-style-type: none"> <li>Exceeding Demolition Scope</li> <li>Serial Permitting to Disguise Scope of Work</li> <li>Complete Demolition After Suspension End Date</li> </ul>	February 2015 Suspension End Date	6	<ul style="list-style-type: none"> <li>No Hearing Required</li> <li>No Change in Unit Count Requested (Remaining as Single Family Residence)</li> <li>Expansion from 925sf to 4100sf</li> </ul>
2178 Pine Street (RH-2 Zoning)	August 2014	<ul style="list-style-type: none"> <li>Complete Demolition Except Façade Barely Held Up</li> <li>Working Beyond Scope of Building Permits</li> </ul>	June 2016	22	<ul style="list-style-type: none"> <li>Conditional Use Hearing Approved Plans as Proposed</li> <li>No Change in Unit Count Requested (Remaining as Single Family Residence)</li> <li>Expansion from 4100sf to 5100sf</li> </ul>
79 Cragmont Avenue (RH-1 Zoning) Possibility for Two Units with Conditional Use Hearing	September 2016	<ul style="list-style-type: none"> <li>Complete Demolition</li> </ul>	January 2017 then June 2017	4 then 9	<ul style="list-style-type: none"> <li>Conditional Use Hearing Kept Single Family Residence and Approved Plans as Proposed</li> <li>No Change in Unit Count Requested (Remaining as Single Family Residence)</li> <li>Expansion from 1698sf to 2406sf</li> </ul>

## Section 317: Tantamount to Demolition Projects (Pending)

Project Address	Suspension Date	Complaint Description	Hearing Date	Months	Current Outcome
<b>284 Roosevelt Way</b> (RH-2 Zoning)	February 2016	<ul style="list-style-type: none"> <li>Complete Demolition Except Façade Barely Held Up</li> <li>Working Beyond Scope of Building Permits</li> </ul>	TBD	22+ 19+ in <i>Foreclosure</i>	<ul style="list-style-type: none"> <li>No Action Taken to Change Current Single Family Residence</li> <li>Administrative Permit Issued to Secure Property</li> </ul>
<b>655 Alvarado Street</b> (RH-2 Zoning)	October 2017	<ul style="list-style-type: none"> <li>Entire Structure Removed</li> </ul>	TBD	2+	<ul style="list-style-type: none"> <li>Recommended Increase from Single Family Residence to Two Dwelling Units</li> <li>Administrative Permit Issued to Complete Excavation, Shoring, Foundation / Retaining Wall Due to Imminent Hazard</li> </ul>
<b>49 Hopkins</b> (RH-1 Zoning) <i>Possibility for Additional Accessory Dwelling Unit</i>	October 2017	<ul style="list-style-type: none"> <li>Complete Demolition of First Richard Neutra Designed Home (Subsequently Altered)</li> </ul>	TBD	2+	<ul style="list-style-type: none"> <li>No Action Taken but Plan to Keep Single Family Residence</li> </ul>



24 – 26 Ord Street





412 Lombard Street (At Time of Suspension)

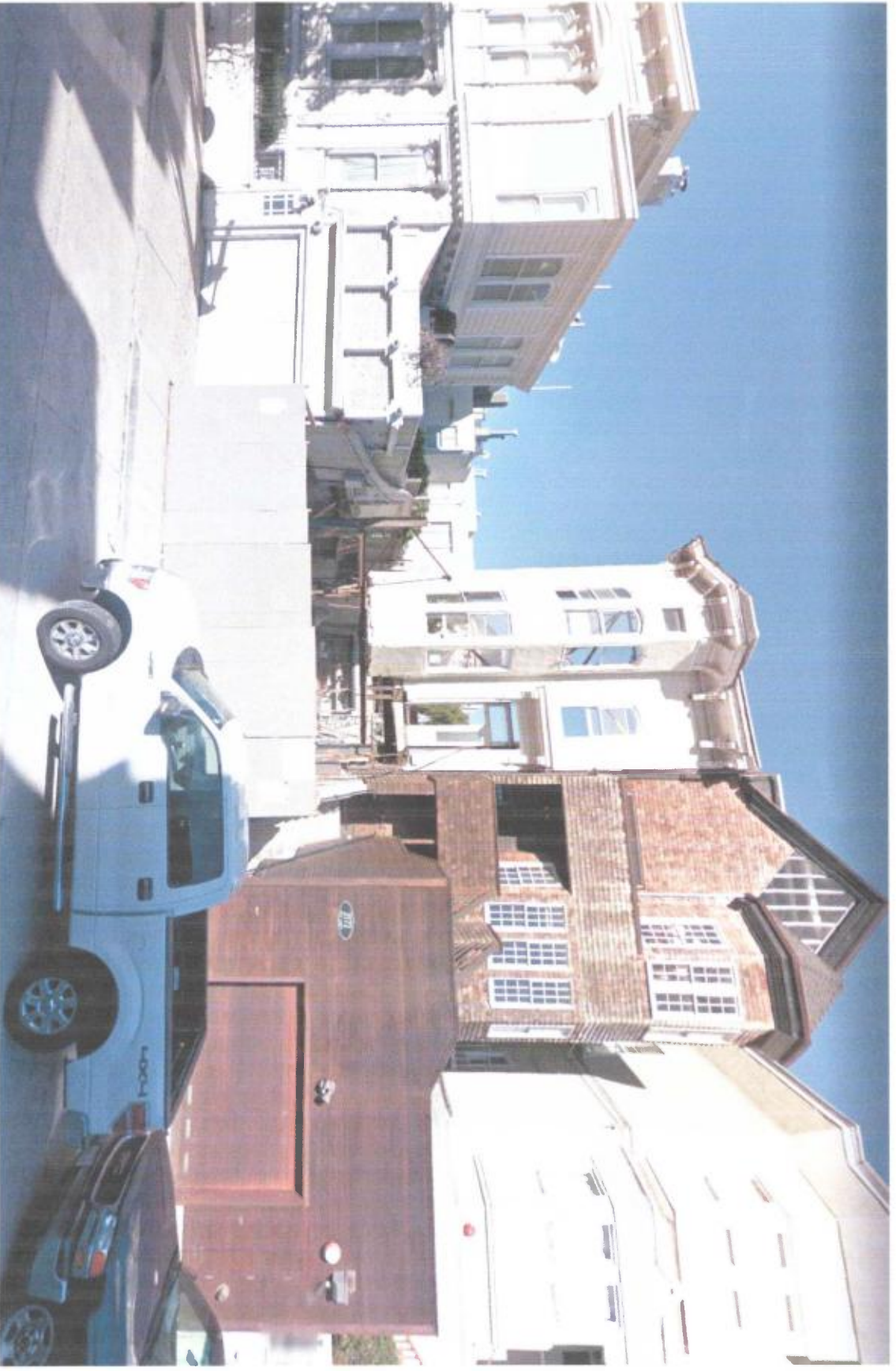


412 Lombard Street (After Suspension)





2178 Pine Street



79 Cragmont Avenue





284 Roosevelt Way



655 Alvarado Street





49 Hopkins Avenue



Received at CPC Hearing

12/14/17

J. Horn

Jennifer Yang, M.D.  
86 Seal Rock Drive  
San Francisco, CA 94121

December 8, 2017

Jeff Horn  
Planner, SW Quadrant, Current Planning  
Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Horn:

I am writing in support of the development of a single-family residence at 214 States Street.

Born and raised in San Francisco, I am well acquainted with many of the city's neighborhoods. Over the years, our city has evolved to fill the needs of its people. No doubt, there is a need for more family housing. However, it is important to address that need in a way that best fits the topography and neighborhood of any residence. The building at 214 States Street is built into a hillside. As a result, it is difficult to build two units into the existing area. The building/space is much better suited to serve as a single-family residence.

In order to maintain the integrity and character of this neighborhood, I ask that you give reasonable and just consideration to the plan of the current owners. The building has been in this unfinished state for the past three years. Please allow them to complete their building.

You may reach me at the above address for any further comments.

Sincerely,

Jennifer Yang

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

## **Horn, Jeffrey (CPC)**

---

**From:** Joe Lau <joe@lucidtempest.com>  
**Sent:** Sunday, December 10, 2017 5:12 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** toddmavis@hotmail.com  
**Subject:** 214 States Street

**Jeff Horn**  
**Planner, SW Quadrant, Current Planning**

Dear Mr. Horn,

I am writing to you today in support of the permit application to 214 States Street as a Single Family home. I am troubled to hear that the owner of this property is being asked to convert this Single Family home into two units. This home was purchased as a Single Family home and should have the expectation of keeping it as a Single Family home if they so desire.

Additionally, I am familiar with States street and I believe this street is too steep and would be difficult to convert this building into two units. This building is a modestly sized home with 3 bedrooms which is perfect for a family. The owners have been trying to get a permit to finish the remodeling of this home for 3 years. Please make every effort to not delay them any further.

Sincerely,  
Joseph Lau



## Horn, Jeffrey (CPC)

---

**From:** Tennisbumdavid C <tennisbumdavid@gmail.com>  
**Sent:** Sunday, December 10, 2017 5:50 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** toddmavis@hotmail.com  
**Subject:** 214 States Street

Dear Mr. Jeff Horn (San Francisco Planning Department):

I live at 261 States Street and know 214 States Street very well. They are just down the street from me and I walk by it everyday going to play tennis.

Please let the owners of 214 States Street finish remodeling their home and keep it as a Single Family home. Making them add another unit to this building does not make sense! That lot is very steep, which makes it difficult to get to the back yard. The owners want to create a modestly sized, 3 bedroom home. That is exactly what we need on States Street.

Please do not cause them further delay by forcing them to build 2 units. It's been OVER 3 years already and the unfinished empty property is very unsightly. I would like to see them finish a beautiful home on States Street.

Thank you.

David Chen  
214-773-5348  
261 States St.  
San Francisco, CA 94114



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## ENVIRONMENTAL HORTICULTURE & FLORISTRY

50 Phelan Avenue ♦ Ocean Avenue Campus ♦ San Francisco, CA 94112

PHONE (415) 239-3140 ♦ FAX (415) 239-3053 ♦ [www.ccsf.edu/eh/f](http://www.ccsf.edu/eh/f)

Jeffrey Horn, Planner, SW Quadrant, Current Planning  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-6925  
Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Mr. Horn and Planning Commission Members,

I am sending this letter in support for the home at 214 States Street to remain a single family residence.

As a landscaper, I have seen the property at 214 States Street. It is a steep, upward-sloping lot, making it extremely difficult to break-up the building and to convert into two dwellings, each with its own adequate outdoor space. The home is modestly sized and is perfect for a family.

This property was purchased as a single family home four years ago and the intent has always been to keep it a single family residence. It should be allowed to remain a single family residence. The owners should not be forced to develop the property into two dwelling units. As the owners have already been held up for over three years, any changes will cause only further delay to the creation of much needed family housing in San Francisco.

Please permit the owners to continue with the single family residence at 214 States Street.

Sincerely,

Steven W. Brown Department Chair  
Environmental Horticulture/Floristry Department  
City College of San Francisco  
50 Phelan Avenue  
San Francisco, CA 94112

CHANCELLOR MARK ROCHA

BOARD OF TRUSTEES: THEA SELBY-PRESIDENT, BRIGITTE DAVILA-VICE PRESIDENT, TOM TEMPRANO, RAFAEL MANDELMAN,  
SHANELL WILLIAMS, ALEX RANDOLPH, JOHN RIZZO, BOUTHAINA BELAYADI-STUDENT TRUSTEE



December 11, 2017

Jeff Horn, Planner, SW Quadrant, Current Planning  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-6925  
Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Dear Mr. Horn:

I am writing to express my support for 214 States Street as currently proposed: a single family home. I strongly believe that the owners should be permitted to proceed with their plan, which remain the same as originally proposed in 2014.

As a San Francisco resident and a student preparing for medical school, I understand firsthand some of the economic pressures spurring on the current affordable housing crisis. Finding affordable housing is both extremely unnerving and financially challenging. In the last five years, I have had to move almost each year to find affordable housing.

In the last five years, I have also spent a significant amount of time in the Castro district volunteering for the SF AIDS Foundation, cycling with PosPeds, and working at CPMC, all along establishing meaningful connections in the neighborhood. Being part of the community means having the freedom to express oneself freely while also respecting the boundaries of others to live with the same degree of fairness and respect.

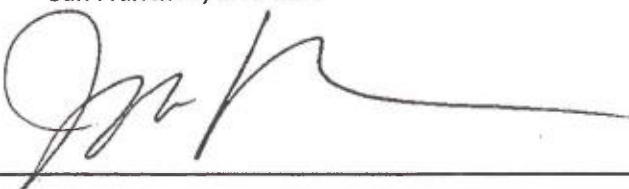
In a similar way, creating any neighborhood housing needs to be done in a manner that is both responsive to the neighborhood context and appropriate to the given topography. Forcing two dwelling units into the current building envelope is undesirable because doing so will make most of the "habitable" space surrounded by walls that are obstructed by the hillside. No adequate amount of light, air, or open space will be able to reach much of the interior rooms. Even in its current state, much of the interior space is dark.

Moreover, forcing the owners to change their plans to accommodate two dwelling units is not fair. Four years ago, the owners purchased 214 States Street as a single family residence, had to prove to the city that it was purchased as such when falsely accused otherwise, and now only want to continue with their proposals for a single family residence. Members of the surrounding community should respect that decision.

After three years (and counting) of being held up in the air, please do not continue to drag out the plans the owners have to build a single family residence at 214 States Street.

Thank you.

Jessica Rhee  
470 Castro Street  
San Francisco, CA 94114

A handwritten signature in dark ink, appearing to read 'JR', with a long horizontal flourish extending to the right.

---

Mark Punty

1310 Minnesota Street, Unit 108

San Francisco, CA 94107

(415) 940-3238

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

December 11, 2017

**To: Mr. Jeff Horn, Planner, SW Quadrant, Current Planning**

Planning Department, City and County of San Francisco

1650 Mission Street, Suite 400, San Francisco, CA 94103

Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Dear Mr. Horn,

With regard to 214 States Street in in San Francisco, I support and request that the City of San Francisco approve the permit application for a Single Family home. The owner investors should not be forced by the Planning Department to convert a single family home into two units. The owners bought this building as a single family home and should be allowed to keep it that way.

214 States Street is a steep, upward-sloping lot, making it very difficult to break-up the building and convert into two units. Also, parking in this neighborhood is also very difficult, adding another unit adds to street parking problems. This currently is a modest sized 3 bedroom home, perfect for a family. Please don't cause the owners any costly further delays as they have been trying to get a permit to finish remodeling their home for 3 years! The city should not be forcing this kind of change on owners looking to build a home for themselves.

Sincerely,

Mark Prunty

## Horn, Jeffrey (CPC)

---

**From:** Hoa Su <hoacsu@gmail.com>  
**Sent:** Tuesday, December 12, 2017 10:03 PM  
**To:** Horn, Jeffrey (CPC)  
**Subject:** Letter of Support for 214 States Street

Dear Mr. Horn,

I am writing to provide a letter of support for owners of 214 States Street, San Francisco to get approval to proceed with their plans in developing a single-family home. I am a neighbor, a resident of San Francisco and a fellow homeowner. I understand the necessity for the Planning Department to do a thorough review to ensure the proposed development plan meets the style/topography of the neighborhood and are compliant with all safety measures. However, this project has been put on hold in its current state for the last four years and it hasn't been on the Planning meeting agenda for the last three years. Since the property is not fully built, it poses a potential hazard and blight to the neighborhood. This property sits right next to a hillside in this backyard making it difficult to accommodate two housing units. The proposed style and single-family housing match the neighborhood. Given the urgent need for housing in San Francisco and to be fair to these owners, I am asking that an expedited approval is given for them to proceed with their development.

Sincerely,

Hoa Su, MPH  
178 Caselli Avenue  
San Francisco CA 94114

Jeff Horn, Planner, SW Quadrant, Planning Department  
1650 Mission Street, Suite 400,  
San Francisco, CA 94103  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

December 12, 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've lived at 40 Ord Court as a property owner for 15 years. I've lived in San Francisco for 18 years and before that out of state.

I think that every neighborhood in the city has to embrace the prospect of increased density but that some neighborhoods are more able to realize those goals. 214 States Street is on a very narrow street with limited parking and is thus a better place for larger units as opposed to more units.

There is, moreover, a dire shortage of family homes in areas of San Francisco close to family-oriented establishments. 214 States is very close to the playground at Corona Heights Park and schools such as McKinley Elementary School. It is close to the diversity of the Castro but far enough away from the noise.

214 States Street should not be a two unit building because it lies on a very steep slope and the resulting units would be small, dark and undesirable with much of the rear of the units below grade. Although that might provide more housing, these two units will not be "livable" units, with the proper amount of light and air, open space or parking.

There is a lot of opposition to development in my neighborhood. That opposition has resulted in a number of vacant properties and increased crime in the neighborhood. The police has had to remove squatters from 24 Ord Court a couple of months ago and I'm very bothered by that. 24 Ord Court has been vacant because of opposition to its development.

We have all seen the neighborhood decline because of the increase presence of homelessness in and near the vacant homes in the neighborhood. What we need to combat that is property owners who care about their homes and have their eyes on the street. People should feel safe in Corona Heights.

I truly question the motives for the opposition to this project. The opposition does not want to steer development in a certain direction but rather to stop development completely, behind an impenetrable wall of objections and never-ending review meetings. I see the results of the opposition to development in my neighborhood and I do not like it. There are too many vacant homes in Corona Heights and it isn't OK.

The owners of 214 States Street have spent four years trying to realize their dream and I think that they should be allowed to complete the single family home that they started in 2013. The developers of 24 Ord Street were able to complete their project as a single family home and it isn't fair that the owners of 214 States Street get different treatment.

It is time for the owners of 214 States Street to resume construction and get on with their home.

Thank you,

Joseph Collins  
40 Ord Court  
San Francisco, CA 94114



December 11, 2017

887 Geary Street  
San Francisco, CA 94109

Jeffrey Horn, Planner, SW Quadrant, Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

**RE: Support for 214 States Street as Single Family Residence**

Mr. Horn,

I was born at Kaiser Permanente in San Francisco, lived in Japantown and the Sunset, and worked in the Tenderloin. As a student in public schools during redistricting in the 1970s and 1980s, I have been bused all over San Francisco. I am a San Francisco native.

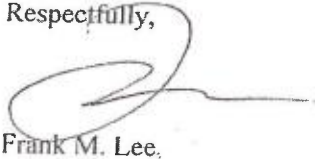
I am also familiar with 214 States Street as I run my dogs at the Corona Heights Park and begin and end many of my AIDS LifeCycle training rides in the neighborhood.

I support 214 States Street as a single family residence because of two reasons: 1) Need for Family Housing and 2) Need for Fairness.

- 1) While more housing is generally needed, family housing is also needed. Moreover, any type of housing needs to be responsive to its neighborhood context and topography. Built into the hillside of Corona Heights, 214 States Street is appropriately designed as a single family home. Requiring two units on the property will only cut up the building, resulting in two dwellings that lack sufficient light and air, open space, parking, and other family-oriented features.
- 2) Projects for housing need to be also treated fairly. The owners have been trying to renovate 214 States Street as a single family house since December 2013 and have been suspended since December 2014. No wonder San Francisco has an affordability housing crisis. Who can imagine that renovations can take years to finish? I cannot imagine any other project that has been held up literally this long.

Please let the owners of 214 States Street finish the building as originally planned: a single family residence.

Respectfully,



Frank M. Lee.

Crispin Hollings  
73-B Collingwood Street  
San Francisco, CA 94114

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94102  
Attn: Jeffery Horn

Dear Mr. Horn and Planning Commissioners,

I live on the zero hundred block of Collingwood Street, within easy walking distance to 214 States Street. This is my neighborhood and I'm here today to support the 214 States Street project without a modification, that I believe has been proposed by Planning staff, to make it a 2-unit building.

I am a strong advocate of dense housing and normally I would favor adding units to a property. However, in this case, I think the Planning Department is proposing a density change mid-stream. The department has already allowed the property owner to make such significant progress on this project that this new requirement is unreasonable. It also concerns me that this new requirement will slow down the project to such an extent that the project will cease altogether and there will be no residential unit at 214 States for some time to come.

I also find some irony in this discussion in that the Planning Department has discouraged me from adding an additional unit to my back-yard cottage in which I live on Collingwood Street. This cottage has a basement that could easily be turned into an additional Castro residence. This is a project supported by owner and neighbors alike. But, as I have been told by Commissioners and staff alike, creation of an additional unit would require variances that would almost certainly prevent creation of new housing on that site.

On States Street, Planning is advocating a mid-stream course correction for more density, a plan that is opposed by the property owner. On Collingwood Street, Planning is discouraging more density despite support by the property owner and neighbors. If more density is really a goal for Planning, please (1) make these decisions at the beginning of the planning process and (2) modify variance rules which discourage wanted and needed new units.

I support the 214 States Street project without the density modification that I believe has been proposed by Planning.

Thank you for your time today.

Crispin Hollings



Received at CPC Hearing

J. Horn

12/14/17

Crispin Hollings  
73-B Collingwood Street  
San Francisco, CA 94114

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94102  
Attn: Jeffery Horn

Dear Mr. Horn and Planning Commissioners,

I live on the zero hundred block of Collingwood Street, within easy walking distance to 214 States Street. This is my neighborhood and I'm here today to support the 214 States Street project without a modification, that I believe has been proposed by Planning staff, to make it a 2-unit building.

I am a strong advocate of dense housing and normally I would favor adding units to a property. However, in this case, I think the Planning Department is proposing a density change mid-stream. The department has already allowed the property owner to make such significant progress on this project that this new requirement is unreasonable. It also concerns me that this new requirement will slow down the project to such an extent that the project will cease altogether and there will be no residential unit at 214 States for some time to come.

I also find some irony in this discussion in that the Planning Department has discouraged me from adding an additional unit to my back-yard cottage in which I live on Collingwood Street. This cottage has a basement that could easily be turned into an additional Castro residence. This is a project supported by owner and neighbors alike. But, as I have been told by Commissioners and staff alike, creation of an additional unit would require variances that would almost certainly prevent creation of new housing on that site.

On States Street, Planning is advocating a mid-stream course correction for more density, a plan that is opposed by the property owner. On Collingwood Street, Planning is discouraging more density despite support by the property owner and neighbors. If more density is really a goal for Planning, please (1) make these decisions at the beginning of the planning process and (2) modify variance rules which discourage wanted and needed new units.

I support the 214 States Street project without the density modification that I believe has been proposed by Planning.

Thank you for your time today.

Crispin Hollings

December 11, 2017

887 Geary Street  
San Francisco, CA 94109

Jeffrey Horn, Planner, SW Quadrant, Current Planning  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

**RE: Support for 214 States Street as Single Family Residence**

Mr. Horn,

I was born at Kaiser Permanente in San Francisco, lived in Japantown and the Sunset, and worked in the Tenderloin. As a student in public schools during redistricting in the 1970s and 1980s, I have been bused all over San Francisco. I am a San Francisco native.

I am also familiar with 214 States Street as I run my dogs at the Corona Heights Park and begin and end many of my AIDS LifeCycle training rides in the neighborhood.

I support 214 States Street as a single family residence because of two reasons: 1) Need for Family Housing and 2) Need for Fairness.

- 1) While more housing is generally needed, family housing is also needed. Moreover, any type of housing needs to be responsive to its neighborhood context and topography. Built into the hillside of Corona Heights, 214 States Street is appropriately designed as a single family home. Requiring two units on the property will only cut up the building, resulting in two dwellings that lack sufficient light and air, open space, parking, and other family-oriented features.
- 2) Projects for housing need to be also treated fairly. The owners have been trying to renovate 214 States Street as a single family house since December 2013 and have been suspended since December 2014. No wonder San Francisco has an affordability housing crisis. Who can imagine that renovations can take years to finish? I cannot imagine any other project that has been held up literally this long.

Please let the owners of 214 States Street finish the building as originally planned: a single family residence.

Respectfully,



Frank M. Lee

Jeff Horn, Planner, SW Quadrant, Planning Department  
1650 Mission Street, Suite 400,  
San Francisco, CA 94103  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

December 12, 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've lived at 40 Ord Court as a property owner for 15 years. I've lived in San Francisco for 18 years and before that out of state.

I think that every neighborhood in the city has to embrace the prospect of increased density but that some neighborhoods are more able to realize those goals. 214 States Street is on a very narrow street with limited parking and is thus a better place for larger units as opposed to more units.

There is, moreover, a dire shortage of family homes in areas of San Francisco close to family-oriented establishments. 214 States is very close to the playground at Corona Heights Park and schools such as McKinley Elementary School. It is close to the diversity of the Castro but far enough away from the noise.

214 States Street should not be a two unit building because it lies on a very steep slope and the resulting units would be small, dark and undesirable with much of the rear of the units below grade. Although that might provide more housing, these two units will not be "livable" units, with the proper amount of light and air, open space or parking.

There is a lot of opposition to development in my neighborhood. That opposition has resulted in a number of vacant properties and increased crime in the neighborhood. The police has had to remove squatters from 24 Ord Court a couple of months ago and I'm very bothered by that. 24 Ord Court has been vacant because of opposition to its development.

We have all seen the neighborhood decline because of the increase presence of homelessness in and near the vacant homes in the neighborhood. What we need to combat that is property owners who care about their homes and have their eyes on the street. People should feel safe in Corona Heights.

I truly question the motives for the opposition to this project. The opposition does not want to steer development in a certain direction but rather to stop development completely, behind an impenetrable wall of objections and never-ending review meetings. I see the results of the opposition to development in my neighborhood and I do not like it. There are too many vacant homes in Corona Heights and it isn't OK.

The owners of 214 States Street have spent four years trying to realize their dream and I think that they should be allowed to complete the single family home that they started in 2013. The developers of 24 Ord Street were able to complete their project as a single family home and it isn't fair that the owners of 214 States Street get different treatment.

It is time for the owners of 214 States Street to resume construction and get on with their home.

Thank you,

Joseph Collins  
40 Ord Court  
San Francisco, CA 94114

## Horn, Jeffrey (CPC)

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**From:** Hoa Su <hoacsu@gmail.com>  
**Sent:** Tuesday, December 12, 2017 10:03 PM  
**To:** Horn, Jeffrey (CPC)  
**Subject:** Letter of Support for 214 States Street

Dear Mr. Horn,

I am writing to provide a letter of support for owners of 214 States Street, San Francisco to get approval to proceed with their plans in developing a single-family home. I am a neighbor, a resident of San Francisco and a fellow homeowner. I understand the necessity for the Planning Department to do a thorough review to ensure the proposed development plan meets the style/topography of the neighborhood and are compliant with all safety measures. However, this project has been put on hold in its current state for the last four years and it hasn't been on the Planning meeting agenda for the last three years. Since the property is not fully built, it poses a potential hazard and blight to the neighborhood. This property sits right next to a hillside in this backyard making it difficult to accommodate two housing units. The proposed style and single-family housing match the neighborhood. Given the urgent need for housing in San Francisco and to be fair to these owners, I am asking that an expedited approval is given for them to proceed with their development.

Sincerely,

Hoa Su, MPH  
178 Caselli Avenue  
San Francisco CA 94114

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Mark Punty

1310 Minnesota Street, Unit 108

San Francisco, CA 94107

(415) 940-3238

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

December 11, 2017

**To: Mr. Jeff Horn, Planner, SW Quadrant, Current Planning**

Planning Department, City and County of San Francisco

1650 Mission Street, Suite 400, San Francisco, CA 94103

Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Dear Mr. Horn,

With regard to 214 States Street in in San Francisco, I support and request that the City of San Francisco approve the permit application for a Single Family home. The owner investors should not be forced by the Planning Department to convert a single family home into two units. The owners bought this building as a single family home and should be allowed to keep it that way.

214 States Street is a steep, upward-sloping lot, making it very difficult to break-up the building and convert into two units. Also, parking in this neighborhood is also very difficult, adding another unit adds to street parking problems. This currently is a modest sized 3 bedroom home, perfect for a family. Please don't cause the owners any costly further delays as they have been trying to get a permit to finish remodeling their home for 3 years! The city should not be forcing this kind of change on owners looking to build a home for themselves.

Sincerely,

Mark Prunty



December 11, 2017

Jeff Horn, Planner, SW Quadrant, Current Planning  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-6925  
Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Dear Mr. Horn:

I am writing to express my support for 214 States Street as currently proposed: a single family home. I strongly believe that the owners should be permitted to proceed with their plan, which remain the same as originally proposed in 2014.

As a San Francisco resident and a student preparing for medical school, I understand firsthand some of the economic pressures spurring on the current affordable housing crisis. Finding affordable housing is both extremely unnerving and financially challenging. In the last five years, I have had to move almost each year to find affordable housing.

In the last five years, I have also spent a significant amount of time in the Castro district volunteering for the SF AIDS Foundation, cycling with PosPeds, and working at CPMC, all along establishing meaningful connections in the neighborhood. Being part of the community means having the freedom to express oneself freely while also respecting the boundaries of others to live with the same degree of fairness and respect.

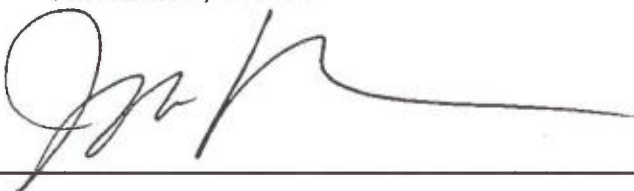
In a similar way, creating any neighborhood housing needs to be done in a manner that is both responsive to the neighborhood context and appropriate to the given topography. Forcing two dwelling units into the current building envelop is undesirable because doing so will make most of the "habitable" space surrounded by walls that are obstructed by the hillside. No adequate amount of light, air, or open space will be able to reach much of the interior rooms. Even in its current state, much of the interior space is dark.

Moreover, forcing the owners to change their plans to accommodate two dwelling units is not fair. Four years ago, the owners purchased 214 States Street as a single family residence, had to prove to the city that it was purchased as such when falsely accused otherwise, and now only want to continue with their proposals for a single family residence. Members of the surrounding community should respect that decision.

After three years (and counting) of being held up in the air, please do not continue to drag out the plans the owners have to build a single family residence at 214 States Street.

Thank you.

Jessica Rhee  
470 Castro Street  
San Francisco, CA 94114

A handwritten signature in dark ink, appearing to be 'JR' followed by a long horizontal flourish.





## ENVIRONMENTAL HORTICULTURE & FLORISTRY

50 Phelan Avenue ♦ Ocean Avenue Campus ♦ San Francisco, CA 94112

PHONE (415) 239-3140 ♦ FAX (415) 239-3053 ♦ [www.ccsf.edu/eh/f](http://www.ccsf.edu/eh/f)

Jeffrey Horn, Planner, SW Quadrant, Current Planning  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-6925  
Email: [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

Mr. Horn and Planning Commission Members,

I am sending this letter in support for the home at 214 States Street to remain a single family residence.

As a landscaper, I have seen the property at 214 States Street. It is a steep, upward-sloping lot, making it extremely difficult to break-up the building and to convert into two dwellings, each with its own adequate outdoor space. The home is modestly sized and is perfect for a family.

This property was purchased as a single family home four years ago and the intent has always been to keep it a single family residence. It should be allowed to remain a single family residence. The owners should not be forced to develop the property into two dwelling units. As the owners have already been held up for over three years, any changes will cause only further delay to the creation of much needed family housing in San Francisco.

Please permit the owners to continue with the single family residence at 214 States Street.

Sincerely,

Steven W. Brown Department Chair  
Environmental Horticulture/Floristry Department  
City College of San Francisco  
50 Phelan Avenue  
San Francisco, CA 94112

CHANCELLOR MARK ROCHA

BOARD OF TRUSTEES: THEA SELBY-PRESIDENT, BRIGITTE DAVILA-VICE PRESIDENT, TOM TEMPRANO, RAFAEL MANDELMAN,  
SHANELL WILLIAMS, ALEX RANDOLPH, JOHN RIZZO, BOUTHAINA BELAYADI-STUDENT TRUSTEE

## Horn, Jeffrey (CPC)

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**From:** Tennisbumdavid C <tennisbumdavid@gmail.com>  
**Sent:** Sunday, December 10, 2017 5:50 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** toddmavis@hotmail.com  
**Subject:** 214 States Street

Dear Mr. Jeff Horn (San Francisco Planning Department):

I live at 261 States Street and know 214 States Street very well. They are just down the street from me and I walk by it everyday going to play tennis.

Please let the owners of 214 States Street finish remodeling their home and keep it as a Single Family home. Making them add another unit to this building does not make sense! That lot is very steep, which makes it difficult to get to the back yard. The owners want to create a modestly sized, 3 bedroom home. That is exactly what we need on States Street.

Please do not cause them further delay by forcing them to build 2 units. It's been OVER 3 years already and the unfinished empty property is very unsightly. I would like to see them finish a beautiful home on States Street.

Thank you.

David Chen  
214-773-5348  
261 States St.  
San Francisco, CA 94114



Virus-free. [www.avg.com](http://www.avg.com)

## **Horn, Jeffrey (CPC)**

---

**From:** Joe Lau <joe@lucidtempest.com>  
**Sent:** Sunday, December 10, 2017 5:12 PM  
**To:** Horn, Jeffrey (CPC)  
**Cc:** toddmavis@hotmail.com  
**Subject:** 214 States Street

**Jeff Horn**  
**Planner, SW Quadrant, Current Planning**

Dear Mr. Horn,

I am writing to you today in support of the permit application to 214 States Street as a Single Family home. I am troubled to hear that the owner of this property is being asked to convert this Single Family home into two units. This home was purchased as a Single Family home and should have the expectation of keeping it as a Single Family home if they so desire.

Additionally, I am familiar with States street and I believe this street is too steep and would be difficult to convert this building into two units. This building is a modestly sized home with 3 bedrooms which is perfect for a family. The owners have been trying to get a permit to finish the remodeling of this home for 3 years. Please make every effort to not delay them any further.

Sincerely,  
Joseph Lau

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

Jennifer Yang, M.D.  
86 Seal Rock Drive  
San Francisco, CA 94121

December 8, 2017

Jeff Horn  
Planner, SW Quadrant, Current Planning  
Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Horn:

I am writing in support of the development of a single-family residence at 214 States Street.

Born and raised in San Francisco, I am well acquainted with many of the city's neighborhoods. Over the years, our city has evolved to fill the needs of its people. No doubt, there is a need for more family housing. However, it is important to address that need in a way that best fits the topography and neighborhood of any residence. The building at 214 States Street is built into a hillside. As a result, it is difficult to build two units into the existing area. The building/space is much better suited to serve as a single-family residence.

In order to maintain the integrity and character of this neighborhood, I ask that you give reasonable and just consideration to the plan of the current owners. The building has been in this unfinished state for the past three years. Please allow them to complete their building.

You may reach me at the above address for any further comments.

Sincerely,

Jennifer Yang





212 States St

San Francisco, California

9

© Street View - Mar 2014

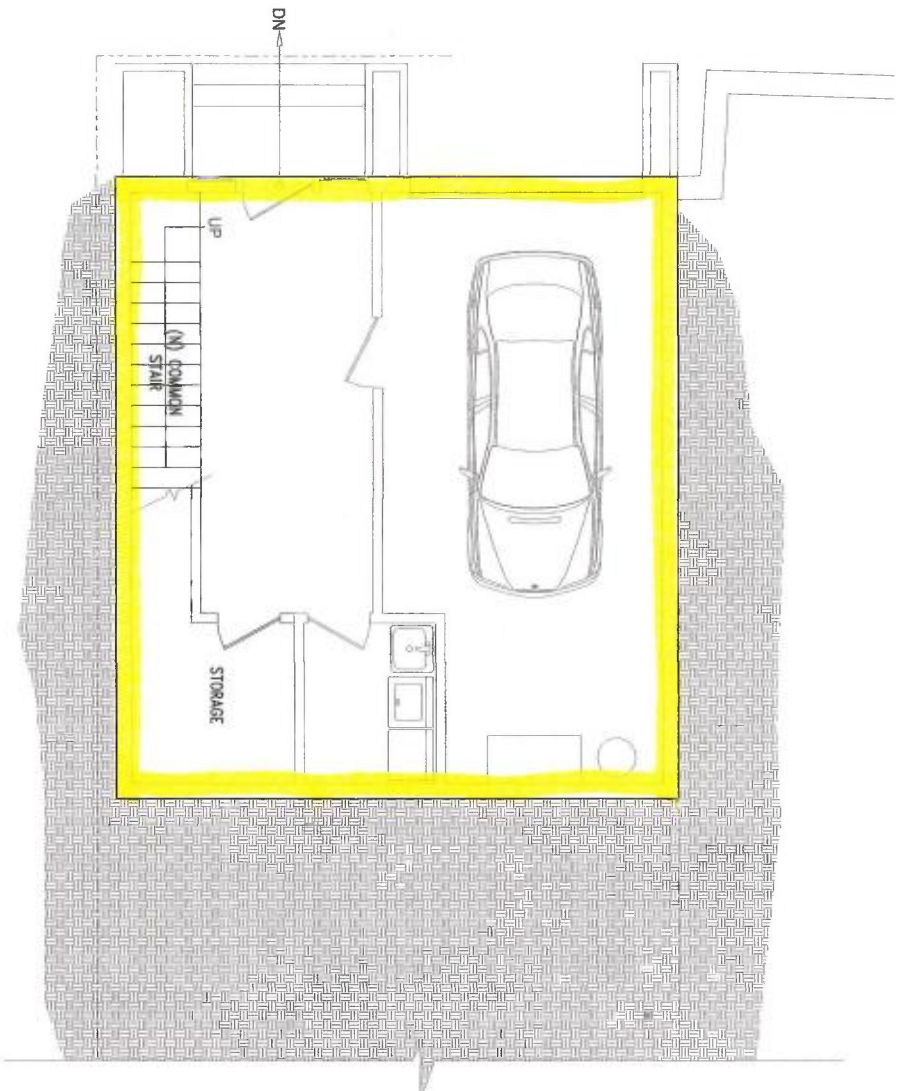
SPEED  
LIMIT  
25

FAKE  
GARAGE  
DOOR

TREE CUT DOWN  
WITHOUT  
PERMIT

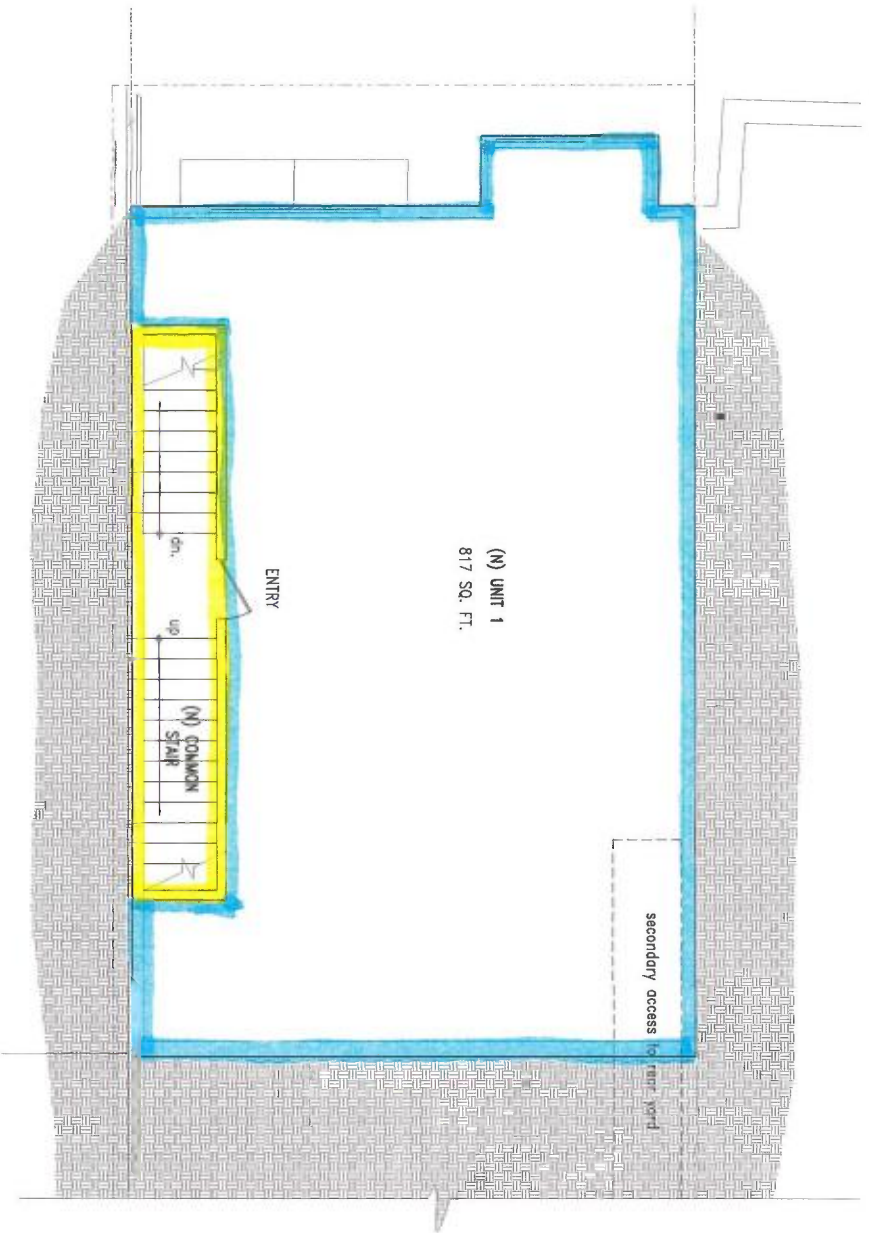
NO EXISTING  
CURB CUT





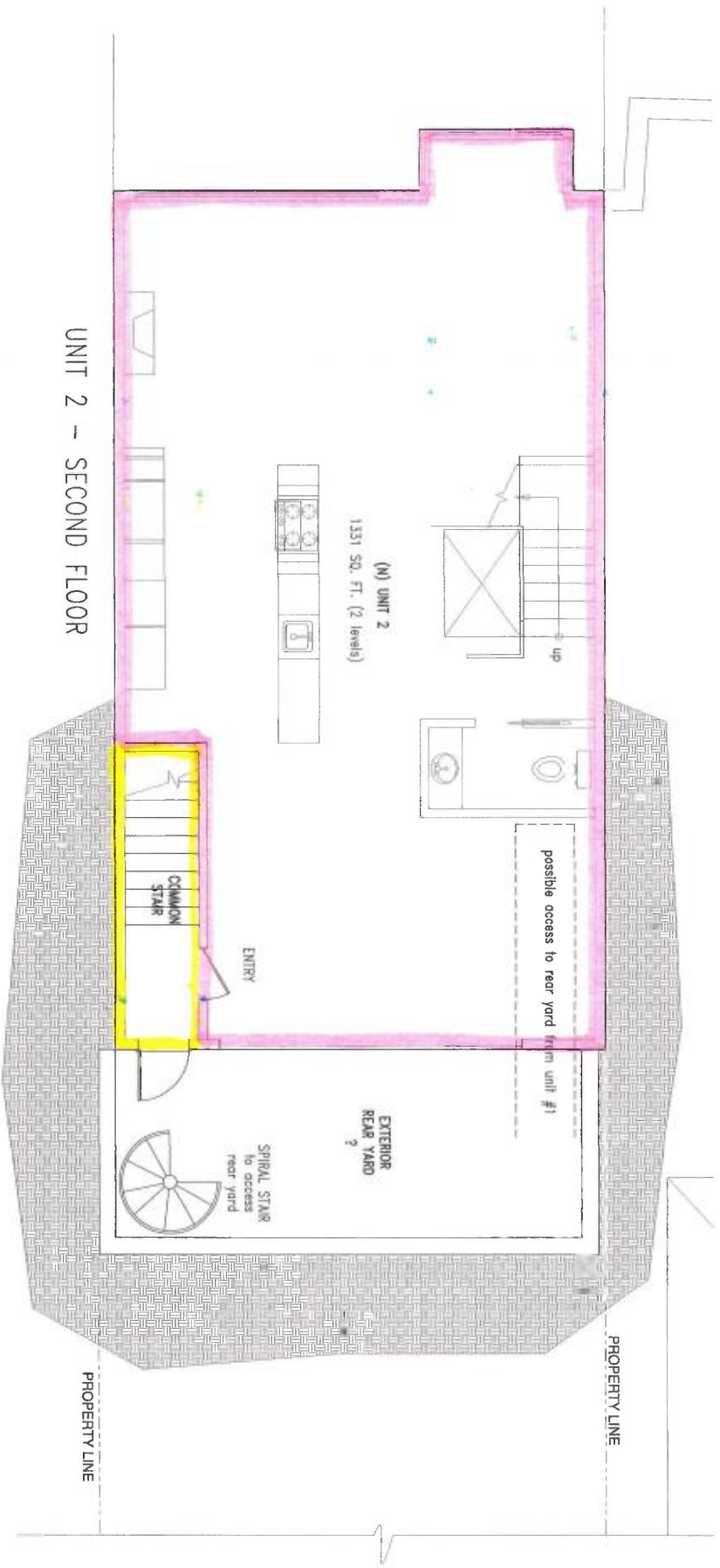
COMMON AREA – GROUND FLOOR  
643 SQ. FT.

214 STATES – 2 UNITS WITHIN EXISTING ENVELOPE



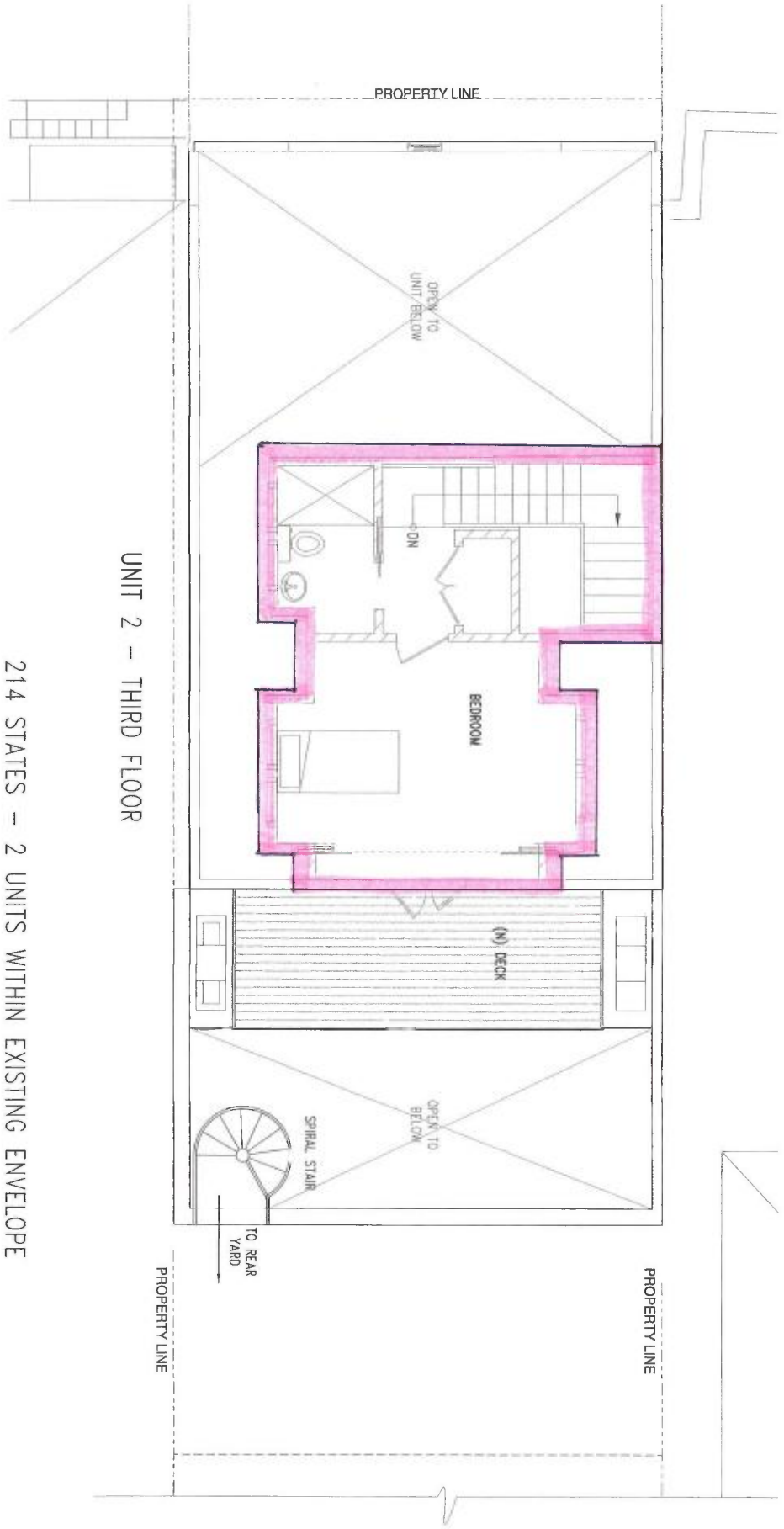
UNIT 1 – FIRST FLOOR

214 STATES – 2 UNITS WITHIN EXISTING ENVELOPE



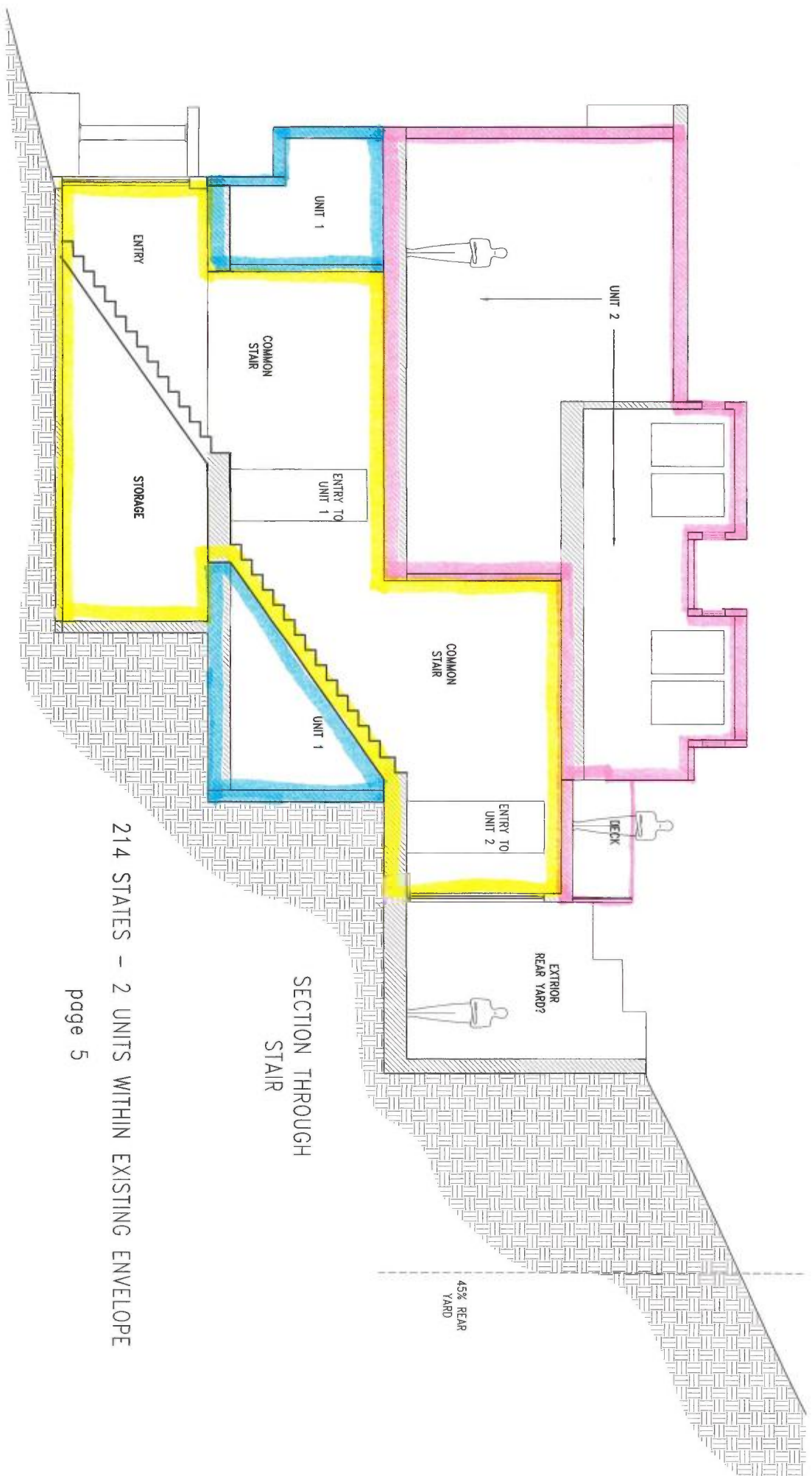
UNIT 2 - SECOND FLOOR

214 STATES - 2 UNITS WITHIN EXISTING ENVELOPE



UNIT 2 - THIRD FLOOR

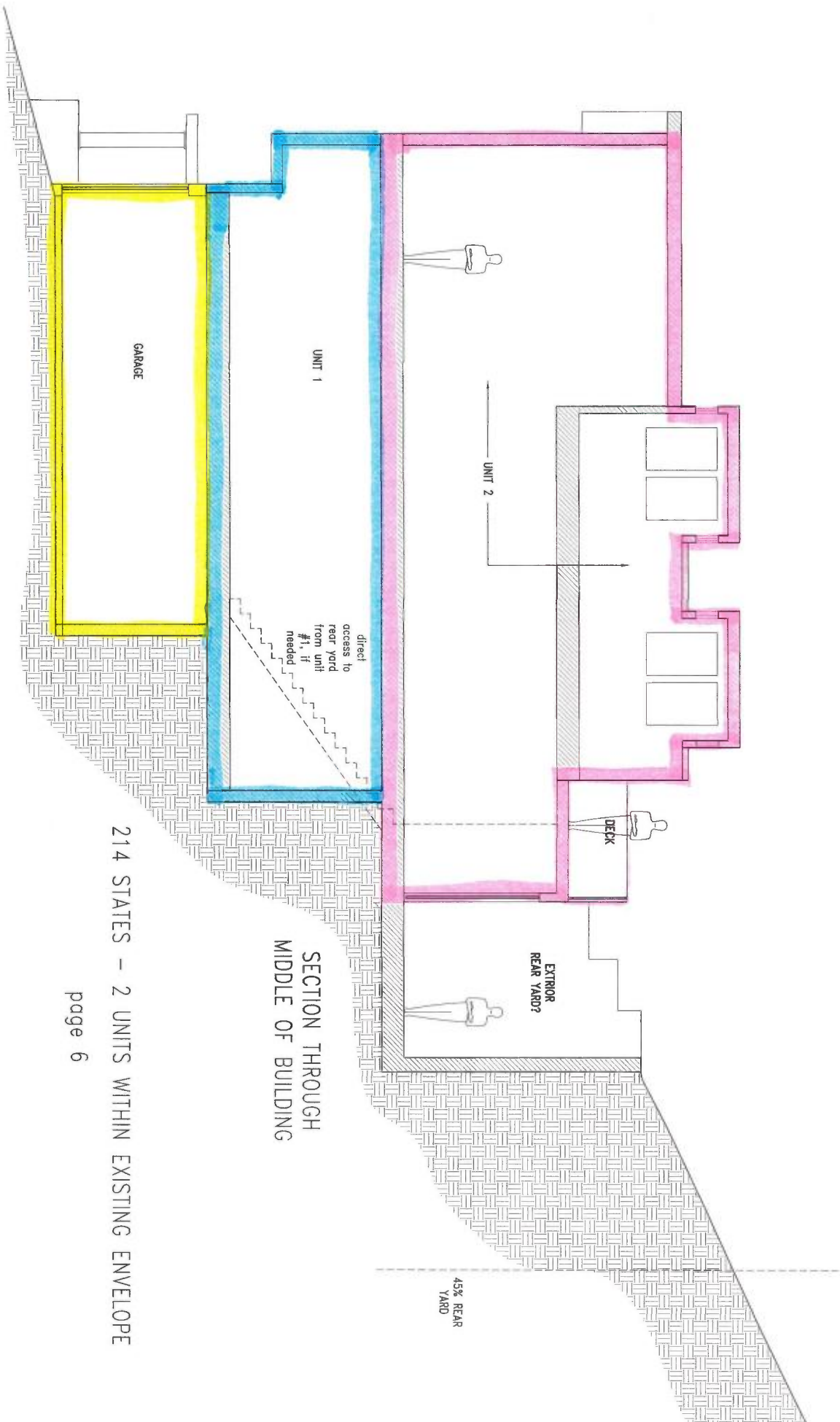
214 STATES - 2 UNITS WITHIN EXISTING ENVELOPE



SECTION THROUGH  
STAIR

214 STATES - 2 UNITS WITHIN EXISTING ENVELOPE  
page 5







M A N S B A C H A S S O C I A T E S , I N C .

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VIA EMAIL: ryan@zfplaw.com

December 12, 2017

Ryan J. Patterson, Esq.  
Zacks, Freedman & Patterson PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104

RE: Impact On Value On 789 Castro Street Residence  
Of Proposed New 799 Castro Street Residence  
San Francisco, CA

Dear Mr. Patterson:

At your request, this letter presents my research and findings concerning the impact on value on the residence at 789 Castro Street caused by the new residence proposed for construction on the adjacent property at 799 Castro Street.

I have conducted a personal inspection of the site. I have also reviewed the plans for the proposed new residence at 799 Castro Street contained in the "Memo To Planning Commission" dated December 7, 2017.

The proposed new 799 Castro Street residence will result in a loss of views, privacy, light and air to the adjacent 789 Castro Street residence. These losses will adversely impact the value of 789 Castro Street.

The developer of the 799 Castro residence is seeking exemptions from the San Francisco Planning Code as part of its City permit approvals. Such exemptions, known as variances, are addressed under Section 305 of the San Francisco Planning Code. Section 305 (c) (4) requires that the granting of a variance not be "materially injurious" to property or improvements in the vicinity.

I. Impacts on 789 Castro Street

Detrimental impacts on 789 Castro Street caused by the proposed residence at 799 Castro Street are summarized as follows:

- Sunlight and Air:

Blockage of windows of master bedroom suite will result in loss of sunlight and air.

Real Estate Consultation  
Arbitration  
Valuation

582 Market Street  
Suite 217

San Francisco  
California 94104

Phone 415/288-4101  
Fax 415/288-4116

- View

Blockage of windows of master bedroom suite will eliminate views of sky and vistas of Castro Street.

- Privacy

The roof deck proposed for 799 Castro Street will intrude on master bedroom suite and eliminate privacy.

## II. Two Scenarios for New Residence

The analysis herein considers two scenarios for the proposed 799 Castro Street residence. The first scenario involves the residence proposed by the property owner, which requires the granting of variances. Based on my inspection of the subject site and my review of the above referenced plans for the new residence, it would drastically affect the southern rear side of the 789 Castro Street property by blocking existing views, privacy, light and air.

The second scenario involves a code-conforming residence. In this scenario, no variances would be needed. As can be seen in the attached site plan for that residence, no blockage would occur. This scenario was developed by the architect engaged by the owner of the adjacent 789 Castro Street property, Garavaglia Architecture.

## III. Methodology

The appraiser conducted market research to estimate the impact on value to 789 Castro Street residence from the proposed new residence at 799 Castro Street.

The appraiser sought to find matched pairs of similar properties with and without the type of blockage that will occur at 789 Castro Street, and to compare sales prices. Due to the uniqueness of every property in San Francisco and of each property's positioning relative to neighboring properties, the appraiser was unable to find exact matched pairs.

Continued market research did yield price differentials for View and No-View single family home properties in Noe Valley. The resulting price differentials will serve as the basis for estimating the impact on value to 789 Castro Street residence from the proposed new residence at 799 Castro Street.

## IV. Research on Value Impact of Views in Noe Valley

Market research was conducted on 2017 Noe Valley home sales to isolate the impact of view versus lack of view on home prices. The following three tables display homes sales in Noe Valley for View and No-View homes, organized by home size.

Table 1

**NOE VALLEY HOME SALES - SMALL**  
**1,000 Square Feet to 1,399 Square Feet**  
**WITH VIEWS**

<u>Ref.</u>	<u>Address</u>	<u>Year Built</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Type</u>	<u>Home Sq. Ft.</u>	<u>View</u>
1	47 Newburg Street	1942	\$1,650,000	5/23/2017	2BD / 1BA	1,000	Downtown
2	1249 Diamond Street	1927	\$1,738,000	8/25/2017	2BD / 1BA	1,126	Twin Peaks and Downtown
3	729 Duncan Street	1951	\$1,800,000	8/11/2017	2BD / 1BA	1,086	Downtown and Bay
4	4301 26th Street	1950	\$2,185,000	6/9/2017	3BD / 2BA	1,365	Downtown and Bay

**Average** **\$1,843,250**

**NOE VALLEY HOME SALES - SMALL**  
**1,000 Square Feet to 1,399 Square Feet**  
**NO VIEWS**

5	409 27th Street	1900	\$1,600,000	9/26/2017	2BD / 1BA	1,000	
6	61 Homestead Street	1923	\$1,635,000	4/10/2017	2BD / 1BA	1,200	
7	1445 Diamond Street	1939	\$1,500,000	4/12/2017	2BD / 2 BA	1,200	
8	1363 Sanchez Street	1900	\$1,500,000	2/15/2017	2BD / 1BA	1284	
9	183 Day Street	1922	\$1,650,000	7/28/2017	2BD / 1BA	1,349	

**Average** **\$1,577,000**

Table 2

**NOE VALLEY HOME SALES - MEDIUM  
1,400 Square Feet to 1,699 Square Feet  
WITH VIEWS**

<u>Ref.</u>	<u>Address</u>	<u>Year Built</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Type</u>	<u>View</u>
1	523 Alvarado Street	1909	\$2,000,000	6/13/2017	3BD / 1BA	south and east
2	437 Valley Street	1927	\$2,143,700	8/22/2017	3BD / 2BA	Bay and southern
<b>Average</b>			<b>\$2,071,850</b>			

**NOE VALLEY HOME SALES - MEDIUM  
1,000 Square Feet to 1,699 Square Feet  
NO VIEWS**

3	1141 Church Street	1922	\$1,550,000	5/13/2017	2BD / 2BA	
4	44 Valley Street	1939	\$1,950,000	4/28/2017	2BD / 2BA	
5	557 Duncan Street	1954	\$2,020,000	7/19/2017	3BD / 2 BA	
6	1621 Castro Street	1890	\$1,500,000	7/19/2017	3BD / 2.5BA	
<b>Average</b>			<b>\$1,755,000</b>			

Table 3

**NOE VALLEY HOME SALES - LARGE  
Over 1,700 Square Feet  
WITH VIEWS**

<u>Ref.</u>	<u>Address</u>	<u>Year Built</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Type</u>	<u>Home Sq. Ft.</u>	<u>View</u>
1	178 Eureka Street	1908	<b>\$2,275,000</b>	1/11/2017	2BD / 2.5BA	1,725	Downtown
2	4312 23rd Street	1911	<b>\$2,400,000</b>	10/4/2017	3BD / 2BA	1,870	South and East
3	661 Alvarado Street	1927	<b>\$1,978,000</b>	8/25/2017	3BD / 1BA	1,870	South and East
4	1633 Duncan Street	1905	<b>\$2,200,000</b>	5/22/2017	3BD / 2BA	1,790	South and West
5	4177 Cesar Chavez St	1900	<b>\$2,301,111</b>	9/25/2017	3BD / 2BA	1,795	West
<b>Average</b>			<b>\$2,230,822</b>				

**NOE VALLEY HOME SALES - LARGE  
Over 1,700 Square Feet  
NO VIEWS**

6	79 Clipper Street	1900	<b>\$1,850,000</b>	4/26/2017	3BD / 2BA	1,890	
7	4217 22nd Street	1908	<b>\$1,900,000</b>	7/19/2017	3BD / 2BA	1,913	
<b>Average</b>			<b>\$1,875,000</b>				

**Table 1** shows Noe Valley homes sales occurring in 2017 for homes in the size range from 1,000 square feet to 1,399 square feet. The differential of a View versus a No-View property is calculated as follows:

View: \$1,843,250  
No-View: (\$1,577,000)

Differential: \$ 266,250

**Table 2** shows sales data for medium size homes ranging from 1,400 to 1,699 square feet. The differential of a View versus a No-View property is calculated as follows:

View: \$2,081,750  
No-View: (\$1,755,000)

Differential: \$ 326,750

**Table 3** shows sales data for large size homes containing over 1,700 square feet. The differential of a View versus a No-View property is calculated as follows:

View: \$2,230,822  
No-View: (\$1,875,000)

Differential: \$ 355,822

#### V. Findings

The research shows a range of view impacts from \$266,250 to \$355,822. Given the square footage of the 789 Castro Street house of 2,728 square feet, the high end of the range is concluded to be market-oriented.

In conclusion, based on a review of the proposed as-designed new residence at 799 Castro Street requiring variances versus a conforming residence with no variances, the impact on value to the 789 Castro Street property due to the variances requested is:

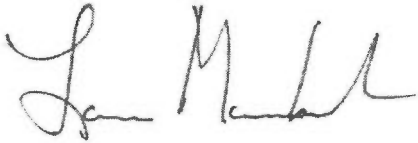
**THREE HUNDRED FIFTY THOUSAND DOLLARS  
(\$350,000)**



Ryan J. Patterson, Esq.  
December 12, 2017  
Page 4

If you have any questions on this matter, please feel free to contact me.

Sincerely,  
MANSBACH ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Lawrence L. Mansbach". The signature is fluid and cursive, with the first name "Lawrence" and last name "Mansbach" clearly distinguishable.

Lawrence L. Mansbach, MAI

Attachments:

Qualifications of Lawrence L. Mansbach  
Site Plans for Code-Compliant New Residence – No Variances Required  
Certification

ATTACHMENTS

## ATTACHMENTS

## **QUALIFICATIONS OF LAWRENCE L. MANSBACH, MAI**

Lawrence L. Mansbach is an independent real estate appraiser and consultant and president of the firm of Mansbach Associates, Inc. Following is a brief resume of his background and experience:

### **EXPERIENCE**

**MANSBACH ASSOCIATES, INC.**  
**President**

San Francisco, CA

Mr. Mansbach is president of Mansbach Associates, Inc., a San Francisco-based real estate consultation, market research and valuation firm.

Mr. Mansbach has over 30 years of experience in the real estate consulting and appraisal field. His current focus is on arbitration and litigation support including expert witness testimony. He also provides a wide range of valuation services for purchase and sale activities, lending decisions, tax matters, and public sector functions.

Property types appraised include office, retail, apartment, industrial/R&D, hotel, condominium, vacant land and high end single family residences.

### **EDUCATION**

1980-1982	University of California – Haas School of Business Master of Business Administration. Concentration in real estate and finance.	Berkeley, CA
1974-1976	University of Washington Master of Arts	Seattle, WA
1970-1974	University of California Bachelor of Arts – Highest Honors	Berkeley, CA

### **PROFESSIONAL**

Member of the Appraisal Institute (MAI)  
State of California- Certified General Real Estate Appraiser  
California Real Estate Broker  
California State Board of Equalization – Appraiser For Property Tax Purposes

### **EXPERT TESTIMONY**

Qualified as an Expert in Superior Court – San Francisco, Santa Clara, Alameda, Contra Costa, Marin, and Napa.  
United States Tax Court.  
American Arbitration Association, JAMS, ADR Services.

## **CAREER HIGHLIGHTS**

Recent accomplishments include:

- Arbitrated 400,000 square foot office lease transaction
- Arbitrated telecommunications lease in Contra Costa County
- Arbitrated ground lease for highest volume store of national supermarket chain
- Served as a consultant on largest private school tax-exempt Bond issues in San Francisco.
- Served as the consultant to the estate of Dean Martin for estate tax purposes.
- Represented client on property tax appeal of Bank of America World Headquarters.
- Served as appraiser on tax-exempt bond issue for Mission Bay development in San Francisco.
- Served as appraiser and consultant for expansion of the San Francisco State University campus
- Appraised General Dynamics campus in Mountain View
- Appraised Hunters Point Shipyard
- Appraised portions of Golden Gate National Recreation Area

Mr. Mansbach began his career as an analyst with the planning consulting firm of John M. Sanger and Associates in San Francisco. From 1977 to 1980, he was an economic development planner with the San Francisco Department of City Planning. He was the principal author of the Central Waterfront Plan which was an early precursor to the Mission Bay development. During the 1980's, Mr. Mansbach worked at the real estate appraisal and consulting firm of Mills-Carneghi, Inc., eventually becoming a partner.

Mr. Mansbach established his own firm, Mansbach Associates, Inc. in downtown San Francisco in 1990. He has worked with a variety of clients on valuation and consulting matters concerning property types ranging from vacant land to high rise office buildings. Mr. Mansbach also was associated with GMAC Commercial Mortgage Corp. in the late 1990's where he worked on the design of a technology/data base driven commercial appraisal product.

Mr. Mansbach has been a guest lecturer at classes at the University of California, Berkeley and Golden Gate University in San Francisco. He has been quoted on real estate matters in the San Francisco Chronicle and Examiner, and has published in the Northern California Real Estate Journal. He was also interviewed on KCBS radio. Speaking engagements include the Annual Conference of the Northern California Chapter of the Appraisal Institute, the Society of Municipal Analysts, and the Tax Section of the California State Bar. Mr. Mansbach has addressed various municipal government bodies in the Bay Area as well as the Moody's and Standard and Poor's rating agencies. He also served as the chair of the Experience Review Committee for the local chapter of the Appraisal Institute.

Mr. Mansbach is active in local community matters, particularly in school financing mechanisms. He devised a parcel tax strategy which generated a nearly \$3,000,000 windfall for a Bay Area school district.



100'-0"

8'-10"  
(E) SETBACK

PROPERTY LINE

ADJACENT BUILDING  
789 + 791 CASTRO ST.

(E) ONE STORY  
DECK

WINDOW OF  
ADJACENT PROPERTY

33'-10"  
29'-5"

PROPERTY LINE

PROPERTY LINE

NEW RESIDENCE  
799 CASTRO ST.

ADJACENT BUILDING  
3878 + 3880  
21ST STREET

10'-0"

41'-7"

PROPERTY LINE

25'-0"  
REAR SETBACK

100'-0"

29'-0"

4'-5"  
FRONT  
SETBACK

18'-5"  
(E) SIDEWALK

14'-5"  
(E) SIDEWALK



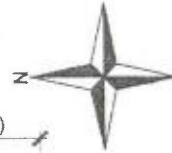
21ST STREET

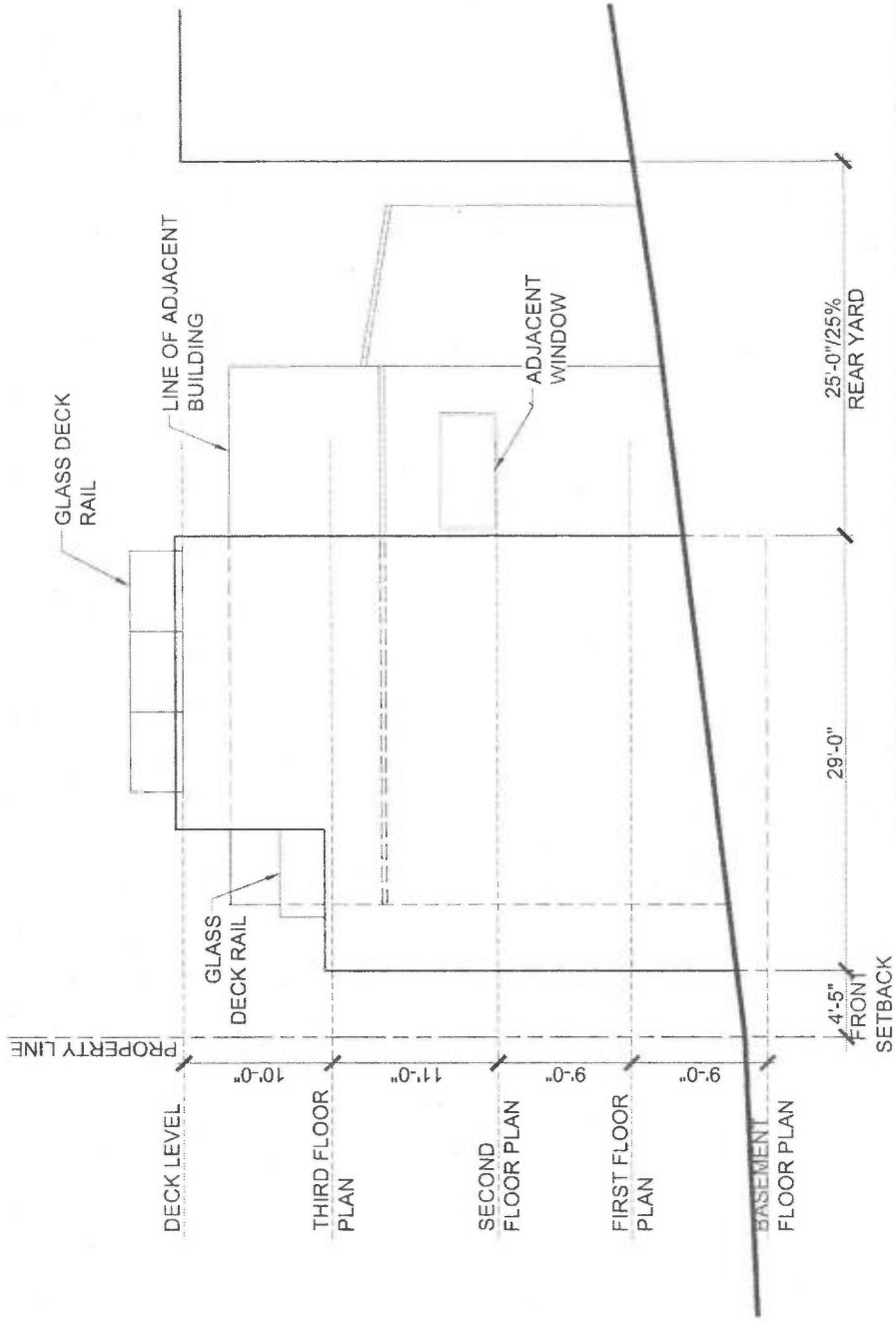
CONFORMING RESIDENCE - NO VARIANCES

1 SITE PLAN

SCALE: 1/8" = 1'-0"

14 DECEMBER 2017





CONFORMING RESIDENCE – NO VARIANCES

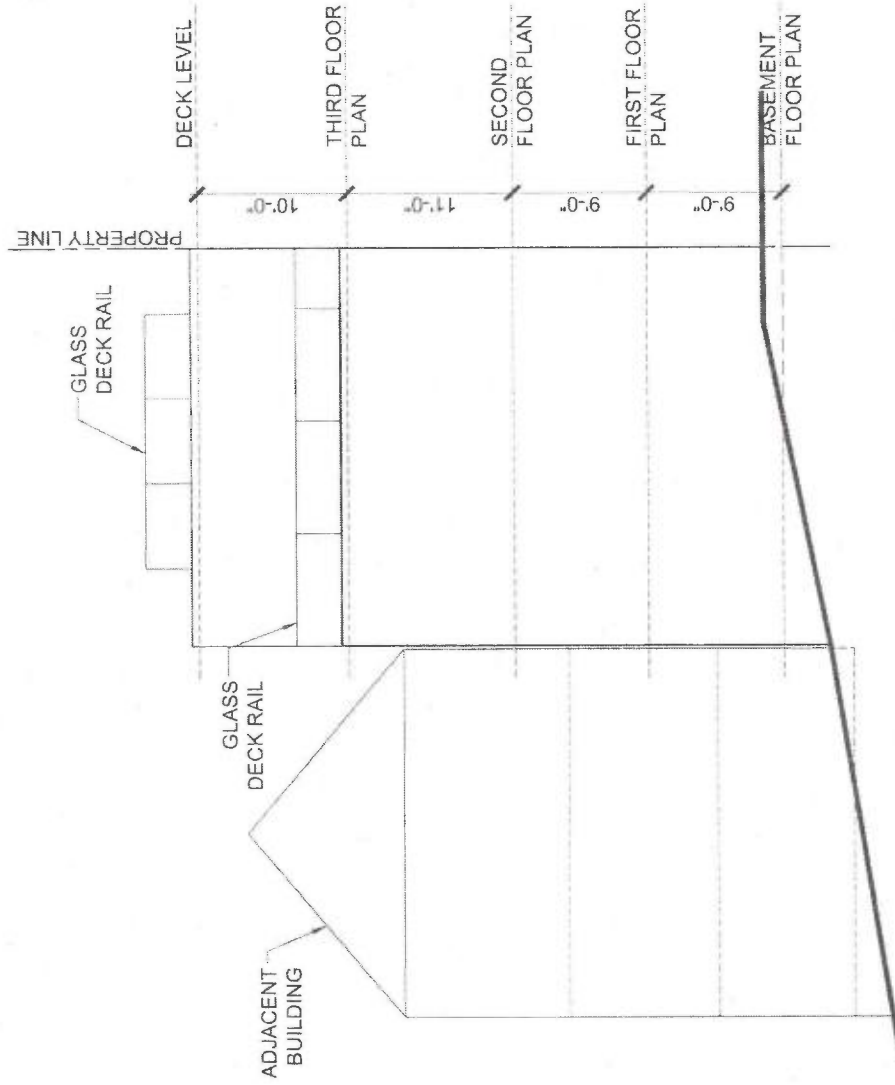
1 SOUTH ELEVATION @ 21ST STREET

SCALE: 1/8" = 1'-0"

14 DECEMBER 2017





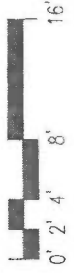


CONFORMING RESIDENCE – NO VARIANCES

1 WEST ELEVATION @ CASTRO STREET

SCALE: 1/8" = 1'-0"


14 DECEMBER 2017



**CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this report.
8. No one provided significant professional assistance to the person signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Lawrence Mansbach has completed the requirements of the continuing education program of the Appraisal Institute.
12. I have not provided professional services regarding the subject property in the past three years.



Lawrence L. Mansbach, MAI  
SCREA #AG004175

12/14/17

N. Tran

December 2017

President Rich Hillis  
Vice President Dennis Richards  
Commissioner Rodney Fong  
Commissioner Christine Johnson  
Commissioner Joel Koppel  
Commissioner Myrna Melgar  
Commissioner Kathrin Moore  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Zoning Administrator Scott Sanchez  
Office of the Zoning Administrator  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: PROPOSED OVER-SIZED CONSTRUCTION PROJECT  
799 Castro Street (a.k.a. 3878-3880 21st Street)  
Hearing Date: December 14, 2017; 1pm, City Hall Room 400

Dear Commissioners and Zoning Administrator:

I am a neighbor of the proposed project at 799 Castro Street. The developers of the property at 799 Castro Street (also known as 3878-3880 21st Street) have applied for permits for a massive new project that is out of character with our neighborhood in size and style. The developers seek to turn a one-story building into a four-story structure with a "party deck" on top. We are upset and angry about the developer's disregard for the neighborhood and we strongly believe that it will have a detrimental impact on neighboring properties.

The proposed new structure is far too big for the lot, is out of character with the historic neighborhood, and violates multiple provisions of the City Planning Code. The project is not Code-compliant, and the developers have applied for multiple special exceptions ("variances") from the rules. The developers should not be granted any variances or a conditional use authorization.

First, per San Francisco Planning Code § 305, a variance may only be granted if there are exceptional or extraordinary circumstances applying to the property that do not apply generally to other properties in the same district. Furthermore, the granting of any variance must be in harmony with the general purpose and intent of the Planning Code and not adversely affect the General Plan or neighboring properties. The granting of such variance may not be materially injurious to the property or improvements in the area.

With respect to the requested variances, no exceptional or extraordinary circumstances exist to justify its approval, nor would granting a variance be in conformity with the Code. This corner lot mirrors all other corner lots in the immediate vicinity. Moreover, particularly because of its height and size, the proposed project will materially injure the value of property and homes in the vicinity. At three stories over basement, the new project will tower over neighboring homes. Due to the geography of the surrounding neighborhood, use of the proposed roof deck is likely to generate a lot of noise that will negatively impact the occupants of those homes and therefore reduce the value of those properties.

Second, per San Francisco planning Code § 317, the Planning Commission may consider eighteen factors for conditional use authorization for demolition. Nearly all favor denial of the conditional use authorization in this instance. For example, the proposed project: converts rental housing to other forms of tenure or occupancy

(§317(g)(5)(E)); does not conserve neighborhood character (§317(g)(5)(H)); does not increase the number of family-sized units onsite (§317(g)(5)(L)); does not create new supportive housing (§317(g)(5)(M)); is not of “superb architectural and urban design” to enhance neighborhood character (§317(g)(5)(N)); does not increase the number of on-site dwelling units (§317(g)(5)(O)); and would maximize density on the subject lot (§317(g)(5)(Q)).

Even looking only at those factors listed above, the developers should not be granted a conditional use authorization for the proposed project. The developers intend to demolish the current rent-controlled unit and replace it with a basement-level accessory dwelling unit (ADU) in another building. The proposed project, which includes two structures, is out of character for the neighborhood both in style and size relative to the lot size. Indeed, the developers’ requested variances to reduce the code-required setback both at the front and rear of the building further increase the nonconformity on the lot.

We respectfully urge the City to deny the developers’ variances and conditional use authorization. The City should require the developers to maintain the existing dwelling units, deny any and all zoning variances, and preserve the scale and character of our neighborhood, for the following reasons:

1. The proposed project is excessively large relative to the lot size, blocking light and air to adjacent homes.
2. Approval of an over-sized structure will set a destructive precedent for future developers in the neighborhood.
3. The height, style, and size of the proposed project will adversely alter the character of a historic neighborhood.
4. The proposed front setback variance will negatively affect the streetscape of the block and also negatively affect pedestrians.
5. Noise from the use of the roof deck will reduce the value of neighboring properties.

Sincerely,

Name	Address	Signature



surrounding neighborhood, use of the proposed roof deck is likely to generate a lot of noise that will negatively impact the occupants of those homes and therefore reduce the value of those properties.

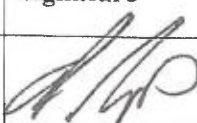
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Sincerely,

Name	Address	Signature
ADAM AND NEELY BOSWORTH	3860 21 <sup>ST</sup> ST, S.F. CA 94114	





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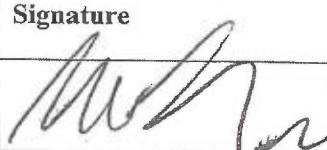
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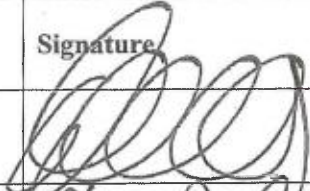
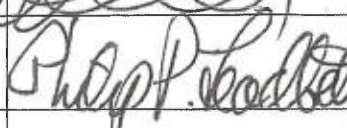
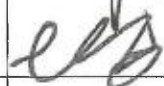

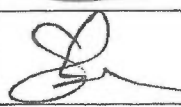
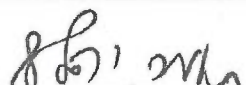
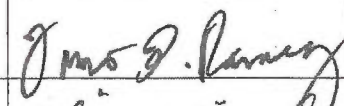

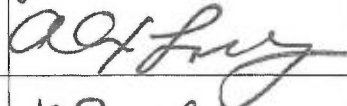
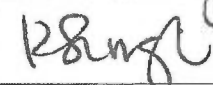
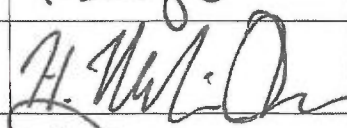
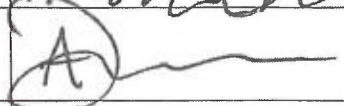
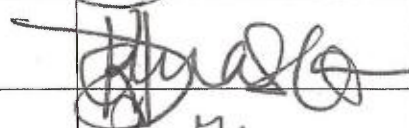
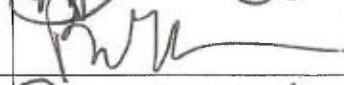
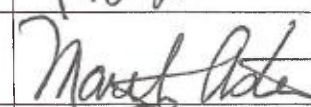

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5. Noise from the use of the roof deck will reduce the value of neighboring properties.

Sincerely,

Name	Address	Signature
Maddy Zacks	789 Castro Street SF CA 94114	

	Name	Address	Signature
2	Denise Leachbatter	789 Castro St	
3	Philip Leachbatter	789 Castro St	
4	Simon Zacks	789 Castro St	
5	Andrew Zacks	789 Castro St	
6	FLAVIA GONCALVES	3866 21st STREET	
7	Stephanie Stoner	3866 21st Street	
8	Tomer Yuhalon	3868 21st Street	
9	James Ramey	3868 21st Street	
10	Linda Eislund	3848 21st St	
11	ALEX FUJINAKA	3839 21st St	
12	Rashmi Singh	781 Castro St	
13	Henry Demasco	771 Castro St	
14	Aubrianne Demasco	771 Castro St.	
15	Karen Demasco	771 Castro St.	
16	Patrick Demasco	771 Castro St.	
17	MARTHA ASTEN	3847-21st ST	
18	ERNEST ASTEN	3847-21st ST	

	Name	Address	Signature
19	Olivia Zachs	789 Castro St	
20			
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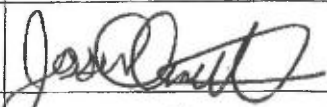

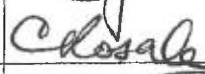

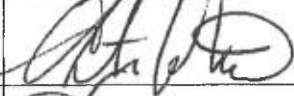
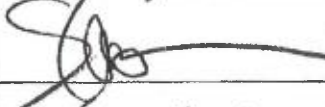


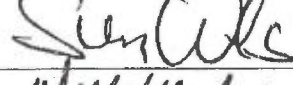
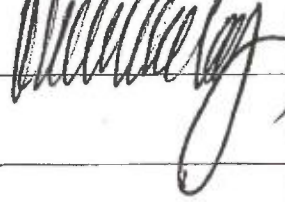
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5. Noise from the use of the roof deck will reduce the value of neighboring properties.

Sincerely,

Name	Address	Signature
A. SCHWARTZ	748 CASTRO ST.	A. Schwartz

Name	Address	Signature
Jessica Clements	148 Castro St. Apt #1 San Francisco, CA 94114	
Casey Anderson	748 Castro St. Apt 1 San Francisco, CA 94114	
GRIS ROSALES	742 Castro St Apt A San Francisco, CA 94114	
Charlotte Wheaton	736 Castro St San Francisco, CA 94110	
CHRISTINE TRIPP	738 CASTRO ST. SF, CA 94114	
KIPK REZVES	3900 21st St SF, CA 94114	
Vukco Hayash	742 Castro St #18 SF CA 94114	
David Hagerman	740 Castro St. 94114	
Susan Weiss	" " "	
Michael Morphy	748 Castro St 94114	





surrounding neighborhood, use of the proposed roof deck is likely to generate a lot of noise that will negatively impact the occupants of those homes and therefore reduce the value of those properties.

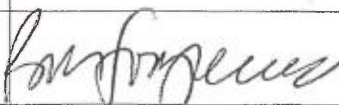
Second, per San Francisco planning Code § 317, the Planning Commission may consider eighteen factors for conditional use authorization for demolition. Nearly all favor denial of the conditional use authorization in this instance. For example, the proposed project: converts rental housing to other forms of tenure or occupancy (§317(g)(5)(E)); does not conserve neighborhood character (§317(g)(5)(H)); does not increase the number of family-sized units onsite (§317(g)(5)(L)); does not create new supportive housing (§317(g)(5)(M)); is not of "superb architectural and urban design" to enhance neighborhood character (§317(g)(5)(N)); does not increase the number of on-site dwelling units (§317(g)(5)(O)); and would maximize density on the subject lot (§317(g)(5)(Q)).

Even looking only at those factors listed above, the developers should not be granted a conditional use authorization for the proposed project. The developers intend to demolish the current rent-controlled unit and replace it with a basement-level accessory dwelling unit (ADU) in another building. The proposed project, which includes two structures, is out of character for the neighborhood both in style and size relative to the lot size. Indeed, the developers' requested variances to reduce the code-required setback both at the front and rear of the building further increase the nonconformity on the lot.

We respectfully urge the City to deny the developers' variances and conditional use authorization. The City should require the developers to maintain the existing dwelling units, deny any and all zoning variances, and preserve the scale and character of our neighborhood, for the following reasons:

1. The proposed project is excessively large relative to the lot size, blocking light and air to adjacent homes.
2. Approval of an over-sized structure will set a destructive precedent for future developers in the neighborhood.
3. The height, style, and size of the proposed project will adversely alter the character of a historic neighborhood.
4. The proposed front setback variance will negatively affect the streetscape of the block and also negatively affect pedestrians.
5. Noise from the use of the roof deck will reduce the value of neighboring properties.

Sincerely,

Name	Address	Signature
Ben Fong Torres	812 Castro St. SF	

Name	Address	Signature
ALVARO CHAVEZ	800 Castro St	Al Chavez
LISA BACON	800 Castro St	Lisa Bacon
Dianne Tong-Turner	812 Castro	Dianne Tong-Turner
Chad Miller	811 Castro	Chad Miller
Pappy Foxheart	826 Castro	Pappy Foxheart
Matt Rowland	824 Castro	Matt Rowland
LINDSAY FOXHEART	826 CASTRO	Lindsay Foxheart
Sophie Rowland	824 Castro St. <sup>SF, CA 94114</sup>	Sophie Rowland
Stephen Yu	834 Castro	Stephen Yu
Simon Reece	835 CASTRO	Simon Reece
Yume Nguyen	829 CASTRO	Yume Nguyen
Angella Sprauve	814 Castro Street SAN FRANCISCO, CA 94114	Angella Sprauve
Daniel Fyfe	808 Castro St.	Daniel Fyfe
AROLKA TOTA	808 CASTRO ST, SAN FRANCISCO, CA 94114	Arolka Tota
Peter Seubert	801 Castro St.	Peter Seubert
Kimberly Haggins	801 Castro St.	Kimberly Haggins
Jerome Zeng	803 Castro St.	Jerome Zeng

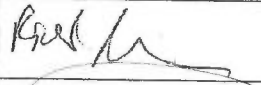


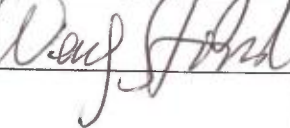
(§317(g)(5)(E)); does not conserve neighborhood character (§317(g)(5)(H)); does not increase the number of family-sized units onsite (§317(g)(5)(L)); does not create new supportive housing (§317(g)(5)(M)); is not of "superb architectural and urban design" to enhance neighborhood character (§317(g)(5)(N)); does not increase the number of on-site dwelling units (§317(g)(5)(O)); and would maximize density on the subject lot (§317(g)(5)(Q)).

Even looking only at those factors listed above, the developers should not be granted a conditional use authorization for the proposed project. The developers intend to demolish the current rent-controlled unit and replace it with a basement-level accessory dwelling unit (ADU) in another building. The proposed project, which includes two structures, is out of character for the neighborhood both in style and size relative to the lot size. Indeed, the developers' requested variances to reduce the code-required setback both at the front and rear of the building further increase the nonconformity on the lot.

We respectfully urge the City to deny the developers' variances and conditional use authorization. The City should require the developers to maintain the existing dwelling units, deny any and all zoning variances, and preserve the scale and character of our neighborhood, for the following reasons:

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4. The proposed front setback variance will negatively affect the streetscape of the block and also negatively affect pedestrians.
5. Noise from the use of the roof deck will reduce the value of neighboring properties.

Sincerely,

Name	Address	Signature
Richard Bookwalter	3872 21st St. San Francisco CA 94114	
PETER OVERSTREET	783 OSWEGO ST. SAN FRANCISCO CA 94114	
Bachan Berkely	807-809 Castro St.	
Wendy Stordie	807-809 Castro	



Galen Leung  
3872 21<sup>st</sup> Street  
San Francisco, CA 94114

December 13, 2017

Nancy Tran, Planner  
San Francisco Planning Department  
1650 Mission Street. Suite 400  
San Francisco, CA 94103

Case No. 2017.004562DRP  
Building Permit: 2017.04.04.3134  
Project Address: 3878-3880 21<sup>st</sup> Street / 799 Castro Street

Dear Ms. Tran:

I write to you in response to the Notice of Public Hearing regarding the above Project in advance of the Discretionary Review hearing to be held Thursday December 14, 2017.

I object to the request for approval of the listed variances due to following concerns.

1. Granting the Building Permit will result in increased housing density that is out of character with the neighborhood and the RH-2 Zoning District, resulting in a loss of property value.
2. Granting approval in the Discretionary Review hearing will ultimately lead to a loss of compliant housing units, on lot sizes below the minimum required in Section 121.
3. The proposal will result in no setback of the proposed building, whereas Section 132 requires a setback amounting to half the front setback of the adjacent property.
4. The proposal will result in a rear yard that does not meet the requirements of Section 134 for RH-2 Zoning Districts.
5. In addition, the proposal will result in no open space for the two-story dwelling unit, a violation of Section 135.

Granting the requested building permit is in violation of the zoning district and will result in an increase in the density of the structures, as viewed from the street, the backyards of the block, and from Eureka Valley. The height of the proposed structure will change the skyline of the neighborhood and impose a significant change to the pattern of structures as viewed from the valley below. For these reasons, and my previously-provided my objections to this project, I urge denial of the discretionary review. Thank you.

Sincerely,

*Signed / - GL*  
Galen Leung

cc: A.M.Z. of Z. F. & P.

**Petition to Prevent Proposed Construction  
at 1440 Clay Street, San Francisco, CA 94109**

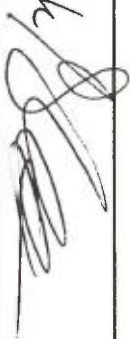


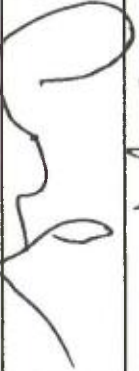
Received at CPC Hearing 12/14/17  
E. Sawers







Those signing here are residents and neighbors of 1440 Clay Street. We very strongly oppose the proposed building construction outlined in permit application no. 201612275955.

Our reasons include:





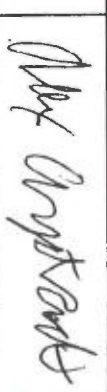
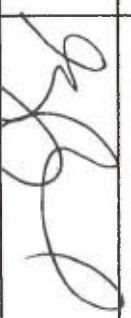



1. A longstanding, well-documented lack of basic building and grounds maintenance, such as repairs and cleaning.
2. Increased wear and tear on already unmaintained common areas resulting from the addition of two new units. Increased competition for already inadequate building services.
3. Radical alterations to the building lobby that eliminate windows and place large garbage and recycling bins within mere feet of the ground-floor unit.
4. Removal of a storage unit currently leased to existing tenants.

These and many other opposing arguments are outlined in the attached document.

Date	Address	Print Name Legibly	Signature	Email (Optional)
8/26/17	1440 Clay St. #10 SF, CA 94109	Geraldine Redstock		
8/27/17	1440 Clay St. #6 S.F. CA 94109	Brenda Wood		
8/29/17	1440 Clay St. #1 SF, CA 94109	CHRISTINA MASINO		
8/29/17	1440 Clay St. #1 SF, CA 94109	Conor Coyne		

Date	Address	Print Name Legibly	Signature	Email (Optional)
8/30/17	1440 Clay St, #3 San Francisco, CA 94109	Carolyn Heinke	Carolyn Heinke	
8/30/17	1440 Clay St #5 SF, CA 94109	Whitney Lewis	Whitney	
8/30/17	1440 Clay St #9 SF, CA 94109	Alyssa Erickson		
8/30/17	1440 Clay St #9 SF, CA 94109	Nicholas Price	Nicholas Price	
8/30/17	1440 Clay St, #4 SF, CA 94109	Michelle Excell		
8/30/17	1440 Clay St #8	Margaret Hunt		
8/30/17	1440 Clay St #4	James Seidenberg		
8/31/17	1440 Clay St #16	Evan Caplan		
8/31/17	1440 Clay St #16	Amanda DeMarco		



Date	Address	Print Name Legibly	Signature	Email (Optional)
9.2.17	1440 CLAY ST #11	ROBERT PETER		
9/5/17	1595 CLAY ST.	JENNY ZHOU		
9/5/17	1237 LEANMOUNT ST.	AMANDA VILVAR		
9/5/17	1255 Pacific Ave	DAVID FLOCK		
9/5/17	1245 CLAY ST	Alex Angstadt		
9/5/17	1330 JONES ST Apt 203 GTHQ	GREGORY PAUL		
9/8/17	1355 LEANMOUNT ST.	Maie Jund		
9/5/17	1486 CLAY ST.	Rachel Lawson		
9/5/17	1221 Jones	William King		

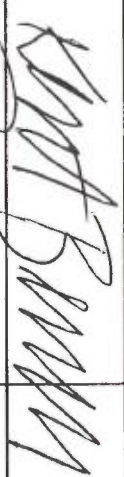






# **Petition to Prevent Proposed Construction at 1440 Clay Street, San Francisco, CA 94109**





Those signing here are residents and neighbors of 1440 Clay Street. We very strongly oppose the proposed building construction outlined in permit application no. 201612275955.

Our reasons include:

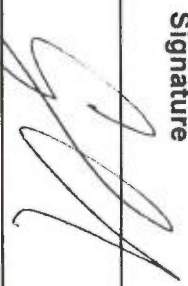






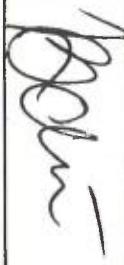

1. A longstanding, well-documented lack of basic building and grounds maintenance, such as repairs and cleaning.
2. Increased wear and tear on already unmaintained common areas resulting from the addition of two new units. Increased competition for already inadequate building services such as garbage, recycling, and hot water.
3. Radical alterations to the building lobby that eliminate windows and place large garbage and recycling bins within mere feet of the front ground-floor unit.
4. Removal of a storage unit currently leased to existing tenants.

Date	Address	Print Name Legibly	Signature	Email (Optional)
8/29	1338 JONES	KENT BENCH		—
8/29	1430 CLAY	Ryan Richards		
8/31	1427 Clay	Dion Campbell		
8/31	1450 Clay	Beca Samson		—
8/31	1850 Jones	Melissa Samson		—

Petition to oppose construction at 1440 Clay Street (application #201612275955)

Date	Address	Print Name Legibly	Signature	Email (Optional)
9/6/17	1290 1st St	LIM DIER		
9/7/17	1100 Sacramento St	Sandra Galan		
9-7-17	1450 Clay	Catherine Jones		
9/7/17	535 Taylor St	Phil Freidman		





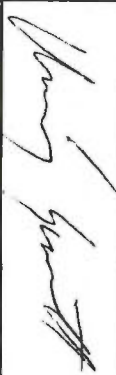

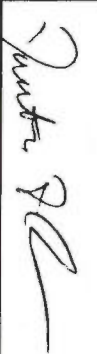
Date	Address	Print Name Legibly	Signature	Email (Optional)
9/5/17	1625 Leavenworth	Cory Virek		coryvirek@gmail.com
9/5/17	1239 Jones St	Everett Perry		everett.k.perry@gmail.com
"	1595 Cum St	Louis Rasmussen		
9/5/17	1452 Clay St.	Lee Nido		
9/5/17	1441 Taylor #102	Cynthia Marchesan		C.MARCHESAN@ATT.NET
9/5/17	35 Hemway Terrace	Albert Gosswein		
9/11/17	1155 Pine St	Bryan Collier		maxwellholidey@gmail.com
9/5/17	805 Leavenworth	Brent Isoldi		
9/10/17	1045 Leavenworth	Ethan Wilcox		

# **Petition to Prevent Proposed Construction at 1440 Clay Street, San Francisco, CA 94109**



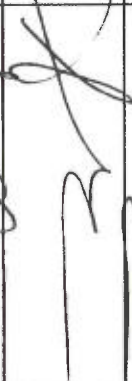
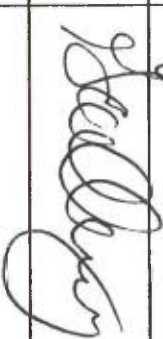
Those signing here are residents and neighbors of 1440 Clay Street. We very strongly oppose the proposed building construction outlined in permit application no. 201612275955.

Our reasons include:

1. A longstanding, well-documented lack of basic building and grounds maintenance, such as repairs and cleaning.
2. Increased wear and tear on already unmaintained common areas resulting from the addition of two new units. Increased competition for already inadequate building services such as garbage, recycling, and hot water.
3. Radical alterations to the building lobby that eliminate windows and place large garbage and recycling bins within mere feet of the front ground-floor unit.
4. Removal of a storage unit currently leased to existing tenants.

Date	Address	Print Name Legibly	Signature	Email (Optional)
08/29/2017	1430 Clay St, #7, SF 94109	Benjamin J. Hallen, III		benhallen@comcast
8/29/17	1430 Clay St #8 SF 94109	Erik Orr		erikorr@gmail.com
8/29/17	1430 Clay St. #3 SF 94109	Chris Lovell		wc@p3u.org.com
8/29/17	1430 Clay St. #3 SF 94109	Megan Ober		megober@gmail.com
8/30/17	1430 Clay St #2 SF 94109	Jon Penn		pennjft@gmail.com



Date	Address	Print Name Legibly	Signature	Email (Optional)
8-30-17	1430 Clay #11	Bobby Noreddini		bnoreddini@gmail.com
8/30	1430 Clay #4	Kim Richards		
9/3	1430 Clay #6	Amy Qualitative		
9/4	1430 Clay #5	Grace Cheung		



Received at CPC Hearing 12/14/17  
H. Tran

Tran, Nancy (CPC)

---

**From:** Mary Buggie <[mbuggiesf@gmail.com](mailto:mbuggiesf@gmail.com)>  
**Sent:** Tuesday, December 12, 2017 6:50 PM  
**To:** Tran, Nancy (CPC)  
**Cc:** Richard Pask  
**Subject:** Comments re Application Nos. 2016.04.04.3134 and 2014.09.19.6883

Dear Ms. Tran,

I am writing to you on behalf of myself and Richard Pask, 13+ year tenants of 3878 21st Street, 94114. We would like to express our support for the building projects under Building Permit Application Nos. 2016.04.04.3134 and 2014.09.19.6883. We have been shown the plans for the construction to take place on the lot (specifically at 799 Castro Street) by Hatef Moghimi and look forward to the proposed improved building as we feel it will be an appropriate upgrade for the lot and neighborhood. We have no issue with the proposed variance of only a 10 foot separation between the proposed building and the existing building in which we reside.

If you have any questions or require any follow-up, please do not hesitate to contact us.

Best regards,

Mary Buggie ([mbuggiesf@gmail.com](mailto:mbuggiesf@gmail.com))  
Richard Pask ([richepask@yahoo.com](mailto:richepask@yahoo.com))  
3878 21st Street  
San Francisco, CA 94114



Further comments on Case 2017-004562CUA  
Dec 12, 2017

Reviewing the documents released in advance of the October 12, 2017 scheduled Public Hearing, we would add the following comments in addition to our previous objections from last year (also submitted).

The Planning Department and Mr. Tunny have either ignored or dismissed the major objections of many neighborhood residents (at least 14 property owners). Specifically, both parties claim the proposal is appropriately sized and designed for the neighborhood. These are the two biggest objections voiced by neighbors. The building size of 3150 sq ft is 160% of the average single family residence in Noe and Eureka Valleys. The large size is accomplished by a flat roofed structure and granting variances to encroach on open spaces, especially the front offset.

There seems to be some inconsistency with the PD and Mr. Tunny's view of the structure. Mr. Tunny notes it would provide a "strong presence for a corner lot" and "provides differentiation within the neighborhood character". Obviously viewed as a distinct, stand-out building. On the other hand the PD notes the building is "consistent with other buildings in the vicinity". The PD bases this claim by comparison to buildings set up the hill, across the street and southwest of the 799 property. There are distinct and important differences with these buildings, namely that they are well setback from the street, not corner lots and are against a hillside that they blend seamlessly into, with additional homes directly above them on the hillside. The 799 would literally stick out, like a sore thumb in our opinion, as Mr. Tunny's description indicates.

Our document also points out the adverse impact that the variance to the setback will have on the only views of parkland open space from 801-803 Castro. We also contend the rooftop deck further exacerbates the height and bulk obstructions of the proposed building.

We also have a question regarding parking impact. A new unit will be put in to the adjacent building and a curb cut will be made for the 799 property so it seems that this will lose at least one street parking spot. This will no doubt add to congestion as the current 799 occupants are office workers not parking after hours and the new residences will possibly have multiple vehicles.

We find it disingenuous how the photographs try to portray the proposed structure. The existing building is shot from a very close low angle, and gives a hulking look to this modest one story structure. The photos of the proposed building are shot from an angle across the street and from considerably further and much higher up the hill. An apples to apples comparison would reveal the bulk more truthfully. A close, low-angle shot as used for comparison to the existing structure or one from directly across either street would more accurately reveal the true character of this overbuild. We think the design and size do adversely impact the neighborhood character and there is no good reason, other than the potential developer profits to impose such a structure on the neighborhood and, especially, to grant so many variances.

Sincerely,

801-803 Castro Street HOA

December 12, 2017

To: Dennis Richards

Vice President, San Francisco Planning Commission

Dear Vice President Richards,

We are neighbors of the proposed project at 799 Castro Street. Along with many other neighbors, we are upset about the developer's disregard for our historic neighborhood. 799 Castro is a massive project, out of character with our neighborhood in size and style, and it will have detrimental impacts on neighboring homes and properties.

This intersection, at Castro and 21<sup>st</sup> Streets, is seen by everyone who travels on Castro, and it will serve to show visitors, as well as residents, what is happening to our neighborhoods—and not in a good way.

The developer has acknowledged that the proposed project is not code-compliant, but still seeks multiple variances to turn a nonconforming one-story building into a four-story behemoth with a "party deck" on top. The proposed structure is far too big for the lot and, at three stories over a basement, will tower over neighboring homes, blocking light and air. Use of the proposed roof – or party -- deck is likely to generate a lot of noise that will impact all of us.

The developer is also seeking conditional use authorization to demolish an existing rent-controlled unit in favor of the large, single-family house, and replace it with an accessory dwelling unit in the basement of another building. We stand with our neighbors in opposition.

We understand and accept that a new and larger property will be built, but we hope that some regard will be given to its size and design.

Thank you,

Ben & Dianne Fong-Torres

812 Castro Street



Dec 12, 2017

Objections to the Proposed Variance for Construction at 799 Castro  
Case No.: 2008.0410V

1. **The Proposal has Generated Widespread Neighborhood Concerns.** To date, fourteen property owners in the vicinity of Castro and 21<sup>st</sup> streets have expressed concerns and/or opposition to the proposed variance. The majority of the concerns are around issues of the structure being too tall, bulky and massive, particularly if set forward as per the application for variances. The structure is also architecturally inconsistent with the neighborhood, and would obstruct views and add congestion to the area. The proposal essentially asks that public spaces be granted to the developer at the expense of the neighborhood's character. In no case have we heard an expression in support of the current proposal.
2. **The Proposed Structure is Grossly Over-sized for the Lot.** Development of the property has an existing challenge with regard to the light and ventilation requirements of the downhill property (789 Castro St). An initial proposal, which was very consistent with the architecture and style of the neighborhood, was abandoned some years back because the proposal ignored these preexisting constraints of the neighbor's light and ventilation requirements. Instead of making a more modest residence proposal, the owner has pushed the design forward towards the street and upward and outward to squeeze every square foot of space into development without regard for the consequences of the neighborhood with regard to architectural style, sightline obstructions and congestion. Instead of a peaked roof more consistent with the block, a large monolithic rectangular structure that pushes further towards the street is proposed. The proposed structure is 3170 square feet of living space, by comparison the average single family house in Noe and Eureka Valleys is 1981 square feet, or 160% of average (data from Paragon Real Estate Group, 2013).
3. **The Building Height is Excessive.** The proposal claims to be consistent with the peak heights of buildings downhill on Castro St., but is effectively higher and considerably more intrusive due to it being set forward towards the street and rectangular in shape, thus blocking much of the usual space between buildings afforded by a pitched roof. A further objection is that the proposed roof deck that will have opaque glass perimeter, further masking the skyline and adding to the effective building height. The addition of umbrellas, trellises, etc., will make this structure functionally closer to another story higher than houses in the immediate area. It is at least one story too tall!
4. **The Building Adversely Impacts Views (and Property Values) of Neighboring Residences.** Examples of the specific impact allowing these multiple variances will have on the neighborhood can be seen in the effect on views from the uphill

Galen Leung  
3872 21<sup>st</sup> Street  
San Francisco, CA 94114

December 13, 2017

Nancy Tran, Planner  
San Francisco Planning Department  
1650 Mission Street. Suite 400  
San Francisco, CA 94103

Case No. 2017.004562DRP  
Building Permit: 2017.04.04.3134  
Project Address: 3878-3880 21<sup>st</sup> Street / 799 Castro Street

Dear Ms. Tran:

I write to you in response to the Notice of Public Hearing regarding the above Project in advance of the Discretionary Review hearing to be held Thursday December 14, 2017.

I object to the request for approval of the listed variances due to following concerns.

1. Granting the Building Permit will result in increased housing density that is out of character with the neighborhood and the RH-2 Zoning District, resulting is a loss of property value.
2. Granting approval in the Discretionary Review hearing will ultimately lead to a loss of compliant housing units, on lot sizes below the minimum required in Section 121.
3. The proposal will result in no setback of the proposed building, whereas Section 132 requires a setback amounting to half the front setback of the adjacent property.
4. The proposal will result in a rear yard that does not meet the requirements of Section 134 for RH-2 Zoning Districts.
5. In addition, the proposal will result in no open space for the two-story dwelling unit, a violation of Section 135.

Granting the requested building permit is in violation of the zoning district and will result in an increase in the density of the structures, as viewed from the street, the backyards of the block, and from Eureka Valley. The height of the proposed structure will change the skyline of the neighborhood and impose a significant change to the pattern of structures as viewed from the valley below. For these reasons, and my previously-provided my objections to this project, I urge denial of the discretionary review. Thank you.

Sincerely,

*Signed / - GL*  
Galen Leung

cc: A.M.Z. of Z. F. & P.

neighbors at 801/803 Castro St. Currently the units have a view of Corona Heights and Castro's "Painted Ladies". The insertion of an excessively tall, rectangular building pushed further to the street will obliterate these views. Other sight lines are also impacted, especially if the present height and variance to setback are allowed. Rather than a view towards open spaces we will be staring into the side of a building and potentially faced with their lights, televisions, etc.

5. **We Don't Agree That the Proposal Justifies a Variance.** The unique circumstances (789 Castro St requirements) that restrict building in a more conventional manner have existed for decades. Despite this inherent challenge, the developer proposes to build a structure 160% of the size typical of the area by pushing into public spaces which require several variances. A reasonably sized unit could still be built without disruption of the character of the neighborhood and without making a more congested corner. We don't see a "practical and unnecessary hardship" beyond asking the developer to respect the integrity and harmony of the neighborhood. The variance would only benefit a single developer to the detriment of many neighbors and leave a lasting blight on the neighborhood. There is no good reason to allow this slew of variances other than to serve the financial ambitions of one owner. As the existing building has a small business office space and residence, the replacement with one mega-house will not help the city-wide problem of a lack of affordable housing and office space. It will rather serve as a symbol of what is wrong with this city's values.

We are strongly opposed to this grab of public space and ill-conceived design!

Sincerely,

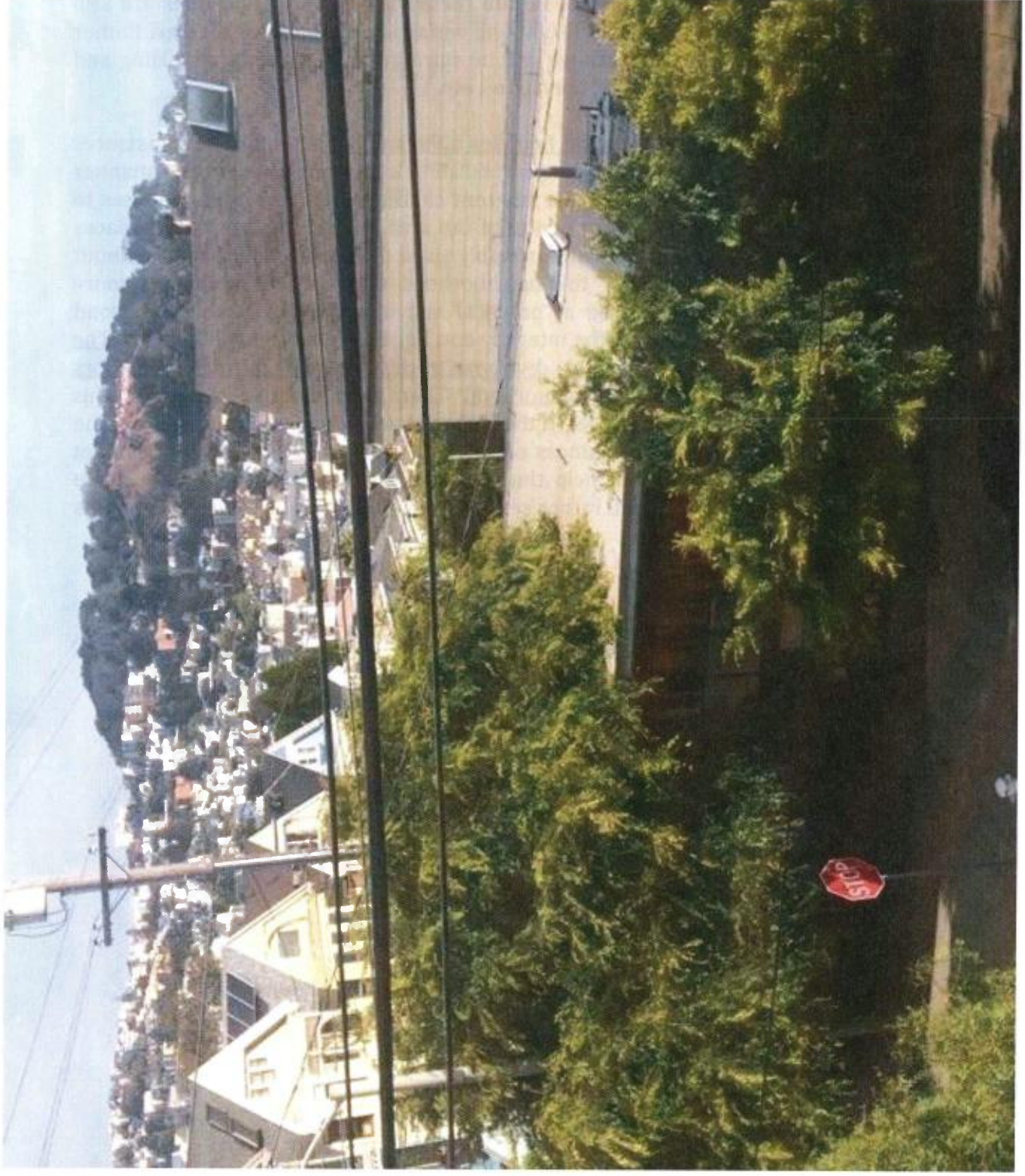
Peter Seubert

Kimberly Higgins

Jeremy Zeng

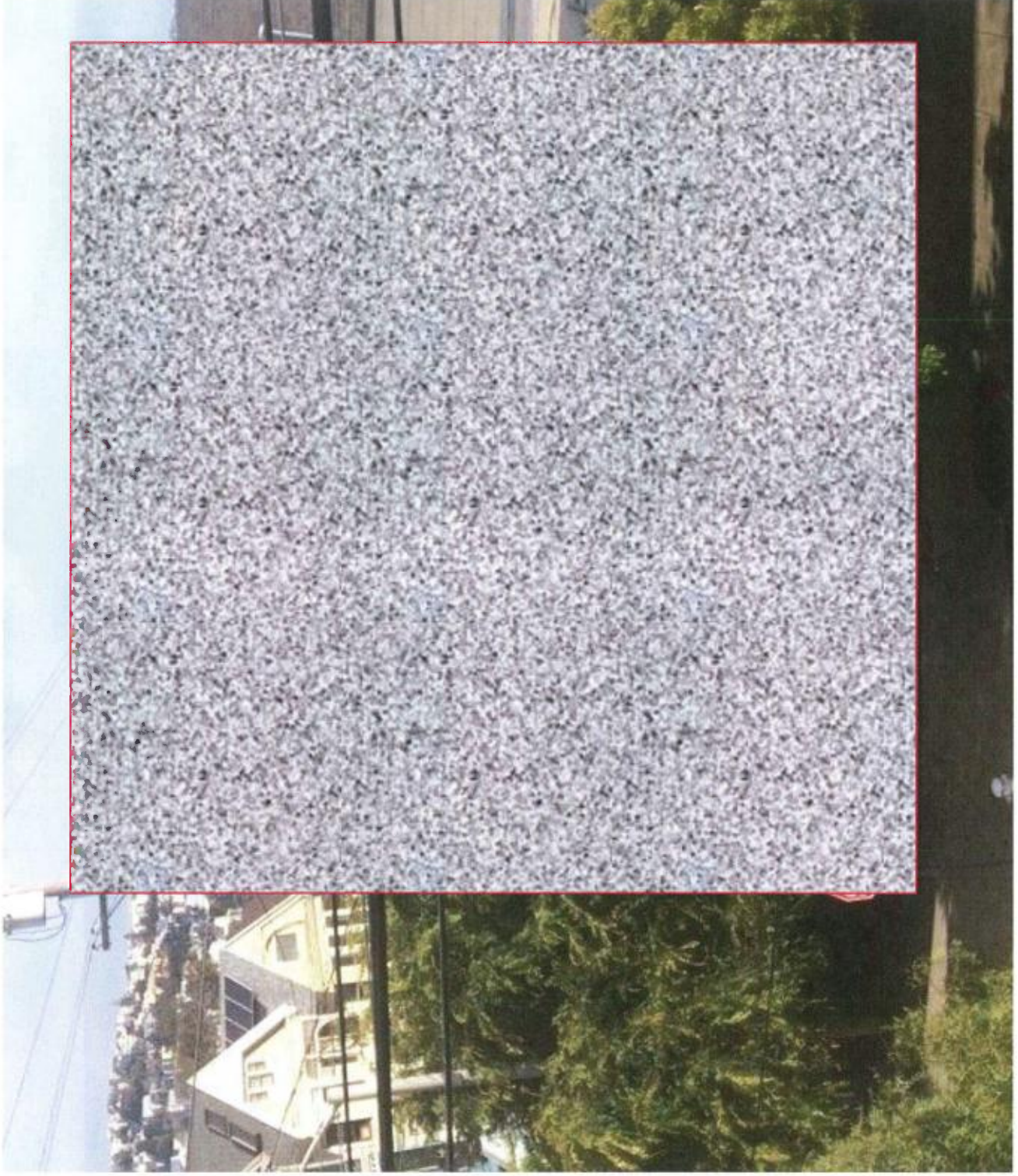
801-803 Castro St. HOA





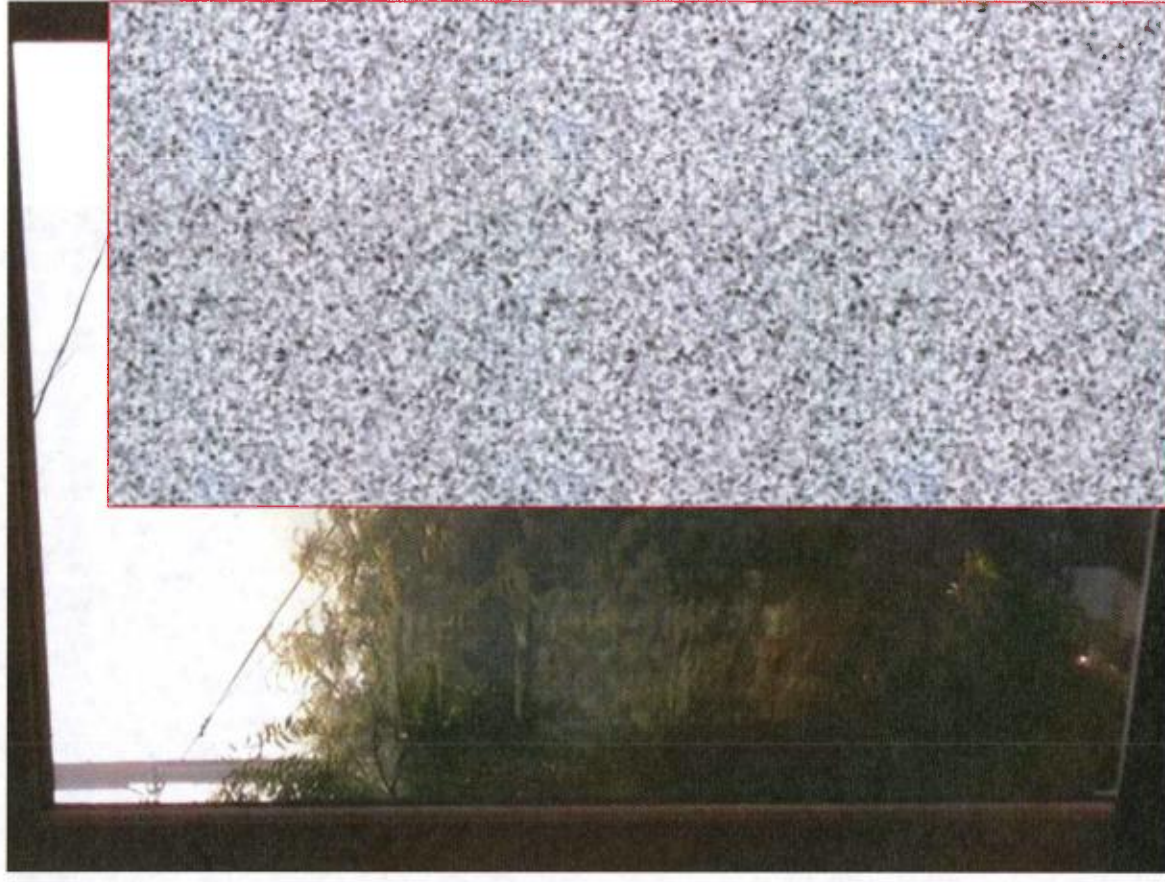
Current View From 803 Dining Room





Altered View From 803 Dining Room





Before/After Views From 801 Dining Room



To whom it may concern:

The proposed variances at 799 Castro are unjustified exceptions to the zoning provisions of the neighborhood. There is nothing exceptional about the parcel of land at issue that justifies the increased density or lack of open space. Perhaps this neighborhood should consider adopting a higher density zoning, but such a discussion should occur outside of individual zoning requests. Here the applicant seeks to increase the number of units in an already non-conforming property. There is nothing exceptional or extraordinary about the plot of land in question justifying an increase to four units in a R-2 neighborhood.

As the Administrator is well-aware, a variance requires satisfaction of a five part test set forth in Section 305(c) of the Planning Code:

**Determination.** The Zoning Administrator shall hold a hearing on the application, provided, however, that if the variance requested involves a deviation of less than 10 percent from the Code requirement, the Zoning Administrator may at his option either hold or not hold such a hearing. No variance shall be granted in whole or in part unless there exist, and the Zoning Administrator specifies in his findings as part of a written decision, facts sufficient to establish:

- (1) That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
- (2) That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
- (3) That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
- (4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
- (5) That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Here, we need not discuss items 4 and 5, as the Applicant cannot satisfy any of the first three factors. First, there are no "exceptional or extraordinary circumstance applying to the property involved." The property is a standard, rectangular corner lot. The only potentially extraordinary circumstance is the existence of a single story commercial unit on the lot with the two-unit apartment building. However, the mere existence of this short grandfathered building does not justify the requested variances. An existing building is not sufficient justification for a further variance. See Planning Code Section 172(b), "No existing structure which fails to meet the requirements of this Code in any manner as described in Subsection (a) above, . . . shall be constructed, reconstructed, enlarged, altered or relocated so as to increase the discrepancy, or to create a new discrepancy, at any level of the structure, between existing conditions on the lot

and the required standards for new construction set forth in this Code.” The new proposed building would aggravate the existing code violation by building a much taller vertical wall with no setback, and it does not create a justification for allowing twice the neighborhood density on this single property.

Even if we were to consider the existence of a building on the lot as “exceptional or extraordinary,” the Applicant still fails the second part of the test. The Applicant purchased the property in exactly the state it is in now. How can one state that maintaining minimum lot sizes in the neighborhood “would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property” when neither the property nor code have changed since the Applicant’s purchase? There is no unnecessary hardship here, and the property is livable in its current state. The Applicant purchased this property aware of the zoning restrictions and now seeks to alter the property in violation of such restrictions.

Finally, the variances are not required to maintain “a substantial property right of the subject property, possessed by other property in the same class of district.” The property currently maintains the rights of other properties in the district, and subdividing the lot is not necessary to maintain any property rights. There are already two units on the property, consistent with the maximum allowed in the neighborhood. The Applicant is not seeking to maintain a property right, the Applicant is seeking to gain an additional property right that is not allowed other properties in the district. If the Applicant had purchased a conforming property with no additional building on it, would we be here considering adding a fourth unit to a parcel in an R-2 neighborhood?

With respect to the actual design of the proposed structure, it is plainly incompatible with the buildings around it. While the existing single story building is also not perfectly consistent with the neighborhood, it is at least small enough to be missed. This structure will dominate the entire corner. Lastly, roof decks are not a consistent with neighborhood structures.

In sum, there is no reason to allow a density variance, abandon the local planning with respect to outdoor space, nor create a 40 foot wall with no setback on the corner of 21<sup>st</sup> and Castro. If the Planning Department believes that this neighborhood should take a different approach to density, let’s have a discussion about revising the zoning regulations in the neighborhood. However, until that time, additional density should not be done on an ad hoc exception basis here.

Regards,

Joseph Giometti  
806 Castro St.

**May, Christopher (CPC)**

Received at CPC Hearing 12/17/17  
C. May

**From:** J Grant <jgrantsfo@yahoo.com>  
**Sent:** Thursday, December 07, 2017 4:20 PM  
**To:** richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneymfong.com; Moore, Kathrin (CPC); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC)  
**Cc:** Fewer, Sandra (BOS); Lindsay, David (CPC); May, Christopher (CPC)  
**Subject:** 318 30th Ave Cottage  
**Attachments:** 21766565\_10155651490527456\_4984486770131766518\_n.jpg; 22046881\_10155651491492456\_7811257660598212806\_n.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear SF Planning Commission,

I would like to express my strongest opposition for the plans to tear down the 100+ years old cottage at 318 30th Ave, and build a massive, 3.5 story 2 unit building.

This proposed building is out of proportion and character for the block and will have an overwhelming presence on the street.

The proposed building will bring more population density, more traffic, and more parking headaches. Furthermore, these big units will not be more affordable for families than the existing cottage. Instead of a little home that a middle class family might be able to afford, we will get 2 big units that are completely out of reach for the average San Franciscan.

Frankly we are losing history, character, and beauty with the cottage, and gaining nothing in return --- except some developer gets to make some money..... and then move on.

I would also say that the neighborhood becomes less of a neighborhood-y every time a single family home is lost.

When a family owns a home, they are more likely to be out in front of their home; to sit on their steps; to hang out in their garage; and the neighbors are more likely to get to know them.

When a multi-unit building goes in, so do the tenants. They are not outside in front of their home. They do not claim the sidewalk in front of the building. They go in and go out. They are much more anonymous and others have less chance to know them.

Think about it - isn't a neighborhood all about knowing your neighbors, your shop proprietors, etc.!! Do we want our neighborhoods to be anonymous apartment buildings and chain stores?!

Frankly I think there should be rules in place to save cottages like these, and older single family homes.

The Richmond used to have a few cottages on nearly block, and now there are maybe only 20 or 25 left in entire district.

What a shame to let these lovely pieces of SF's heritage fall to the wrecking ball, so someone can make a quick buck.

There is a lot of opportunity to be make money in SF and Bay Area real estate market, so it needn't come at the expense of the neighborhood's character and personality.

Other cities have rules for properties that meet certain historical criteria, that don't allow the facade of the building to be changed.

I think the planning commission should adopt similar rules for these cottages. They are almost completely gone now.

Let's please try to save them!

Sincerely,  
John Grant

p.s. attached is a before and after photo from 454 23rd Ave, as an example of what is lost and 'gained' when we don't protect our heritage, history and character.













## May, Christopher (CPC)

---

**From:** Robert Grant <rccgrant@yahoo.com>  
**Sent:** Friday, December 08, 2017 12:08 AM  
**To:** richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Fewer, Sandra (BOS); Lindsay, David (CPC); May, Christopher (CPC)  
**Subject:** 318 30th Avenue  
**Attachments:** 318 30th Prop\_Planning Comm Ltr\_11.27.17.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

My name is Robert Grant and I live at 327 30th Ave almost directly across the street from the small cottage home at 318 30th Ave that is the subject of this letter. I was born and raised on this block and my family has lived on this block for over 55 years and still do. In fact, I believe we are now the longest residents of this block. I now care for my 91 year old elderly parents in the same house I grew up in. My family and I as well as all the immediate or neighbors in close proximity to 318 30th Ave oppose the structure that is to be built in its place, not only for its size but for its appearance as well. It will leave nothing less than an ugly scar where a quaint, charming, adorable little cottage house now stands. We fully support the attached letter written by the next door neighbors of 318 30th Ave and our friends; Constance Best & Laurie Wayburn.

Please see the attached.

Thank you,  
Robert Grant





## May, Christopher (CPC)

---

**From:** J Grant <jgrantsfo@yahoo.com>  
**Sent:** Friday, December 08, 2017 8:52 AM  
**To:** Richards, Dennis (CPC); planning@rodneyfong.com; Moore, Kathrin (CPC); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); richhillissf@gmail.com  
**Cc:** .Fewer@sfgov.org; Lindsay, David (CPC); May, Christopher (CPC)  
**Subject:** 318 30th Ave Cottage  
**Attachments:** IMG\_20171102\_084549298.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Commission,

The attached photo is a residence on California St between 29th and 30th Avenues. Just around the corner from the cottage at 318 30th Ave.

When I was a kid, this building was a little cottage, not unlike 318 30th Ave, but with no garage.

At some point, the owners raised the cottage, added a garage, and turned this into a 2 story building.

In doing so, they added more living space (I'm sure they could have made this a 2 unit building if they wanted to), and at the same time, kept some of the look and charm of the original cottage.

This is the kind of solution that I wish the Planning Commission would work toward in regards to these smaller, older houses and cottages.

Everyone wins.

More living space; perhaps more units; yet the charm and character of the original building remains, and the integrity of the neighborhood look remains intact.

San Francisco is a beloved city for its beauty. Not just because of the hills, and views, and surrounding water.....but also because of its charming residential homes.

You would be doing a great service to the City, if you could maintain these homes and at the same time, make more living space available.

This raised cottage does just that!

And I would ask that you consider this kind of a solution in this case, and in similar cases, going forward.

Sincerely,  
John Grant









December 2, 2017

Rich Hillis, President  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

Re: 318 30th Avenue - Case No. 2015-009507 CUA  
Hearing Date: December 14, 2017 Agenda Item TBD

*Neighborhood Opposition to Conditional Use Authorization to Build an Outsize Building in Place of an Affordable Existing House*

Dear President Hillis and Members of the Commission:

We continue to strongly oppose the demolition of the 107 year-old building at 318 30<sup>th</sup> Avenue; and we oppose the revised proposal to replace it with a huge 5,400+ square foot luxury duplex.

- This project remains completely out of scale and out of character for our neighborhood. It is 5 times bigger than the current house.
- The project is 4 stories high in the rear, looming over the neighbors.
- Rather than proposing 2 similarly sized units that could be affordable to middle class families, it includes a huge luxury unit.
- The new building is massive and maxes out the lot, intruding on its neighbors.
- The roof deck looks directly in through windows of the neighboring apartment.
- The north facing windows also peer directly into the neighbor on that side.

The project proposes to destroy a sound, naturally-affordable cottage and replace it with units that are not affordable to middle class families.

We need you to step up and protect the Richmond. We call on you to NOT APPROVE this proposal. Require it to be scaled back and in character with our block as well as provide two comparably sized and affordable units.

Respectfully,

1. CARA & <del>Barbara</del> Omar	377 - 29 <sup>th</sup> Ave
2. Jeff Olegun	367 - 29 <sup>th</sup> Ave
3. Mini Lee	363 - 29 <sup>th</sup> Ave
4. Rod Mj Hyl	6705 California St
5. Susan Olegun	220 30 <sup>th</sup> AVE.



6. G. (Boots) Whitman 359 29th Avenue SF 94121
7. ~~R~~ Roman 371 29th Ave SF CA 94121
8. Martin Ullman 380 29th Ave 94121
9. Denise Jorg 358 29th Ave 94121
10. Gil Herman 357 29th Ave 94121
11. Karla Bobadilla 376 29th Ave 94121
12. Rachel Senn 374 29th Ave 94121
13. Igor G. GAYTOR 387 29th AVE 94121
14. Nan Bullock 347 29th Ave 94121
15. Myael Gureles 310 - 28th AVE 94121
16. Tom Sancimino 388 29th Ave 94121
17. ~~Delikat~~ 372 29th Ave 94121
18. ~~anyan~~ 370 29th Ave 94121
19. ~~anyan~~ 343 29th Ave 94121
20. ~~Blauat~~ 291 30th Ave 94121
21. ~~Ado ZEBIA~~ 286 30th AVE 94121
22. ~~Dreyer~~ 261 29th Ave 94121
23. ~~Alfaro~~ 261 29th Ave 94121
24. ~~anyan~~ 328 29th Ave 94121
25. ~~Karen Pachla~~ 326 29th Ave 94121

c.c. Supervisor Sandra Fewer  
Christopher May, San Francisco Planning Department

26. ~~anyan~~ 377 29th Ave 94121

December 2, 2017

Rich Hillis, President  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

Re: 318 30th Avenue – Case No. 2015-009507 CUA  
Hearing Date: December 14, 2017 Agenda Item TBD

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Dear President Hillis and Members of the Commission:

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- This project remains completely out of scale and out of character for our neighborhood. It is 5 times bigger than the current house.
- The project is 4 stories high in the rear, looming over the neighbors.
- Rather than proposing 2 similarly sized units that could be affordable to middle class families, it includes a huge luxury unit.
- The new building is massive and maxes out the lot, intruding on its neighbors.
- The roof deck looks directly in through windows of the neighboring apartment.
- The north facing windows also peer directly into the neighbor on that side.

The project proposes to destroy a sound, naturally-affordable cottage and replace it with units that are not affordable to middle class families.

We need you to step up and protect the Richmond. We call on you to NOT APPROVE this proposal. Require it to be scaled back and in character with our block as well as provide two comparably sized and affordable units.

Respectfully,

Jan M. Grant 327 30<sup>th</sup> Ave.

Mary H. Hudson 329 30<sup>th</sup> Ave.

Casey Aza 371 30<sup>th</sup> AVENUE

Kevin Richman 368 30<sup>th</sup> Avenue

Amy Meyer 3627 Clement

Sonja X Moras 346-30th Ave  
Edward Fletcher 312 30th Ave

c.c. Supervisor Sandra Fewer  
Christopher May, San Francisco Planning Department



December 8, 2017

Jamie and Katie Dyos  
319 29<sup>th</sup> Avenue  
San Francisco, CA 94121  
C: 415-559-2469

Mr. Richard Hillis, President  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

Re; 318 30th Avenue-Case No. 2015-009 507 CUA  
Item: #18  
Hearing Date: December 14, 2017  
Neighborhood Opposition to a 4<sup>th</sup> Floor in a predominantly 3 story neighborhood

Dear President Hollis and Member of the Commission:

My wife and I live at 319 29<sup>th</sup> Avenue, and are opposed to the revised plans under review by the Planning Department for 318 30<sup>th</sup> Avenue, San Francisco, CA.

We support increased density in the Richmond District and support the development of this site to a 2 unit structure but we are opposed to a 4 story building. We welcome new neighbors but we are opposed to a development that impacts privacy and changes the character of the neighborhood.

The Planning Commission thoughtfully deliberated on October 5, 2017 regarding the matter and ruled the building should be within 3 floors. The developer has designed a building to circumvent this ruling by excavating and building 4 floors while staying within the height regulation.

The neighborhood is composed of predominantly 3 story buildings and from the south and from our home we see a 4 story building.

We are opposed to the Proposed Project and ask the committee to limit the development to 3 stories as previously ruled at the October 5, 2017 hearing. Thank you for your consideration of this matter.

Respectfully,

  
Jamie and Katie Dyos



## May, Christopher (CPC)

---

**From:** Peggy Lavelle <fastpeg@gmail.com>  
**Sent:** Wednesday, December 13, 2017 9:40 AM  
**To:** richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Fewer, Sandra (BOS); Lindsay, David (CPC); May, Christopher (CPC)  
**Subject:** 318- 30th Avenue San Francisco, 94121  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Commission,

I am a life long resident and home owner and 3rd generation San Francisco.

I am writing to object to the demolition of this home, a part of the character of our neighborhood. I think it's still due for demolition, so if it is due to be destroyed, I hope that the replacement structure will not be some unattractive monstrosity, please.

I know the City needs more housing but our neighborhood is already so very crowded- houses are built right up to each other. There is no parking- people cannot even park in front of, or even near their homes. The Richmond district crowding and parking problem is getting to look like downtown San Francisco.

So, please do your part in making the new structure at 318 30th Avenue to look more like the other older, traditional homes in our neighborhood- not some big ugly box.

Thank you.

Peggy Lavelle  
16 Shore View Ave  
SF, 94121



## May, Christopher (CPC)

---

**From:** ttt hhh <chiaroscuro@gmail.com>  
**Sent:** Wednesday, December 13, 2017 4:15 PM  
**To:** richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Fewer, Sandra (BOS); May, Christopher (CPC)  
**Cc:** Breed, London (BOS); Farrell, Mark (BOS); hillary.ronen@sfgove.org; Sheehy, Jeff (BOS); Yee, Norman (BOS); mahlia.cohen@sfgov.org; Peskin, Aaron (BOS); Safai, Ahsha (BOS); Tang, Katy (BOS); Chris@verplanckconsulting.com  
**Subject:** 318 30th avenue san francisco  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

all --

318 30th ave --  
being a portion of outside land block 153  
lot 041 block 1404

demolishing a tiny historic cottage based on erroneous information  
on its habitants is not legal.  
a categorical exemption based on such a report is also a no-no.

all following info was painstakingly obtained from public documents,  
and is the tip of the iceberg.  
i cannot write everything here --  
there are reams of historical information regarding the property  
and the people associated with it.  
buildings don't exist without human beings.

mr henry c meyer's identity has been revealed through his wife's suicide,  
as mentioned in my letter of 4 october 2017  
which has been omitted from the information on this property  
and the online availability of information about this whole thing.  
blessed by christopher may, planner.  
lizzie meyer, nee cuzens, has an extensive genealogy,  
just like the rest of us.  
and this family line covers a lot of ground in san francisco, and the west coast,  
switzerland, canada, and tennessee.

born in hanover 9 ap 1880, entering the  
port of ny 6 may 1897  
henry meyer owned the sausalito hotel and real estate up there  
across the gg bridge.  
article sausalito news 14 may 1963:  
"colorful career ends"  
"one of sausalito's well-known business figures,

henry meyer, 83, died in a local hospital..."  
he's buried on mt tamalpais.

leonard francis armstrong was the last owner of  
318 30th ave.  
he signed over his estate to daniel j cunningham,  
of procare management senior services,  
via one handwritten note.

according to verplanck's report mr leonard f armstrong was born in 1900,  
if verplanck's statement is valid -  
"his precise relationship with walter f bartmann, a man 12 years his junior, is not known".  
this doesn't even make sense.  
walter bartmann was born in 1912.  
leonard francis armstrong's parents were francis and theresa nee galindo armstrong.

there are too many coincidences here to be ignored.

karl and flora bischoff -  
karl born in germany, landed in tennessee.  
flora bischoff born in germany, family in tennessee --  
the fritzsche family owned fred fritzsche and sons in fentress tn, on the nat'l register of historic places. lumber.  
frank fritzsche, in the fort bragg area - lumber.  
yeah, cutting down redwoods. not good, but for some reason  
this has been a big part of west coast industry, including  
oregon and washington,  
where helen esther lamb was from along with her brothers and mother ida lamb  
who worked in a logging camp.  
helen esther lamd died in san jaoquin ca.  
noma drilling, and his father richard, and mother selina gaudin, whose family was from the fentress, tn area, and  
are pioneers there,  
also from san joaquin.  
noma is listed as flora and karl's nephew.  
noma's dad died in stockton, 1901, and noma went back to tennessee  
to work on the family farm there.  
flora fritzsche bischoff (mrs karl bischoff)  
is buried in tennessee. where many of her family members are buried.

nelson alvis and anna vickers lived in the property.  
nelson's dad, herman j vickers, was born in tennessee. lumber/farmer.  
nelson and anna vickers both died in bridgeville, ca, humboldt co ca.

454 main st is verplanck's documents.  
henry c meyer signed permit w/ this address  
so did a "mr francks" 454 main st  
and a c. h. lund is listed at this address in 1904 blue book of american shipping, marine engineers assoc.



paul bischoff, a tailor like karl, lived at 318 30th ave

st ignatius' bartmann science hall is named after herbert ferdinand bartmann,  
walter f bartmann's brother, in memory of anthony bartmann.

i can't write anymore right now --  
but would be happy to help mr verplanck revise his report  
with my research efforts of 500 hours and more since september, to reflect the truth,  
so that informed decisions can then be made.

there are way too many coincidences here to ignore.

and i didn't even get into the myriad of improprieties regarding the sale of this home.

but, anyone who lays 1.3 million dollars in cash on a table for a small sweet cottage on a big lot , is in it for speculation pure and simple. they want their money back and quickly. but there's a way to do that here. do the mills act, get tax write-offs while preserving the property. everyone wins. neighbours are not fighting each other, or losing sleep, becoming heartless and hopeless over being bullied by powerful money and political interests, putting themselves in danger by standing up to these powers that be, and the ladder=climbing politico wannabees. they are outta here as soon as there a more promising career opening somewhere else.

i don't have an i.t. guy or secretaries or aides or money to be good at this, but i will try hard when i can, because if i say nothing, well,

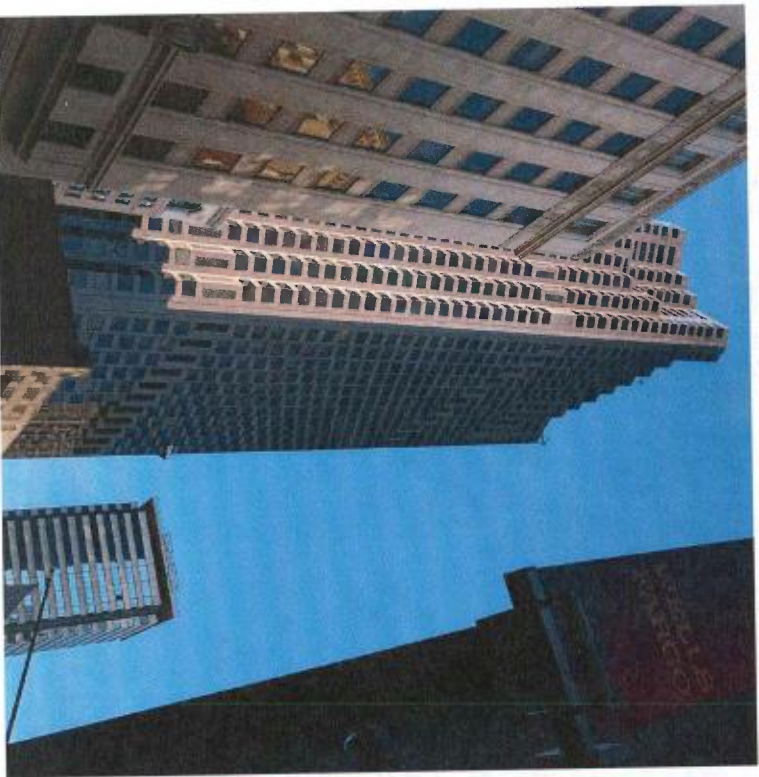
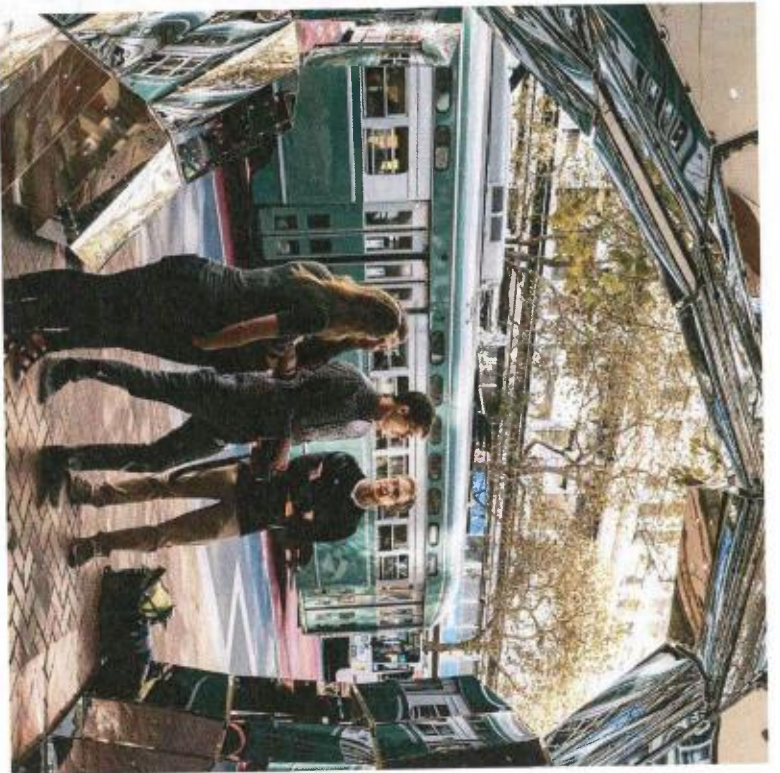
"evil prevails when good men do nothing"  
maybe i'm not so good, but i'll try.

and on "finding your roots" last night,  
questlove said:  
"until an hour ago.... i didn't know who i was".

we are all from people who came before us.  
please don't make sf redevelopment an ongoing nightmarish mistake by poor planning.  
the secretary of the interior standards and guidelines for preservation planning are not being used here. be careful with our history!

tracey hughes





# 2016

## SAN FRANCISCO

### COMMERCE & INDUSTRY

#### INVENTORY

Received at CPC Hearing 12/14/17  
*P. Hezoe*



San Francisco  
**Planning**



# ABOUT THE COMMERCE & INDUSTRY INVENTORY

## **Produced annually**

23rd edition

Data through calendar year 2016

## **Covers a range of economic information:**

Population

Employment

Wages

Building activity

Labor force

Establishments

Taxes and revenue

Transportation



# ABOUT THE COMMERCE & INDUSTRY INVENTORY

## The goals of the C&I Inventory are:

### Short term

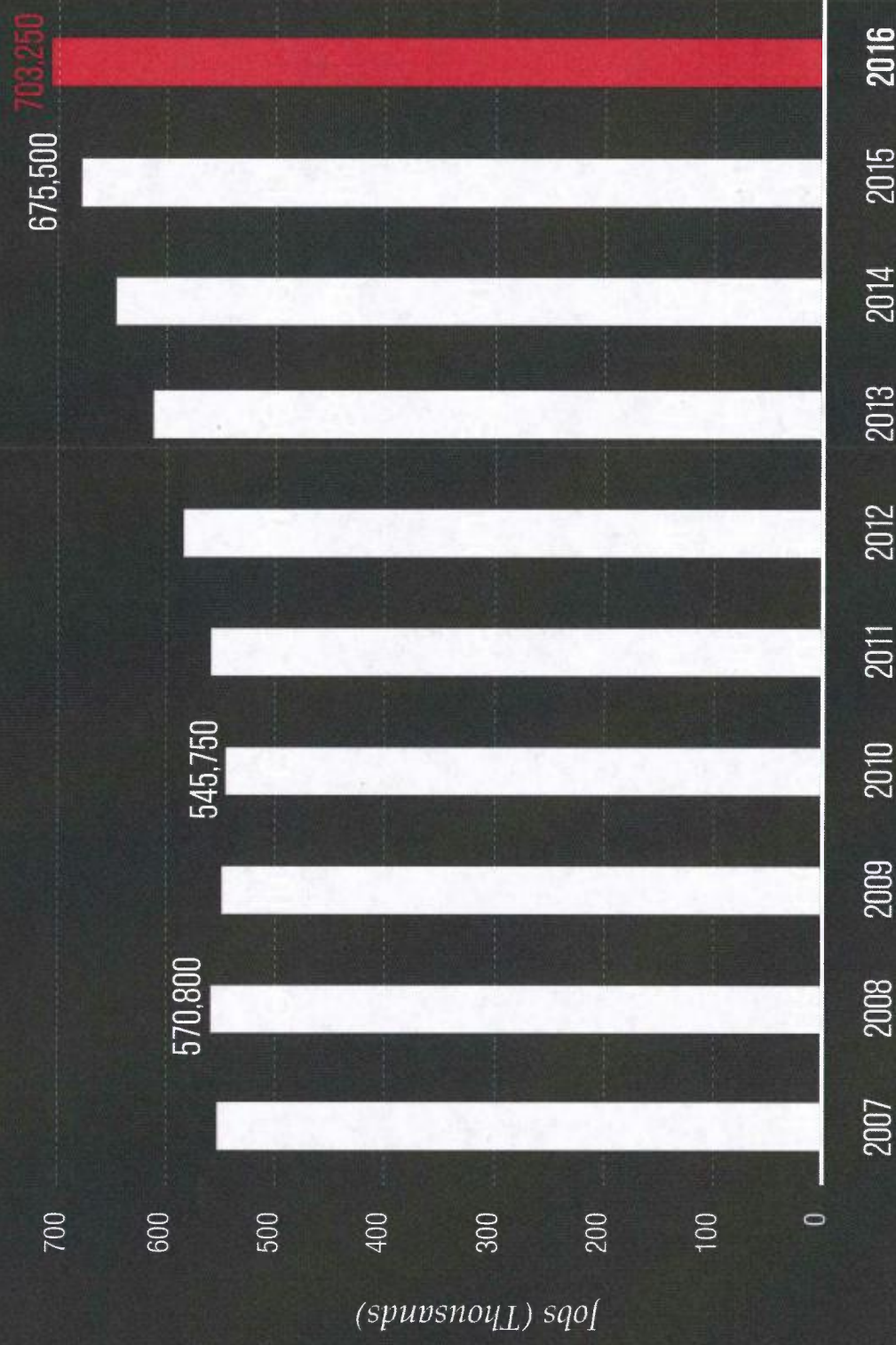
- Make land use and economic data available to:
  - Community groups
  - Businesses
  - Public and private agencies

### Long Term

- Establish a consistent time series
- Compile background information
- Use for updating the C&I Element of the General Plan



# 2016 HIGHLIGHTS – EMPLOYMENT



2016 Commerce & Industry Inventory



# 2016 HIGHLIGHTS – EMPLOYMENT

**JOBS**

*Change from 2015*

**703,230**

**▲ 4%**

**Over 28,800 jobs added since 2015.**

**147,000 jobs added in past decade**

**UNEMPLOYMENT RATE**

*Change from 2015*

**3.3%**

**▼ FROM 3.6%**

**VS.**

**Bay Area**

**▼ FROM**

**3.9%**

**4.3%**

**California**

**▼ FROM**

**5.4%**

**6.2%**

**US**

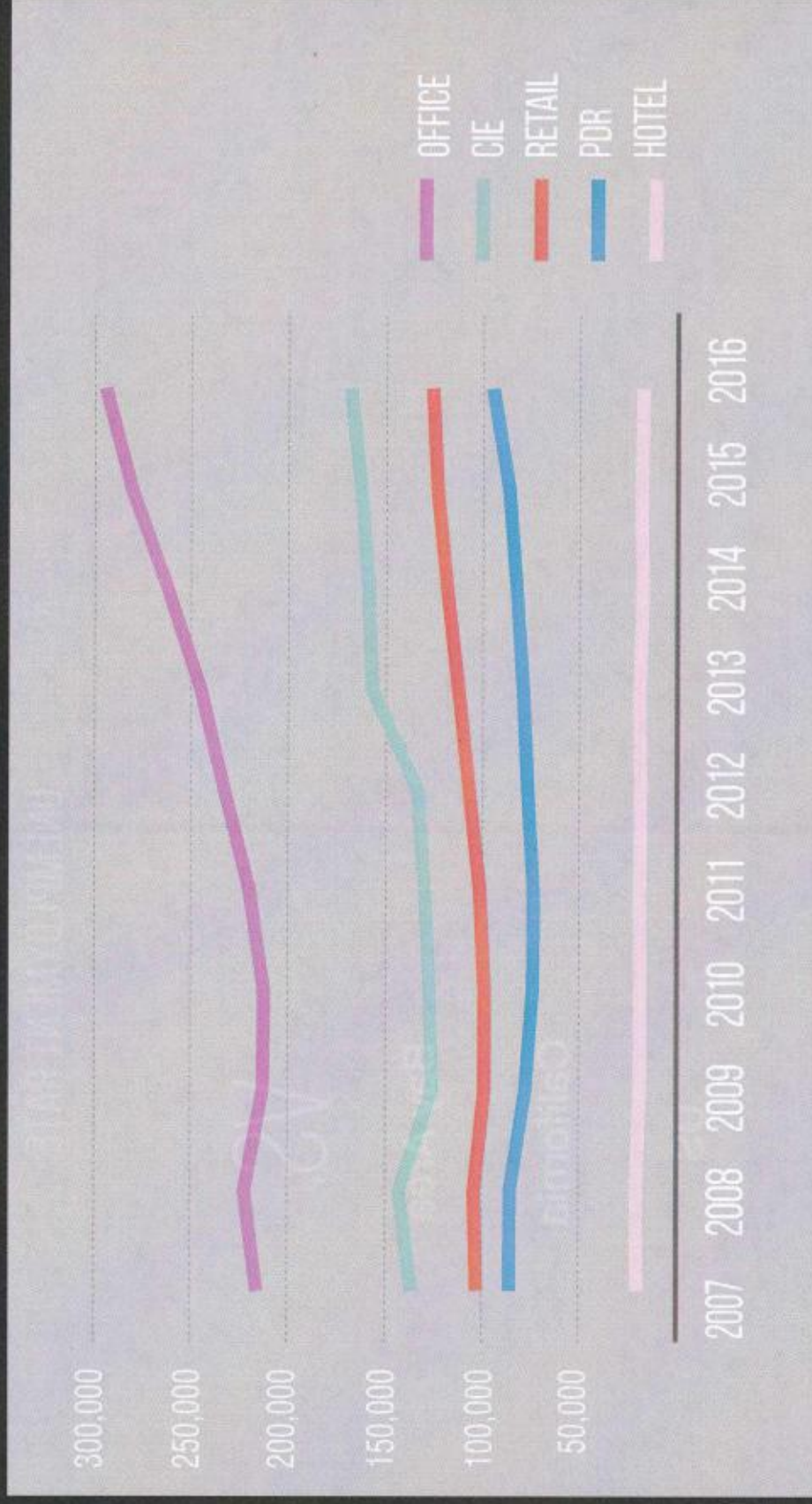
**▼ FROM**

**4.9%**

**5.3%**



# 2016 HIGHLIGHTS – EMPLOYMENT





# 2016 HIGHLIGHTS – WAGES

AVERAGE WAGE

*Change from 2006*

**\$101,640**

**▲10%**

*Change from 2014*

**▲2%**

AVG OFFICE WAGE

*Change from 2006*

**\$151,400**

**▲7%**

AVG PDR WAGE

**\$107,540**

**▲17%**

AVG CIE WAGE

**\$65,700**

**▲6%**

AVG RETAIL WAGE

**\$37,900**

**▲2%**



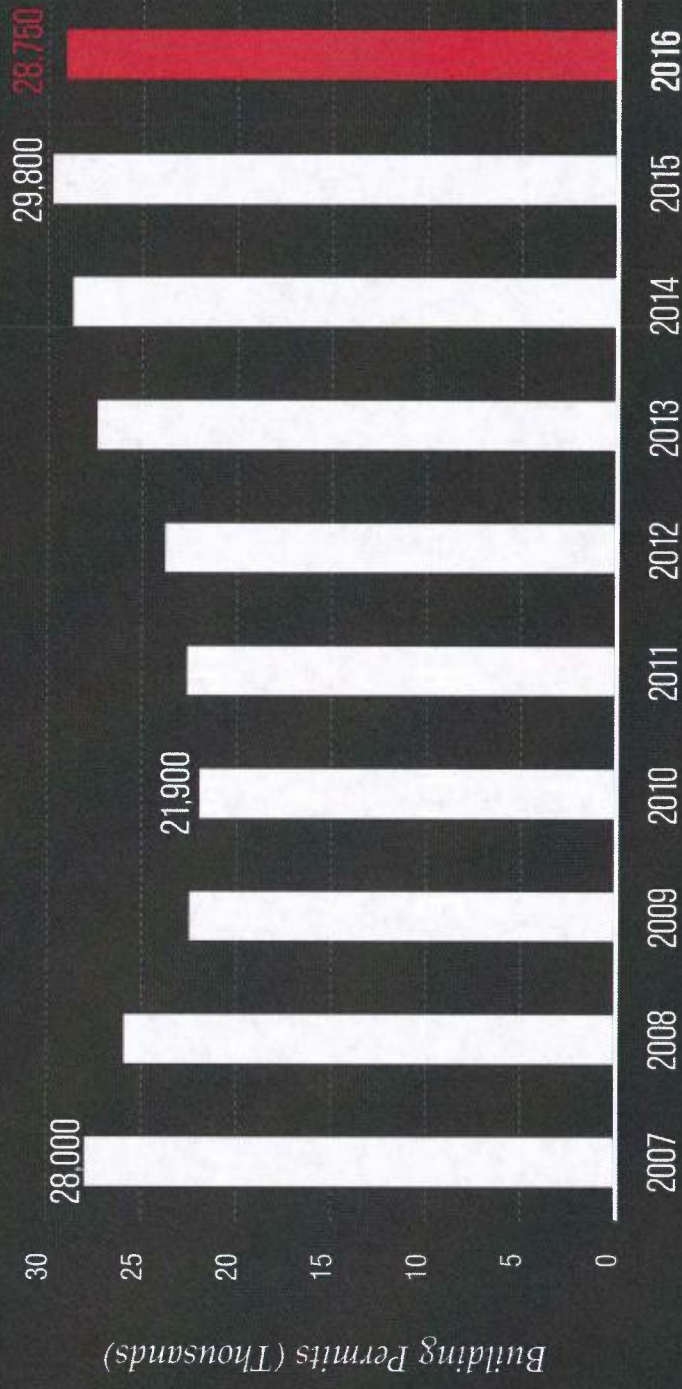
# 2016 HIGHLIGHTS – BUILDING AND LAND USE

BUILDING PERMITS

*Change from 2015*

**28,750**

**▼ 4%**





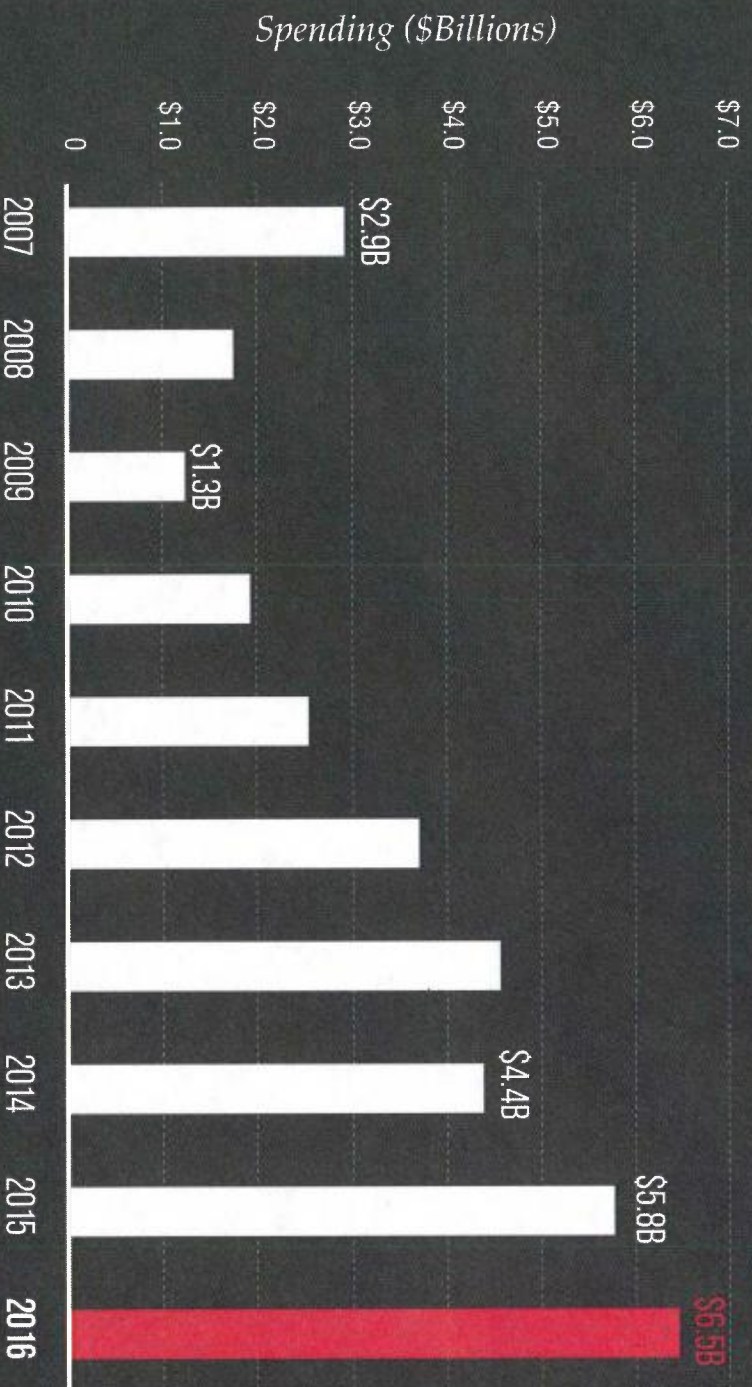
# 2016 HIGHLIGHTS – BUILDING AND LAND USE

## CONSTRUCTION SPENDING

*Change from 2015*

**\$6.5 BILLION**

▲ **11%**





# LATEST EMPLOYMENT DATA

UNEMPLOYMENT (OCT 2017 ESTIMATE)

2.7%

▼ FROM

3.3%

Source: California EDD



# REPORT AND DATA AVAILABLE

PLANNING DEPARTMENT WEBSITE

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**SFPLANNING.ORG**

DATA SF

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**DATA.SF.ORG**

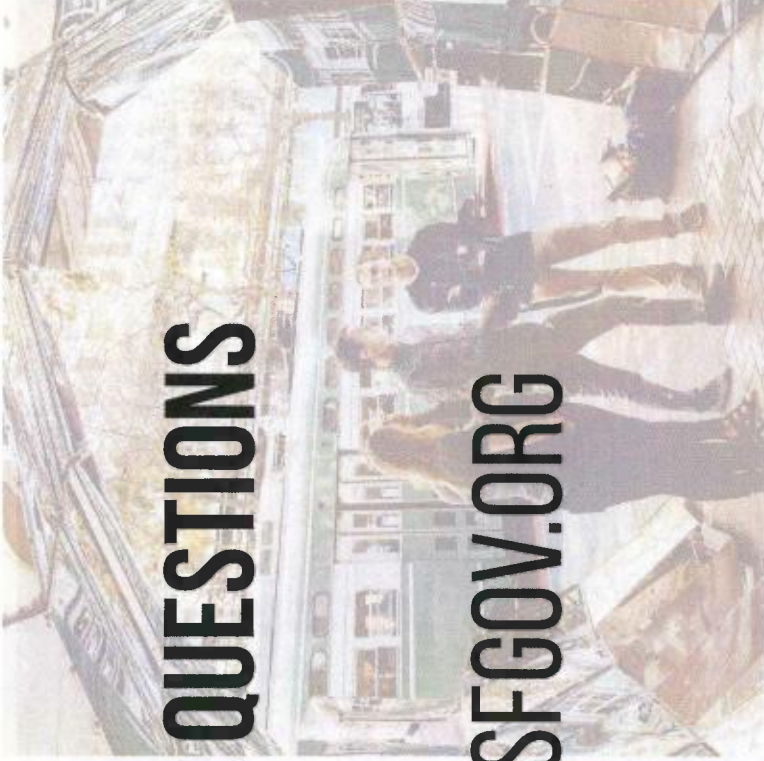




# COMMENTS AND QUESTIONS

[PAOLO.IKEZOE@SFGOV.ORG](mailto:PAOLO.IKEZOE@SFGOV.ORG)

415-575-9137



# 2016

## SAN FRANCISCO COMMERCE & INDUSTRY INVENTORY



San Francisco  
**Planning**



# SAN FRANCISCO PLANNING DEPARTMENT

Received at OPC Hearing 12/14/17  
L. Hoagland

Subject to: (Select only if applicable)

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

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

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Planning  
Information:  
415.558.6377

## Planning Commission Motion No. \*\*\*\*\*

HEARING DATE: ~~DECEMBER~~ **NOVEMBER 214**, 2017

Case No.: [2017-007658CUA](#)  
Project Address: **4522 3<sup>rd</sup> STREET**  
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District  
40-X Height and Bulk District  
[Third Street Alcohol Restricted Use District](#)  
[Third Street Special Use District](#)  
Block/Lot: 5296/019  
Project Sponsor: Jeremy Paul  
584 Castro Street #466  
San Francisco, CA 94114  
[jeremy@quickdrawsf.com](mailto:jeremy@quickdrawsf.com) or (415) 552-1888  
Staff Contact: Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 249.62, 303 AND 712 OF THE PLANNING CODE TO RELOCATE AN EXISTING LIQUOR ESTABLISHMENT/GROCERY STORE (D.B.A. SAV MOR MARKET) WITHIN THE THIRD STREET ALCOHOL RESTRICTED USE DISTRICT AT 4522 THIRD STREET WITHIN THE NEIGHBORHOOD COMMERCIAL, MODERATE SCALE (NC-3) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On June 20, 2017, Jeremy Paul (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization for the subject property at 4522 3<sup>rd</sup> Street, Lot 019 in Assessor's Block 5296, (hereinafter "subject property"), pursuant to Planning Code Sections 249.62, 303 and 712 to relocate an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) within the Third Street Alcohol Restricted Use District in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk Districts.



The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2017-007658CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On ~~December~~<sup>November</sup> 214, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-007658CUA.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-007658CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The site ("Project Site"), Lot 019 in the Assessor's Block 5296, is located on the western side of 3<sup>rd</sup> Street, between La Salle and Mc Kinnon Avenues in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Third Street Alcohol Restricted Used District, Third Street Special Use District, Fringe Financial Service Restricted Use District, and a 40-X Height and Bulk District. The property is developed with a single-story over basement commercial building with one storefront. The subject tenant space is currently vacant, and the last known use was a retail use in the early 1990's. The subject property is located mid-block lot, with approximately 27 feet of frontage on 3<sup>rd</sup> Street. The subject commercial space is approximately 1,125 square feet in size and occupies approximately 27 feet of frontage on 3<sup>rd</sup> Street. In total, the site is approximately 2,374 square feet.
3. **Surrounding Properties and Neighborhood.** The subject property is located mid-block on the west side of 3<sup>rd</sup> Street, between La Salle and Mc Kinnon Streets, in Bayview Hunters Point neighborhood. As stated in the Planning Code, the surrounding zoning district is intended to provide a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, while also providing convenient goods and services to the surrounding neighbors. The Project site is located in an area of mixed-use character and on a corridor composed primarily of ground floor commercial/retail uses and upper floor residential. Uses surrounding the Project site include a grocery store, bar, eating and drinking establishments, convenience markets, retail sales and residential uses. Most commercial

businesses are open during the day while the District's bars and restaurants are also active in the evening. Dwelling units are generally located above the limited ground-story commercial uses along ~~Folsom and 22<sup>nd</sup>~~ 3<sup>rd</sup> Street within the NC-3 Zoning District. The surrounding neighborhood to the west and across 3<sup>rd</sup> Street to the east, which are predominantly residential, are located within the RH-1 (Residential House, Single-Family) and RH-2 (Residential House, Two-Family) Districts.

4. **Project Description.** The Project Sponsor proposes to relocate an existing liquor establishment/grocery store (d.b.a. Sav Mor Market) to 4522 3<sup>rd</sup> Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery store. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

The Project Sponsor has operated Sav Mor Market at 4500 3<sup>rd</sup> Street for approximately 27 years. The Project Sponsor recently lost their lease and seeks to relocate the business and off-sale liquor license to a vacant commercial space four doors down, within the same block, at 4522 3<sup>rd</sup> Street. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of fresh food and produce. The existing hours of operation are seven days a week from 6:00 am to 2:00 am and are proposed to remain the same in the new location.

4. **Public Comment.** The Department has received one letter in opposition of the project and ten letters in support.

The opponent states that the sale of alcohol in this location is not appropriate due to its proximity to a future school, which will occupy the space at 4500 3<sup>rd</sup> Street (current location of Sav Mor Market). Further, he states this use is inconsistent with Policy 2.3 of the Bayview Hunters Point Area Plan, since the plan calls for a restriction of uses such as liquor sales establishments on Third Street.

Those in support of the Project, including residents of the surrounding neighborhood and merchant groups, stating that Sav Mor is a great necessity within the neighborhood that has been relied upon for years and that it is one of the "few family-owned businesses on 3<sup>rd</sup> Street that have a solid, respectable businesses serving the Bayview community."

5. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - a. **Third Street Alcohol Restricted Use District.** Pursuant to Planning Code Section 249.62(a)(3)(B)(iv), re-location of an existing Prohibited Liquor Establishment in the Third Street Alcohol RUD to another location within the same Third Street Alcohol RUD with conditional use authorization from the City Planning Commission, provided that the original premises shall not be occupied by a Prohibited Liquor Establishment, unless by another

Prohibited Liquor Establishment that is also relocating from within the Third Street Alcohol RUD.

*The Project Sponsor seeks to relocate an existing Prohibited Liquor Establishment to another location within the Third Street Alcohol RUD and is seeking Conditional Use Authorization from the Planning Commission. The original premises will not be occupied by a Prohibited Liquor Establishment, and therefore complies with this requirement pursuant to Planning Code Section 249.62.*

- b. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 4,000 square feet in size within the NC-3 Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

*The size of the existing ground floor non-residential tenant space is approximately 1,125 gross square feet and thus complies with this requirement.*

- c. **Hours of Operation.** Principally permitted hours of operation are from 6 a.m. to 2 a.m. and conditionally permitted hours of operation are from 2 a.m. to 6 a.m. in the NC-3 District. Permitted hours of operation pertain specifically to the hours which a commercial establishment may be open for business.

*The Projects proposed hours of operation are seven days per week 6:00 am to 2:00 am; therefore, the Project complies with this requirement.*

- d. **Signage.** Article 6 of the Planning Code outlines the requirements for signage on the existing building.

*Any proposed signage shall comply with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department. The Project Sponsor will work with staff to propose signage that is aligned with the intent of the Sign Regulations.*

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

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

*The proposed 1,125 square foot liquor establishment/grocery store use is appropriately sized for the district, which consists of small-scale buildings and neighborhood serving uses, which include a grocery store, bars, restaurants, retail sales and residential uses. The Project will not introduce a new use; rather it will relocate an existing established business four doors down from the location in which it has operated for approximately 27 years. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of*



*fresh food and produce and will provide services which are compatible with the neighborhood and desirable for the community.*

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

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

*The proposed liquor establishment/grocery store use will operate within the existing vacant commercial space, and no expansion of the building envelope is proposed.*

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

*The Planning Code does not require parking in the NC-3 Zoning District. Loading requirements apply to uses that are 10,000 gross square feet or more. The gross square footage of the Project is approximately 1,125 square feet, therefore loading is not required. The subject site is well-served by public transit, minimizing the need for private vehicle trips.*

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

*The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The proposed activities would be within an enclosed building, thus providing ample sound insulation.*

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

*The Planning Code does not require any parking or loading for the proposed project. There is no proposed addition of or change to signs as part of the Conditional Use Authorization. No additional landscaping is proposed. There is one existing tree in front of the building on 3<sup>rd</sup> Street.*

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

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

- d. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*As the proposed liquor establishment/grocery store is relocating within the Third Street Alcohol Restricted Use District, it will continue to serve the neighborhood in code-complying manner. The Project is consistent with the stated purpose of the Neighborhood Commercial, Moderate Scale District in that the intended use is located at the ground floor, will provide compatible convenience goods for the immediately surrounding neighborhoods and is in character with the commercial uses found within the Zoning District.*

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

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

##### **Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

##### **Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

##### **Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed development will provide desirable goods and services to the residents of the neighborhood and will provide resident employment opportunities to those in the community. The proposed project is consistent with activities of the commercial land use plan of the Neighborhood Commercial, Moderate Scale District.*

#### **OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

##### **Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project consists of the relocation of an existing liquor establishment/grocery store four doors away from its existing location into a vacant storefront, thus allowing it to remain in the neighborhood. The Project would not add a new use to the Neighborhood Commercial District nor would it displace any current tenants.*

**OBJECTIVE 6:**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

**Policy 6.1:**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*No commercial tenant would be displaced and the project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The project site is currently vacant.*

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

*There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For take-out food, convenience stores, and similar quick-stop establishments, the Guidelines state, "quick-stop establishments include fast food restaurants, self-service restaurants, take-out food, convenience stores and other quick-stop establishments which may or may not involve food service. These latter uses may include small or medium-sized grocery stores, film processing stores, video rental outlets, dry cleaners, and other establishments which primarily provide convenience goods and services and generate a high volume of customer trips." Planning staff has performed a site survey of the Neighborhood Commercial, Moderate Scale District, where the proposed project is located. The Project, which will be relocating to a vacant storefront on the same block, will be interspersed with other retail businesses and will not create an undue concentration of one product type.*

**Policy 6.2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

*An independent owner is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.*

**BAYVIEW HUNTERS POINT AREA PLAN****Objectives and Policies****OBJECTIVE 2:**

IMPROVE USE OF LAND ON THEIRD STREET BY CREATING COMPACT COMMERCIALAREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

**Policy 2.3:**

Restrict uses such as liquor sales establishments on Third Street.

*The proposed project will relocate an existing liquor establishment/grocery store within the same block on Third Street and will include the expansion of its grocery component to include fresh food and produce, which will better serve the residents in the surrounding neighborhood. The Project will not create a net new liquor sales establishment on Third Street. Furthermore, the Project will comply with Planning Code Section 249.62 which pertains to the relocation of existing liquor establishments on Third Street.*

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

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

*The project proposes to relocate an existing liquor establishment/grocery store within the same block and will continue to serve the neighborhood as it has for over two decades.*

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

*The existing residential units in the surrounding neighborhood would not be adversely affected. The proposal proposes to relocate an existing liquor establishment/grocery store within the same block and will occupy an existing commercial space that has been vacant for many years. No residential units will be lost and no exterior modifications to the building will be made.*

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

*The Project will not involve any modifications to the existing residential units in the building, thus preserving the supply of housing.*

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



*The proposed project is at mid-block at 4522 3rd Street and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use Muni to arrive at the subject location as several bus lines operate within a few blocks of the site.*

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

*The Project does not include the creation of commercial office development, and will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The Project will relocate an existing business into a vacant commercial storefront within the same city block, thus there is no impact.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project will not involve any exterior modifications to the existing building and will not impact any landmarks or historic buildings.*

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

*The Project is located within an existing building and will have no negative impact on existing parks and open spaces.*

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



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-007658CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 30, 2017 and October 18, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on ~~December~~November 214, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

Motion No. \*\*\*\*\*

~~November~~ December 142, 2017

CASE NO. 2017-007658CUA  
4522 3<sup>rd</sup> Street

ADOPTED: December~~November~~ 142, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the relocation of an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) 4522 3<sup>rd</sup> Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery located at 4522 3<sup>rd</sup> Street, Block 5296, Lot 019 pursuant to Planning Code Sections 249.62, 303 and 712, within the Neighborhood Commercial, Moderate Scale District and 40-X Height and Bulk District; in general conformance with plans, dated May 30, 2017 and October 18, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-007658CUA and subject to conditions of approval reviewed and approved by the Commission on ~~December~~November 142, 2017 under Motion No. \*\*\*\*\*. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on ~~December~~November 214, 2017 under Motion No. \*\*\*\*\*.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



**MONITORING - AFTER ENTITLEMENT**

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**OPERATION**

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

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

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

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



11. Security.

- a. The Project Sponsor shall install and maintain exterior lighting sufficient to fully illuminate the entry and sidewalk area extending to the curb for the length of the building frontage.
- b. The Project Sponsor shall install and maintain security cameras on the exterior of the property sufficient for monitoring and recording activities on the sidewalk for the length of the subject building street frontage.

12. Interior Floor Plan.

- a. The Project Sponsor shall not display ~~or promote~~ alcohol ~~or other products with age~~ limited sales (i.e. tobacco, retail cannabis, etc.) within 15 feet of the store entry.
- b. Pursuant to the guidelines of the HealthyRetailSF program, not more than 15% of the floor area of the store shall be dedicated to alcohol sales.
- c. Not less than 45% of the floor area of the store shall be dedicated to sales and display of "Healthy Products" as designated by HealthyRetailSF.  
HealthyRetailSF is led and deployed by the Office of Economic and Workforce Development (OEWD) in partnership with the San Francisco Department of Public Health (SFPDH). For more information about this program, visit [www.HealthyRetailSF.org](http://www.HealthyRetailSF.org)

so that alcohol  
is not  
visible  
from the  
street



EL. 303.9'  
O. NEIGHBOR  
DOF

EL. 307.00'  
T.O. NEIGHBOR  
ROOF

**799 CASTRO STREET**  
(E) - PROPOSED ALTERATION

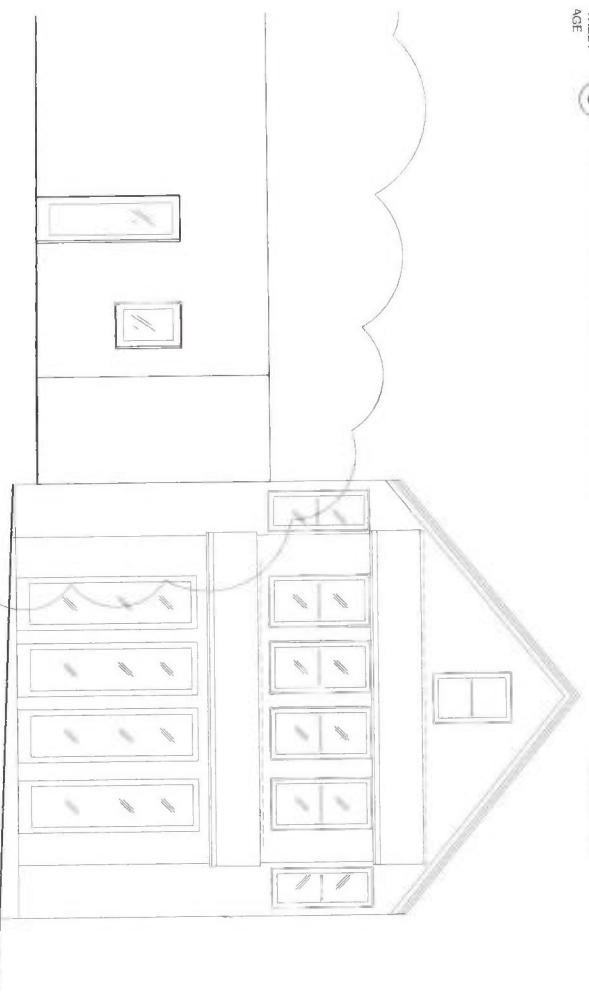
(E) WOOD WINDOWS, TYP.  
(E) VERTICAL WOOD SIDING  
T.O. NATURAL GRADE

(E) WOOD DOORS, TYP.

**3 SOUTH ELEVATION - 21ST STREET - EXISTING**

Scale: 1/4" = 1'-0"

1E AT  
TREET  
AGE



**EAST ELEVATION - 799 CASTRO STREET - EXISTING**

**3878-3880 21ST STREET**  
(E) DUPLEX - NO WORK

EL. 303.9'  
T.O. NEIGHBOR  
ROOF

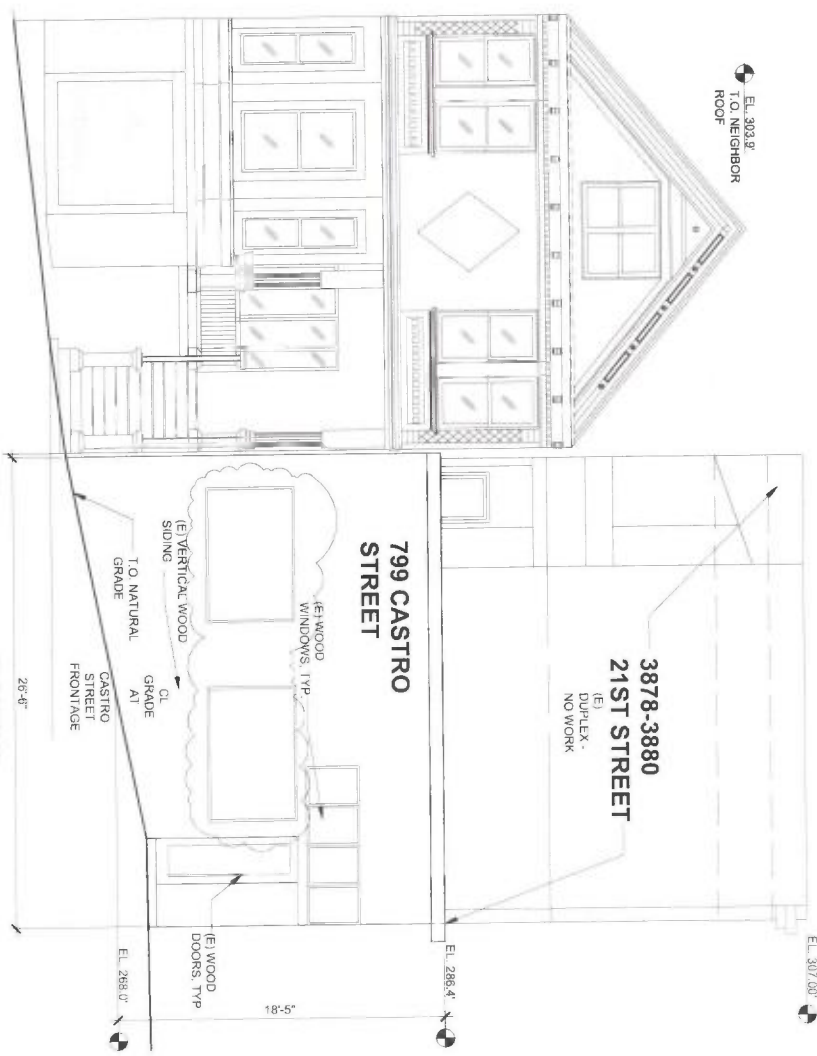
**3878-3880 21ST STREET**  
(E) DUPLEX - NO WORK

**799 CASTRO STREET**

(E) WOOD WINDOWS, TYP.  
(E) VERTICAL WOOD SIDING  
T.O. NATURAL GRADE  
CL. GRADE AT  
CASTRO STREET FRONTAGE  
(E) WOOD DOORS, TYP.

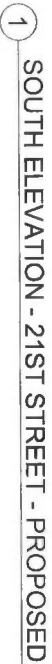
EL. 288.0'

**WEST ELEVATION - CASTRO STREET - EXISTING**



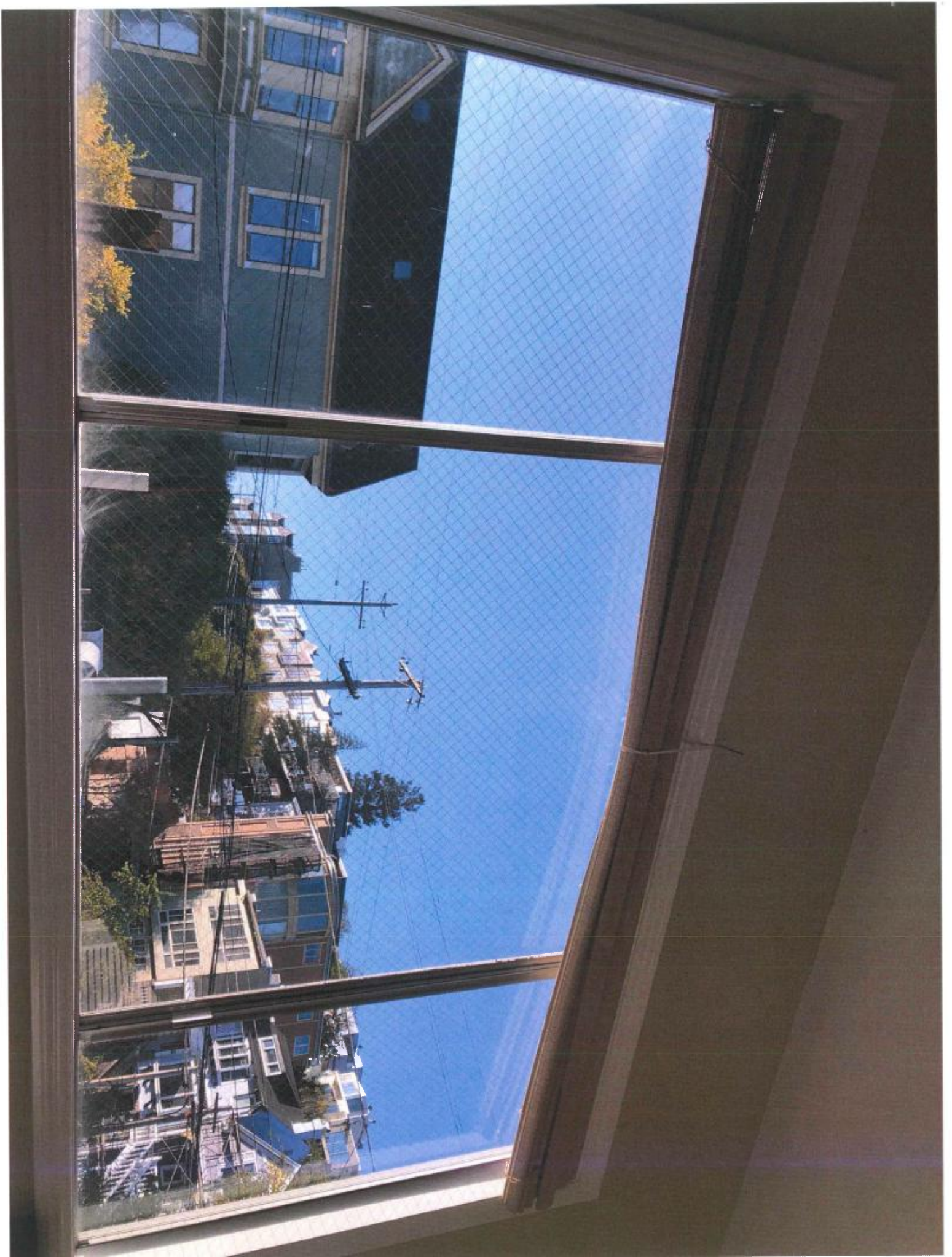


- SECTION 144 COMPLIANCE:
- EXTENT OF ARCHITECTURAL FEATURES AT SOUTH ELEVATION:  $99^{\circ}+86^{\circ}+37^{\circ}+80^{\circ} = 30^{\circ}-10^{\circ}$
- EXTENT OF BUILDING FRONTAGE AT SOUTH ELEVATION =  $0.635 > 1/3$

Scale:  $1/4" = 1'-0"$





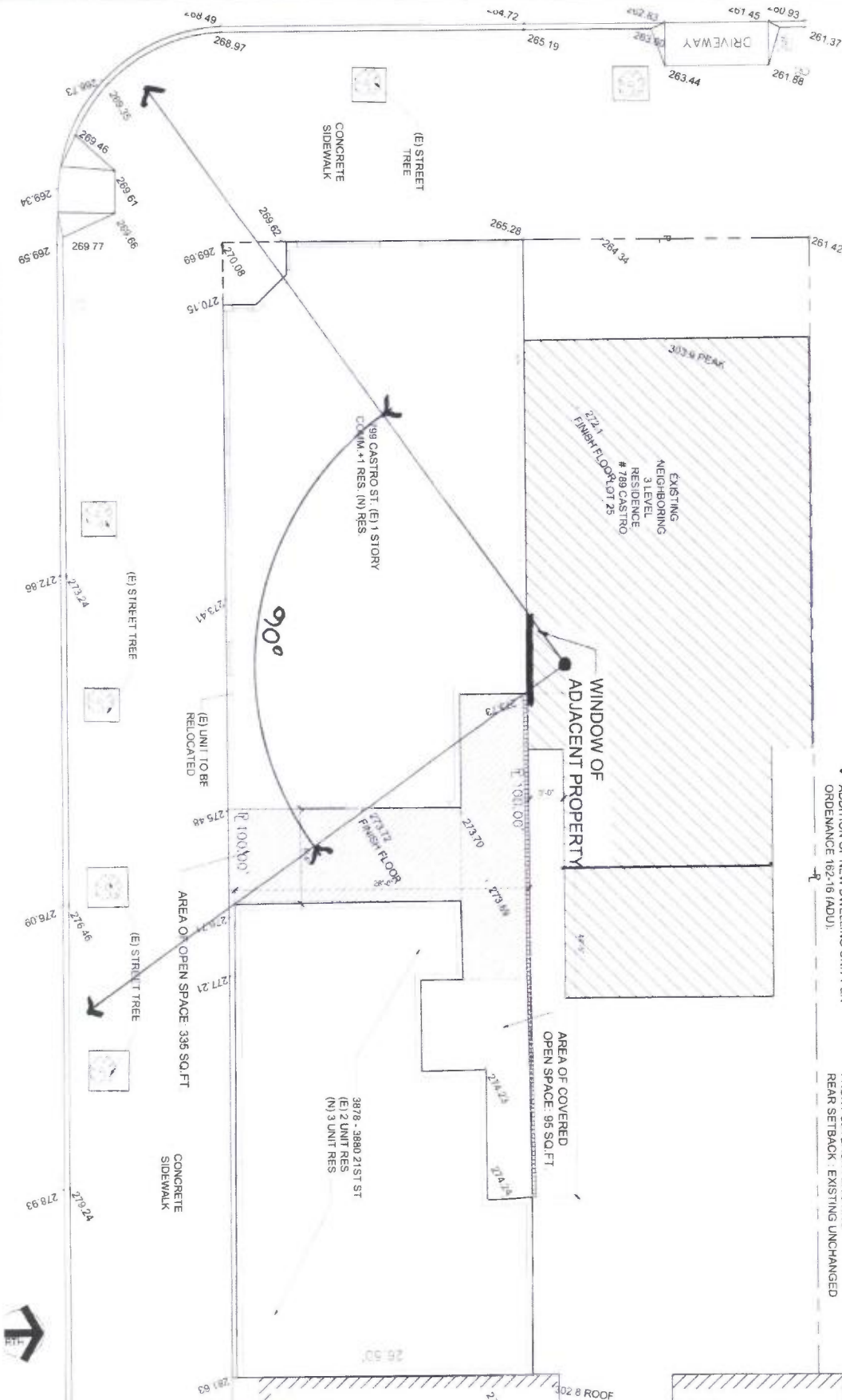






①

Scale: 1/4" = 1'-0"



## AREA SUMMARIES

## PROJECT DATA

- EXISTING BUILDING 1ST + 2ND FL. COMBINED  
1,766 SQ. FT. PER TRUE NORTH SURVEY
- DATED NOV. 13/2007
- PROPOSED BUILDING  
FLOOR AREA: 564 SQ. FT.
- PATIO AREAS: 335 SQ. FT.

SCOPE OF WORK:	ZONING - RH-2; RESIDENTIAL - TWO FAMILY
• ALTERATION OF BASEMENT & STORAGE AREA	HEIGHT/ BULK DISTRICT - 40-X
• ADDITION OF NEW DWELLING UNIT PER ORDINANCE 162-16 (ADU).	FRONT SETBACK - EXISTING
	REAR SETBACK - EXISTING UNCHANGED

PROJECT DATA  
NEW UNIT AT 3800E 21st STREET  
CODE : 2013 SFBIC  
CONSTRUCTION TYPE : V/B  
SPRINKLERING PER 903.3.1  
OCCUPANCY GROUP : R-3  
FLOORS : 1 LEVEL, WITH BASEMENT  
FULL LOT AREA : 2,650 SQ. FT.  
BLOCK/LOT : 3603/0024  
ZONING : RH-2, RESIDENTIAL - TWO FAMILY  
HEIGHT/BULK DISTRICT : 40-X  
FRONT SETBACK : EXISTING  
REAR SETBACK : EXISTING UNCHANGED

3878 / 3880 21st. STREET  
SAN FRANCISCO, CA 94114

A-0.1

## Slide PLUM

(1986) • 100

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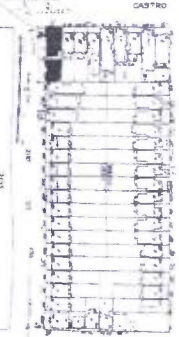
1999





PROJECT  
LOT  
EXISTING  
BUILDINGS

# 1 BLOCK PLAN - EXISTING



- SHEET INDEX:**
- A-0 VICINITY MAP, SITE/ROOF PLAN & PROJECT DATA
  - A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
  - A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
  - A-1.3 PROPOSED SECTIONS
  - A-2 PROPOSED WEST AND EAST ELEVATIONS
  - A-2.1 PROPOSED SOUTH ELEVATION
  - A-2.2 PROPOSED NORTH ELEVATION
  - A-2.3 EXISTING SOUTH ELEVATION
  - A-2.5 EXISTING NORTH ELEVATION

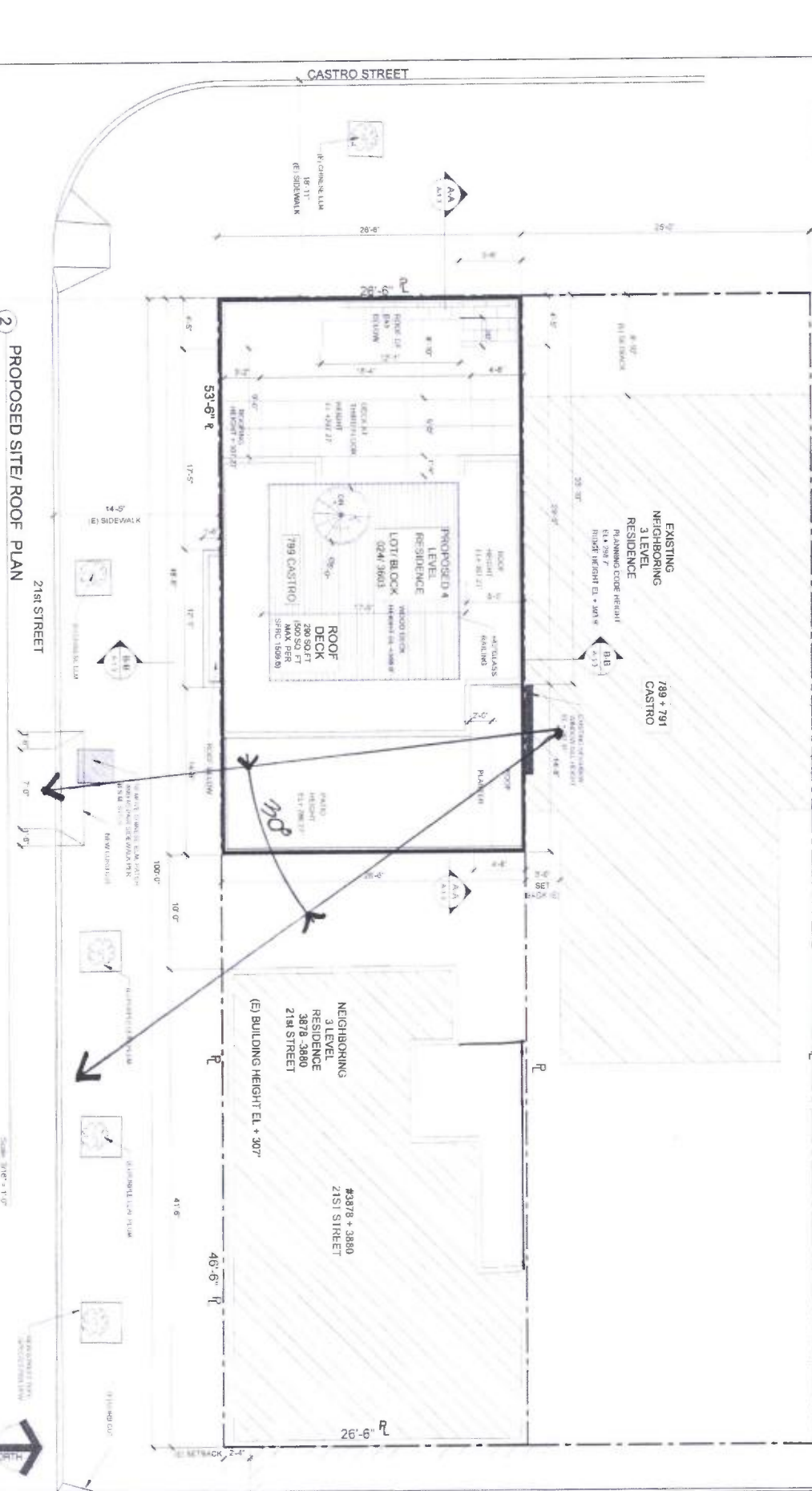
## AREA SUMMARIES

- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13, 2007
  - PROPOSED BUILDING
  - FLOOR AREA: 3,150 SQ. FT.
  - GARAGE: 306 SQ. FT.
  - BALCONY, PATIO AREAS: 349.5 SQ. FT.
- SCOPE OF WORK**
- ALTERATION OF EXISTING COMMERCIAL BUILDING
  - CONVERSION OF OCCUPANCY TO R-3.

## PROJECT DATA

REMODELED RESIDENCE AT 799 CASTRO STREET  
 CODE: 2013 SIBC  
 CONSTRUCTION TYPE: V/B  
 SPRINKLERING: PER 903.3.1  
 OCCUPANCY GROUP: R-3  
 FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT  
 FULL LOT AREA: 2,862 SQ. FT.  
 BLOCK/LOT: 3603/024  
 ZONING: RH-2, RESIDENTIAL - TWO FAMILY  
 HEIGHT/BULK DISTRICT: 40-X  
 FRONT SETBACK: PER PROPOSED VARIANCE  
 REAR SETBACK: VARIANCE REQUEST PER MINIMUM 15' SEPARATION BETWEEN BUILDINGS

# 2 PROPOSED SITE/ROOF PLAN



**NEW RESIDENCE**  
 799 CASTRO  
 SAN FRANCISCO, CA 94114



2741 19TH STREET  
 SAN FRANCISCO, CA 94116  
 Tel: 415-367-5044  
 Fax: 415-367-5044  
 WWW.TECTA.COM



A-0

PROPOSED SITE  
 PLAN

Scale: 3/16" = 1'-0"

DATE: 10/13/11

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Scale: 3/16" = 1'-0"

DATE: 10/13/11



# Floor Area Ration (FAR) Tabulations of Properties Adjacent 799 Castro Street

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
3603/027	785	Castro Street	1	2998	2495	1.20
3603/030	767	Castro Street	1	3097	2500	1.24
3622/065	552-554	Hill Street	2	3550	2848	1.25
3603/024	799	Castro Street	3	3315	2650	1.25
3622/085	3855	21st Street	3	3600	2848	1.26
2770/011	3900-3902	22nd Street	2	2423	1873	1.29
2770/002	806	Castro Street	1	2513	1875	1.34
2752/019, 2752/040-041	750-752	Castro Street	2	4195	3123	1.34
3603/028	781-783	Castro Street	2	3360	2495	1.35
3622/070	584	Hill Street	1	3265	2278	1.43
2752/035	700	Castro Street	12	7665	3080	2.49
Overall Average FAR						0.79

## SUMMARY OF FLOOR AREA RATIO (FAR) TABULATIONS

91 Properties surveyed, including 8 corner lots.

Average FAR of Corner Lots 1.15

Overall Average FAR 0.79

799 Castro Street Existing FAR [3 units] 1.25

799 Castro Street Proposed FAR w/out Parking  
(3150+2320)/2650 [4 units] 2.06

799 Castro Street Proposed FAR w/ Parking  
(3150 + 2320 + 306)/2650 [4 units] 2.18

**Proposed 799 Castro Street FAR will be 2.6 to 2.7 times greater than the average FAR in the district.**

APN	No.	Street	- Building Area (sq ft)	Parcel Area (sq ft)	FAAR
3622/069	580	Hill Street	-	2141	2848
2752/006	712	Castro Street	-	2360	3125
3603/026	787-787A	Castro Street	-	1900	2495
2770/006	824-826	Castro Street	-	2400	3125
2770/010C	886	Castro Street	-	2435	3100
3622/075	823	Castro Street	-	2100	2657
2752/018	748	Castro Street	-	2510	3123
3603/020	3860	21st Street	-	2300	2850
2752/002	704	Castro Street	-	2024	2495
2752/012	734-736	Castro Street	-	2550	3125
3603/129-130	751-753	Castro Street	-	2056	2500
3603/033	579	Liberty Street	-	2350	2848
3622/087	3847	21st Street	-	2392	2848
3603/038	559	Liberty Street	-	2421	2848
2752/015	742	Castro Street	-	2700	3125
2770/038	834	Castro Street	-	5312	6041.25
3622/068	576	Hill Street	-	2525	2850
3622/084	3859	21st Street	-	2600	2850
2752/017	746	Castro Street	-	2916	3125
3622/067	572-574	Hill Street	-	2660	2848
3622/076	817	Castro Street	-	2518	2659.65
2752/020	3900-3922	21st Street	-	4199	4373
3622/073	835	Castro Street	-	1808	1873
3622/086	3851	21st Street	-	2752	2848
2752/014	740	Castro Street	-	3050	3123
2752/004	708	Castro Street	-	3060	3125
3603/017	3848	21st Street	-	2953	2848
2770/013	3910	22nd Street	-	2000	1873
2770/034	808	Castro Street	-	2844	2625
3603/025	789-791	Castro Street	-	2728	2500
3622/071	847	Castro Street	-	2224	1950
3622/078	807-809	Castro Street	-	3104	2625
					1.18

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
3603-099-10	771-773	Castro Street	-	1291	2500	0.52
3622/072	841	Castro Street	-	1000	1873	0.53
3622/095	801	Castro Street	-	1446	2650	0.55
2770/009A	846	Castro Street	-	1718	3083.75	0.56
3603/036	567	Liberty Street	-	1682	2850	0.59
3622/080	3881	21st Street	-	1700	2850	0.60
3622/081	3877	21st Street	-	1700	2850	0.60
3603/039	555	Liberty Street	-	1715	2850	0.60
3622/066	560	Hill Street	-	1729	2848	0.61
3603/014	3436	21st Street	-	1740	2850	0.61
3603/016	3844	21st Street	-	1740	2850	0.61
3603/108-109		21st Street	-	1797	2850	0.63
3622/082	3875	21st Street	-	1838	2848	0.65
2752/007	714	Castro Street	-	2020	3125	0.65
2752/008	720	Castro Street	-	2020	3123	0.65
3603/110-111	757-759	Castro Street	-	1636	2495	0.66
2752/005	710	Castro Street	-	2060	3123	0.66
3603/037	563	Liberty Street	-	1885	2848	0.66
3622/063	544	Hill Street	-	1896	2848	0.67
3603/019	3856	21st Street	-	1900	2848	0.67
2752/013	738	Castro Street	-	2093	3125	0.67
2752/009	724	Castro Street	-	2100	3123	0.67
3622/113-114	827-829	Castro Street	-	1750	2600	0.67
3622/077	811	Castro Street	-	1800	2622	0.69
2770/009B	850	Castro Street	-	2140	3079	0.70
2770/001	800	Castro Street	-	1340	1875	0.71
3603/034	575	Liberty Street	-	2059	2850	0.72
2752/016	744	Castro Street	-	2266	3125	0.73
2770/035	812-814	Castro Street	-	4033	5497	0.73
3622/062	540	Hill Street	-	2102	2848	0.74
2752/011	732	Castro Street	-	2319	3125	0.74
3603/040	549	Liberty Street	-	2135	2848	0.75



# Floor Area Ration (FAR) Tabulations of Properties Adjacent 799 Castro Street

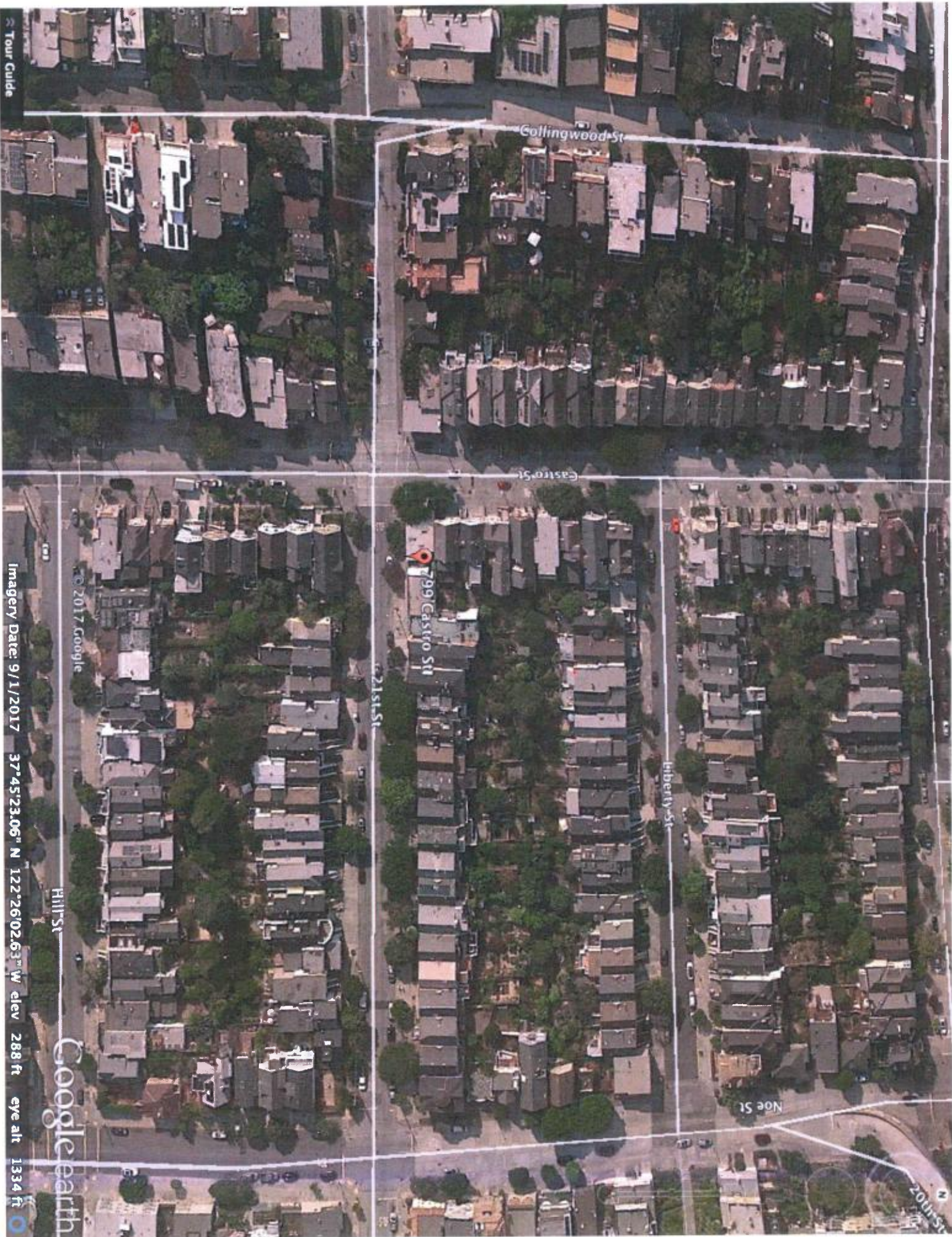
## FAR Tabulations of Properties Adjacent 799 Castro Street

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
3622/095	801	Castro Street	-	1446	2650	0.55
2770/001	800	Castro Street	-	1340	1875	0.71
3603/129-130	751-753	Castro Street	-	2056	2500	0.82
2752/020	3900-3922	21st Street	-	4199	4373	0.96
3622/071	847	Castro Street	-	2224	1950	1.14
3603/024	799	Castro Street	-	3315	2650	1.25
2770/011	3900-3902	22nd Street	-	2423	1873	1.29
2752/035	700	Castro Street	-	7665	3080	2.49

Average FAR of Corner Lots. 1.15

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
2770/040-043	876A-B, 880A-B	Castro Street	-	2195	7401	0.30
2770/010	870-872	Castro Street	-	2536	7410	0.34
2770/009D	860	Castro Street	-	1085	3083.75	0.35
2752/036-037	728-730	Castro Street	-	1177	3125	0.38
3603/117-119		21st Street	-	1142	2850	0.40
3603/114-116		21st Street	-	1147	2850	0.40
3622/107	3865-3867	21st Street	-	1173	2850	0.41
3603/101-102	571-573	Liberty Street	-	1222	2850	0.43
2770/009	840	Castro Street	-	1330	3079	0.43
2770/009C	856	Castro Street	-	1395	3079	0.45
3603/112-113		21st Street	-	1338	2850	0.47
3622/103	548-550	Hill Street	-	1371	2850	0.48
2770/012	3904	22nd Street	-	930	1873	0.50
3603/041	545	Liberty Street	-	1420	2850	0.50
2752/038	706-706A	Castro Street	-	1254	2500	0.50
3603/018	3852	21st Street	-	1450	2850	0.51





« Tour Guide

Imagery Date: 9/1/2017

37°45'23.06" N 122°26'02.63" W elev 288 ft eye alt 1334 ft

Hill St

Google earth





November 15, 2017

Received at CPC Hearing 12/14/17

San Francisco Planning Commission  
1650 Mission Street #400  
San Francisco, CA 94103

Re: 2017-007658CUA – 4522 3<sup>rd</sup> Street

Dear SF Planning Commission:

My name is Ronde Stephens-Pitts. I am a San Francisco native and current Daly City resident of more than 40 years. I grew and attended school in the Bayview and frequently patronize the businesses in the 3<sup>rd</sup> street corridor. I am also a seeker of the truth.

I attended the second Planning Commission meeting on November 16<sup>th</sup> and wasted several hours waiting while unbeknownst to us Malia Cohen called the Director of the Planning Commission and requested the hearing be continued and then notified the opposition but intentionally failed to contact the sponsor. I went to Supervisor Cohen's office and spoke with her assistant Brittney and she stated Jack Gallagher failed to do his job and requested it be continued and Supervisor Cohen had nothing to do with it, however ten minutes later a Planning Commission member told me the exact opposite. I realized then Supervisor Cohen was colluding with the opposition.

The most egregious fallout from this manufactured opposition is that two veteran police officers with more than 50 year experience between them and a long time love and respect for the community where placed under investigation for speaking the truth to this body. I was under the false impression that SFPD and those involved wanted the community to become more comfortable and build stronger relationships with the police. It's sad that there is an effort to mute the officers opinion as they often have the best prospective and are trained to be good judges of character. When I asked Mr. Seriguchi if he called and complained to the police department to stated he believed it was Mr. Fleming however I believe since Supervisor Cohen has repeatedly mislead Sav-Mor and their supporters and also been complicit with both Urban Ed and Mr. Fleming since the beginning that she had something to do with the complaint.

Mr. Chris Fleming is the owner of the building at 4500 3<sup>rd</sup> st but failed to disclose this in his presentation to the commission. He's a San Leandro resident that has never lived in San Francisco and has no vested interest in the community other than the building he's taken several loans on but done no updating and little maintenance in more than 20 years. His deliberate lack of maintenance actually contributes to the blight of 3<sup>rd</sup> St. Mr. Fleming will overwhelmingly financially benefit from the Urban Ed Academy modernizing and bringing his building up to current building codes at no expense to him. Please consider in San Francisco where housing is at a premium the large upper unit apartment in Mr. Flemings building has remained vacant for several years because of his lack of maintenance. Please also note that the Property Manager that spoke is his brother-in-law and part owner of 4500n 3<sup>rd</sup> st and has both duplicate conflicts of interest and an identical lack of disclosure.

The Urban Ed Academy (UEA) is a good program and I am pleased to see them working to close the academic achievement gap for African-American boys. It is a very good program but I have concerns about their omission of several key details and their lack of a relationship with the surrounding neighborhood.

The director of UEA, Mr. Seriguchi when ask by the commission how many doors down Sav-Mor would be from the learning center replied four but failed to mention that their completed architectural drawings show the

current placement of the front door at 4500 3<sup>rd</sup> will be moved around the corner to the 1600 block of LaSalle Avenue. He was also less than honest when asked directly by Commissioner Fong if *"Part of the mission of the school was to replace liquor sales with educational uses, which is ok if that's your mission?"* to which Mr. Seriguchi responded *"That is not a mission of ours on paper. This is an issue we took in tandem with supervisor Cohen's support and a number of partners, including the mayor's office"* However, this is not true. According to OpenIDEO (a website Mr. Seriguchi wrote for in June 2017) when asked to *'explain your project idea in two sentences'* Mr. Seriguchi responded, *"Erase a liquor store from the neighborhood. Replace it with a learning center and housing that allow teachers to live closer to schools and the communities they serve"*.

Commissioner Fong also asked what time the program would operate Mr. Seriguchi did not give a clear answer. In the past, UEA has served as a 6-hour Saturday school for kids 8-12 years old. Mr. Seriguchi also stated the program would operate Monday through Friday from 10:00am – 8:00pm, as an after school center with the early morning to be safe haven for truant students. Harboring truant students raises real issues for an area that is already struggling with educational gaps. The SFUSD, SFPD and District Attorney's Office are serious about truancy and it should not be encouraged. Furthermore, as a SFUSD parent I know San Francisco offers free on-site after-school educational assistance at more than 90 school in San Francisco and most children attend as parents can not pick up and transport their children to a different location in the middle of their work day.

The store is located on a block with 6 store fronts: 1 that has been closed and burned out for more than 20 years, 2 that have sat empty for more than 20 years, a Metro PCS cellphone store, a Mexican Restaurant, and Sav-Mor. The opponents of the move propose shutting down an additional door on already struggling 3<sup>rd</sup> street that is in desperate need of the active eyes of merchants that care about the community, which they've served for more than 27 years.

My biggest concern by far is my view the area itself is not appropriate for young children and it has nothing at all to do with liquor. The proposed learning center entrance on LaSalle Street near Newhall Avenue has been a hotbed for prostitution and heroin for at least the last 30 years and I doubt locating a learning center on the corner is going to change this. There is a reason the College Track is on the 4300 block of 3<sup>rd</sup> street, they are concerned about the safety of their kids and the location is away from the drugs and violence. There is a store front available for lease next door to College Track that would have been an ideal location for UEA it's unfortunate that UEA didn't explore it.

I feel as if Mr. Fleming and Mr. Seriguchi are using the neighborhood children as pawns in a dangerous 3<sup>rd</sup> street shooting game for which Mr. Fleming will gain financially and Mr. Seriguchi will gain political capital. I do not believe Mr. Seriguchi and UEA performed their due diligence when planning instead they vilified the store under the often heard and true narrative of 'too many liquor stores in black neighborhoods' assuming they know what's best for a neighborhood they aren't from and don't go to.

I hope that Urban Ed Academy can become a true community partner and actually communicate and work with members of the community; it would be advantageous to all of us.

Thank you for your time,

Ronde Stephens-Pitts





Received at CPC Hearing 12/14/17  
K. Duane

793 SOUTH VAN NESS AVE  
PRESENTATION TO THE SAN FRANCISCO PLANNING COMMISSION

Date of Package: December 14, 2017

Project Sponsor:

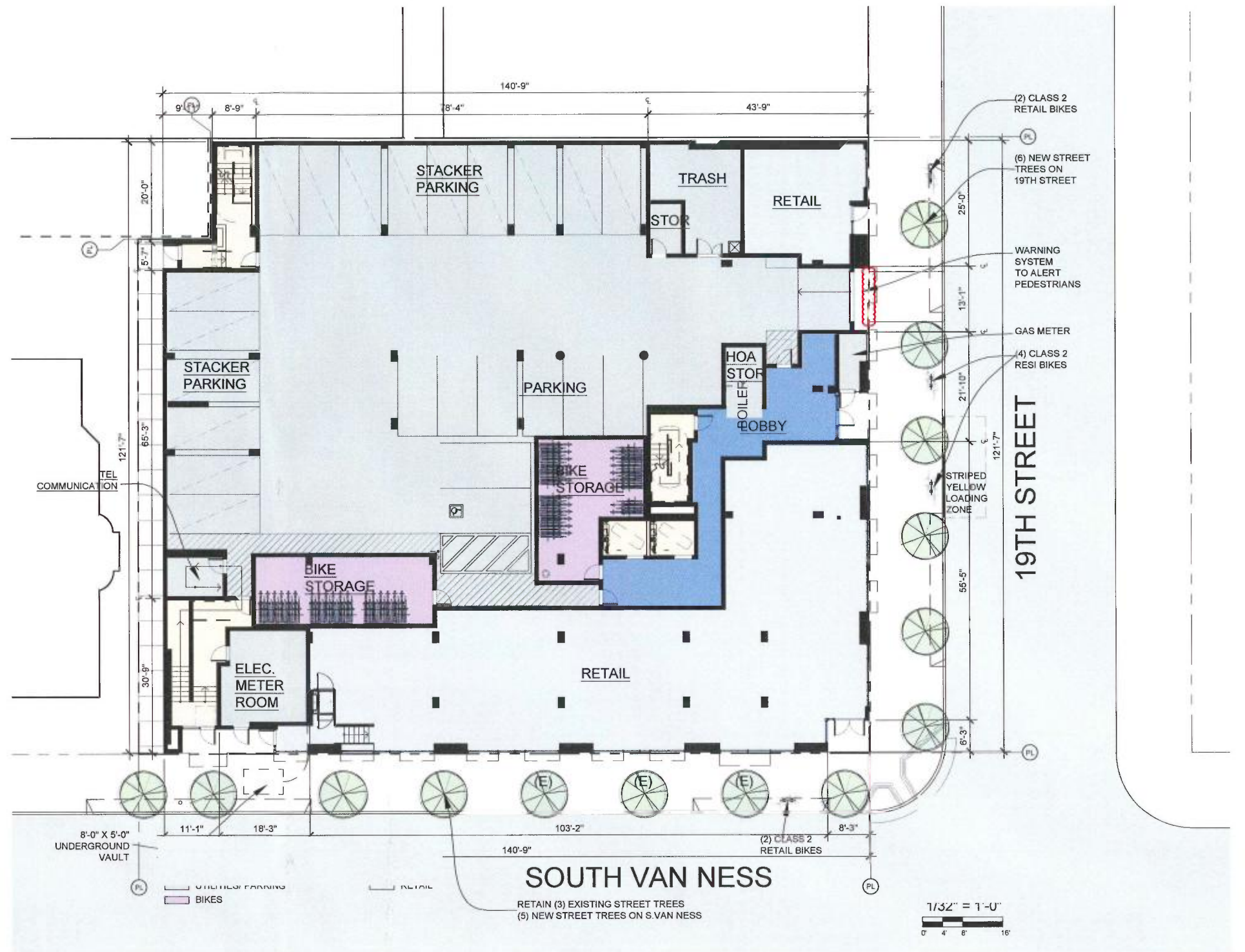
799 SVN LLC  
3364 Sacramento Street  
San Francisco, CA 94118





<p>799 SVN LLC 3364 Sacramento Street San Francisco, CA 94118</p>	<p>Date of Package: December 14, 2017</p>	<p>CONTEXT IMAGERY</p>	<p>793 SOUTH VAN NESS</p>	<p><b>ib+a</b> architecture</p> <p>Ian Birchall and Associates 251 South Van Ness Ave, Suite 300 San Francisco, CA 94103 p: 415.512.9660 f: 415.512.9663 www.ibadesign.com</p>
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- |                     |             |                          |           |              |
|---------------------|-------------|--------------------------|-----------|--------------|
| Stairs / Elevator   | 1-Bed Units | Common Usable Open Space | Amenities | Bike Storage |
| Utilities / Parking | 2-Bed Units | Private Balcony          | Retail    | Lobby        |

### CONTEXT MAP + LEVEL 1 PLAN

793 SOUTH VAN NESS

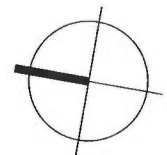
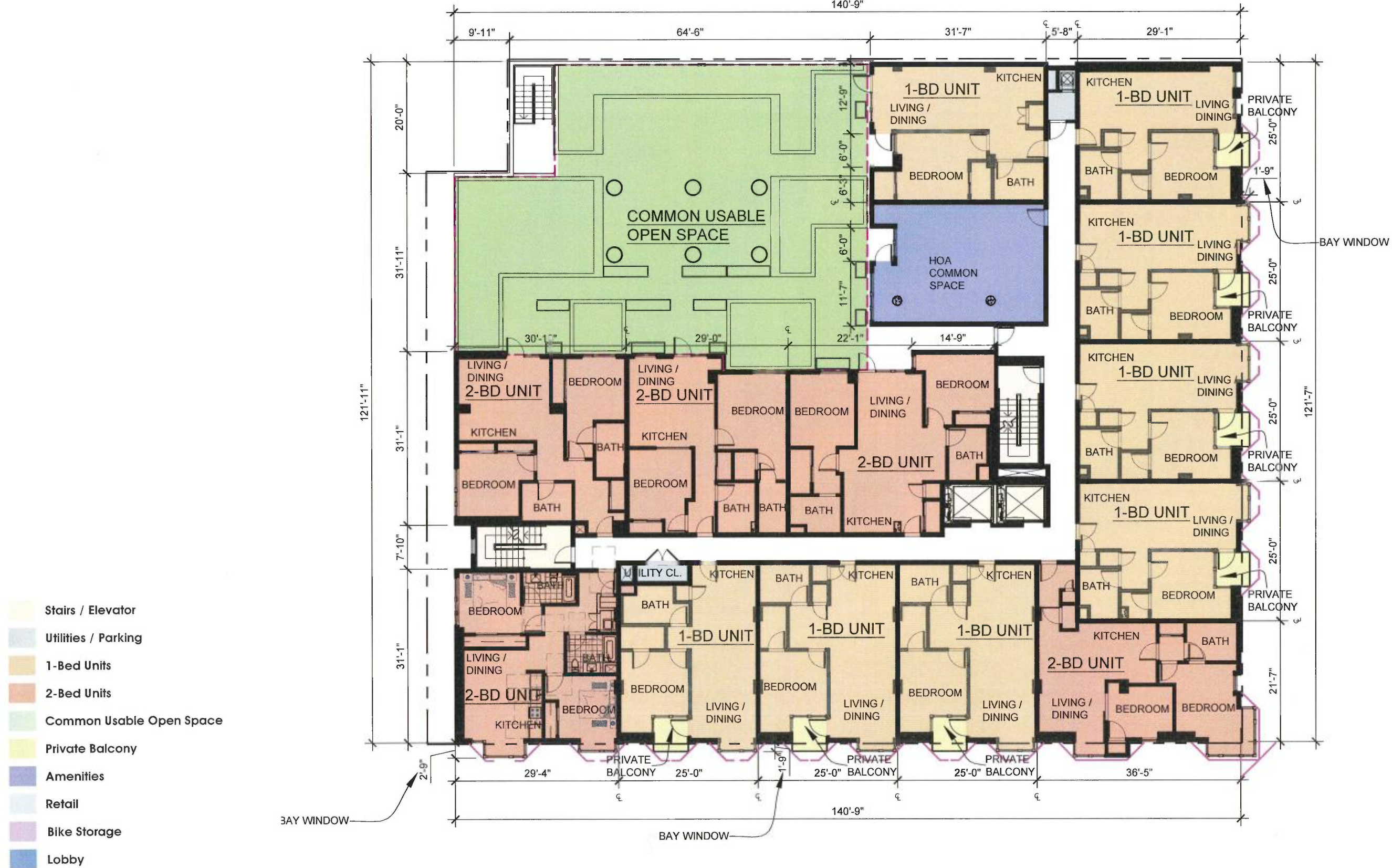
**ib+a**  
architecture

Ian Birchall and Associates  
251 South Van Ness Ave, Suite 300  
San Francisco, CA 94103  
p: 415.512.9660  
f: 415.512.9663  
www.ibadesign.com

799 SVN LLC  
3364 Sacramento Street  
San Francisco, CA 94118

Date of Package:  
December 14, 2017





799 SVN LLC  
3364 Sacramento Street  
San Francisco, CA 94118

Date of Package:  
December 14, 2017

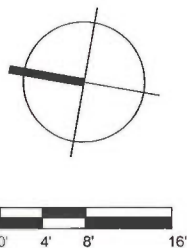
# PLAN LEVEL 2

793 SOUTH VAN NESS

**ib+a**  
architecture

Ian Birchall and Associates  
251 South Van Ness Ave, Suite 300  
San Francisco, CA 94103  
p: 415.512.9660  
f: 415.512.9663  
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### PLAN LEVELS 3 - 5

793 SOUTH VAN NESS

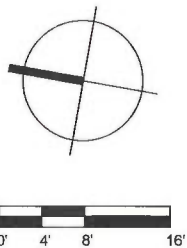


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### PLAN LEVEL 7

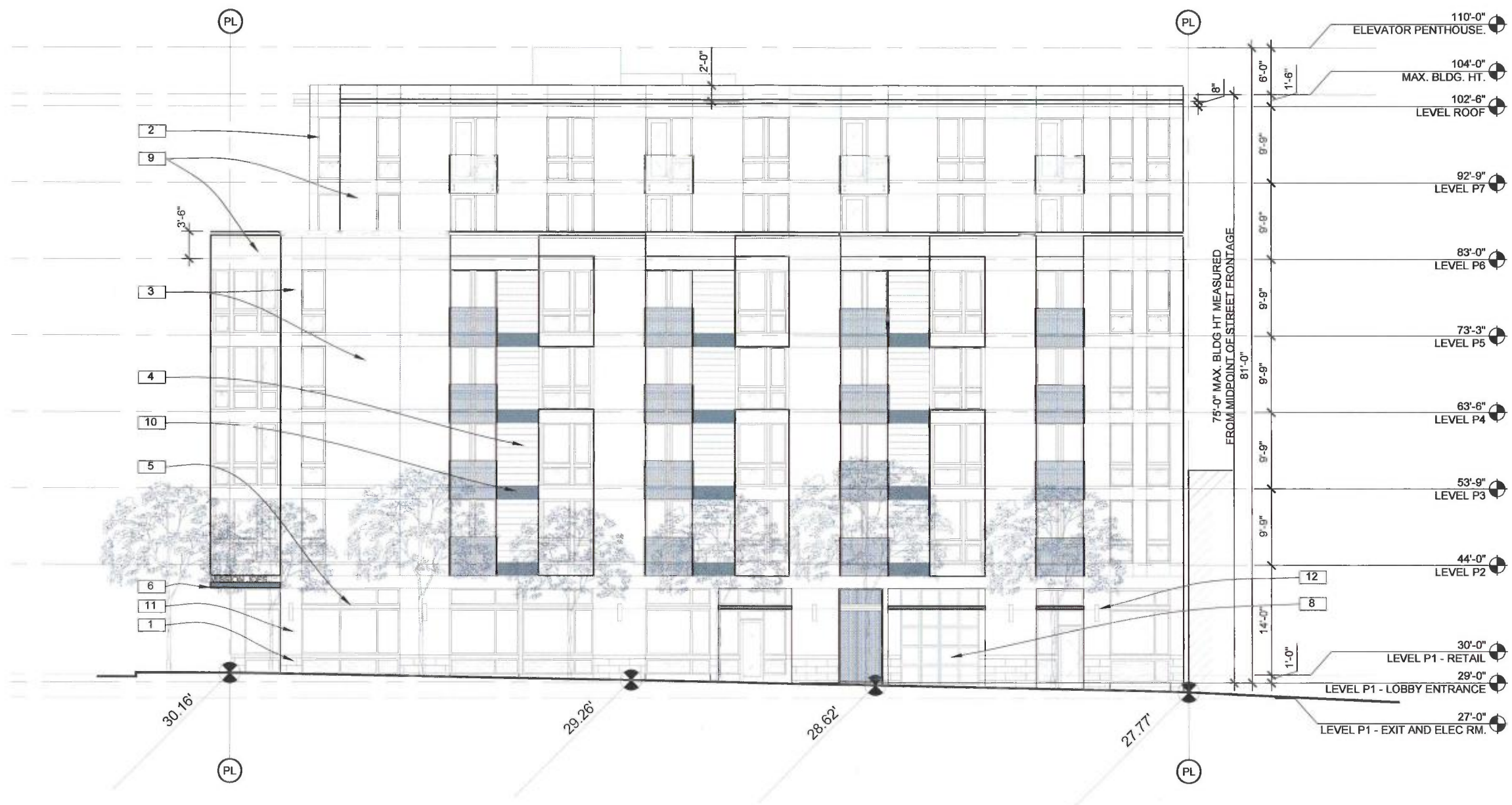
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#### ELEVATION KEYNOTES

1. LARGE FORMAT TILE  
7. ALUMINUM RAILING

2. ALUMINUM WINDOW  
8. GARAGE DOOR

3. LIGHT BEIGE STUCCO  
9. WARM GRAY STUCCO

4. RAIN SCREEN SIDING  
10. MOCHA BROWN STUCCO

5. STOREFRONT WINDOWS  
11. COOL GRAY STUCCO

6. CANOPY  
12. LIGHT FIXTURES

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**SOUTH ELEVATION**

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**VIEW OF 19TH + SOUTH VAN NESS CORNER**

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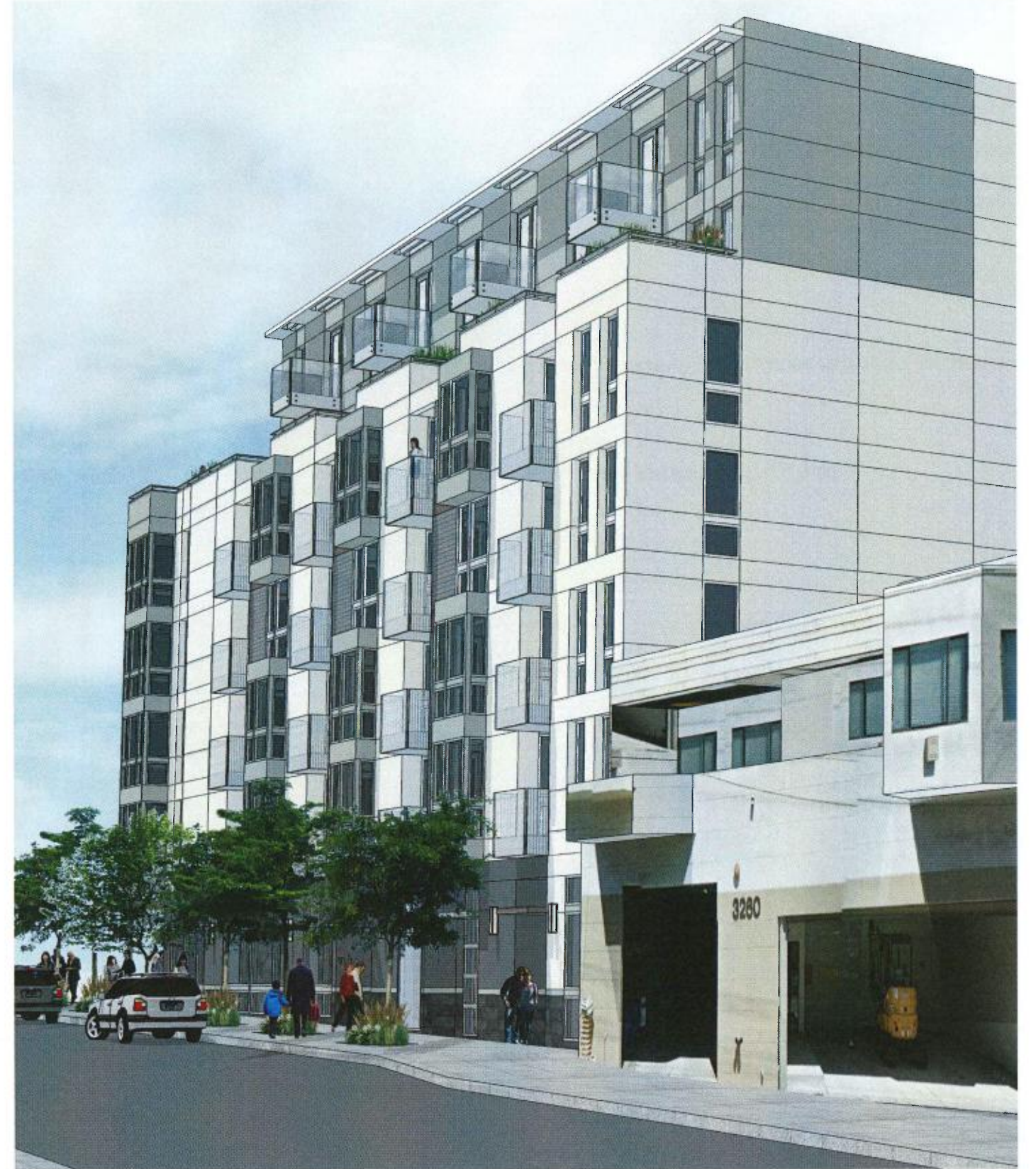
# REVISIONS TO DESIGN IN RESPONSE TO PLANNING DEPARTMENT + NEIGHBORHOOD COMMENTS

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# STREETSCAPE EXPERIENCE

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### SOUTH VAN NESS STREET ELEVATION

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**19TH STREET ELEVATION**

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**VIEWS OF REAR ELEVATIONS  
+  
COURTYARD EXPERIENCE**

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S. Velhe

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575 BELVEDERE STREET - REMODEL  
SAN FRANCISCO, CA



PLOT DATE: 11.02.17  
REVISIONS:

NO.	DATE	ISSUE
01/04/16		PRE-APPLICATION MEETING
06/26/16		SITE PERMIT APPLICATION
01/25/17		SITE PERMIT RESUBMITTAL - 1
06/01/17		SITE PERMIT RESUBMITTAL - 2
08/23/17		SITE PERMIT RESUBMITTAL - 3
01/05/17		SITE PERMIT RESUBMITTAL - 4

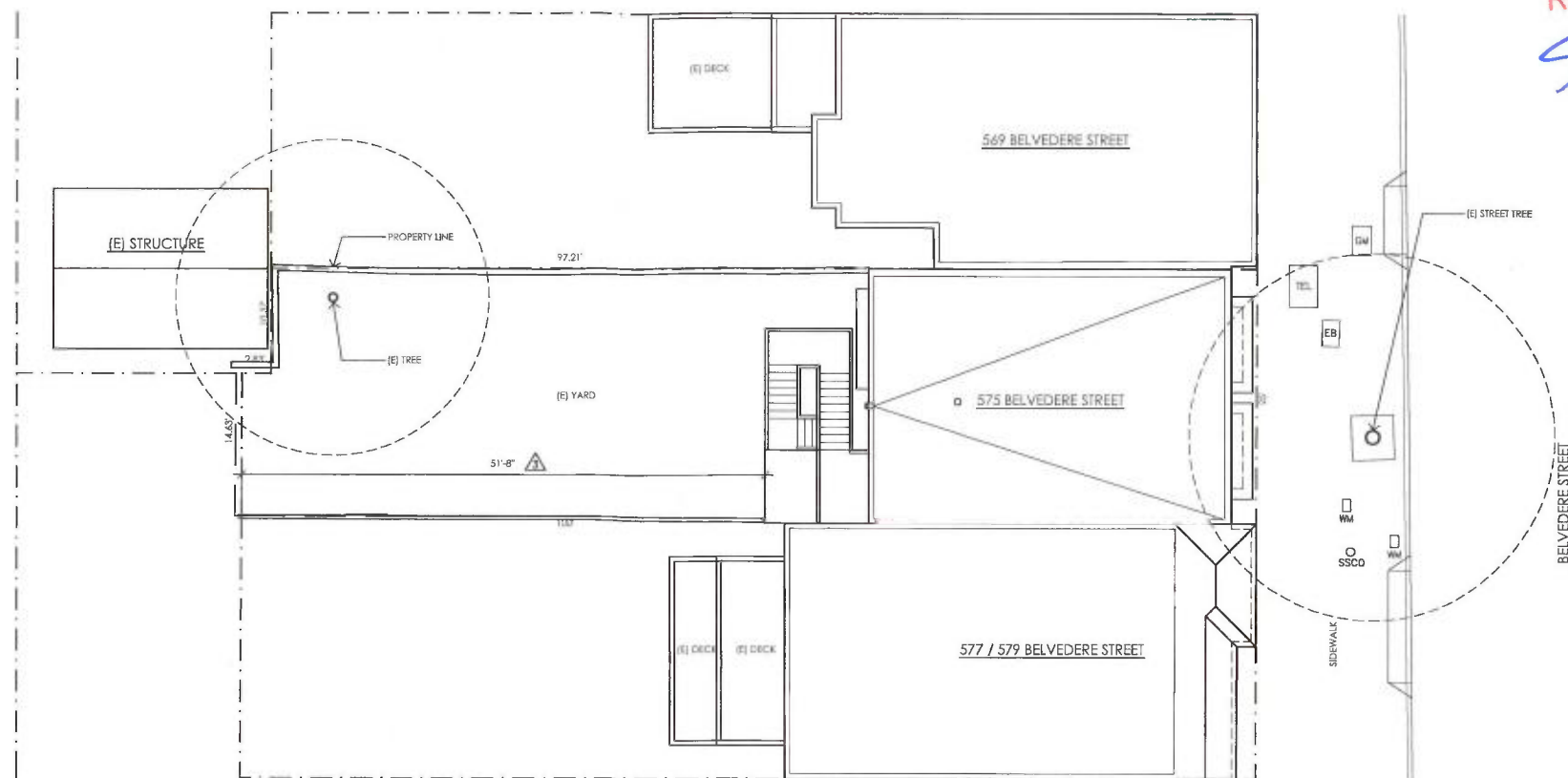
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DRAWN BY: RAP  
CHECKED BY:

DRAWING TITLE:  
SITE / ROOF  
PLANS

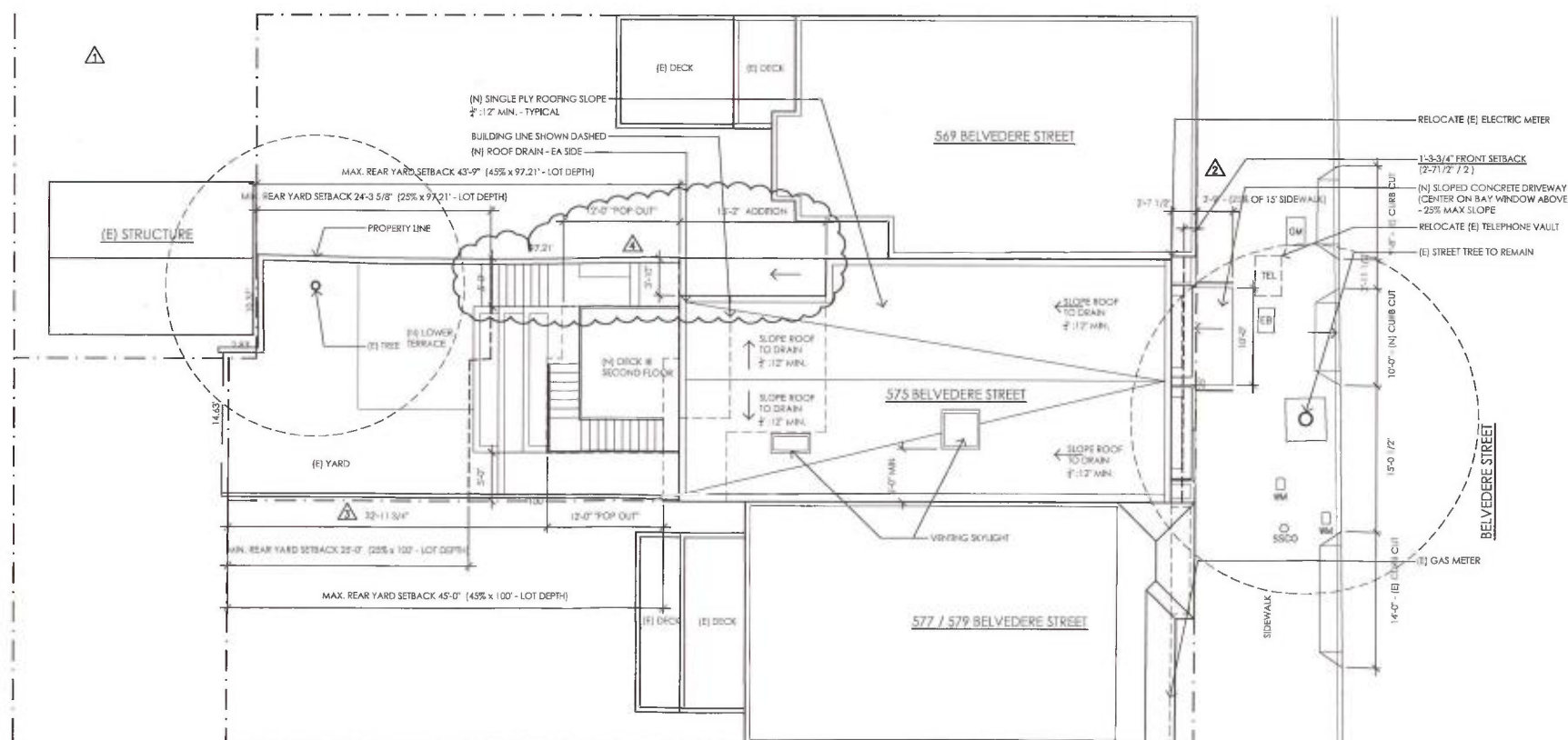
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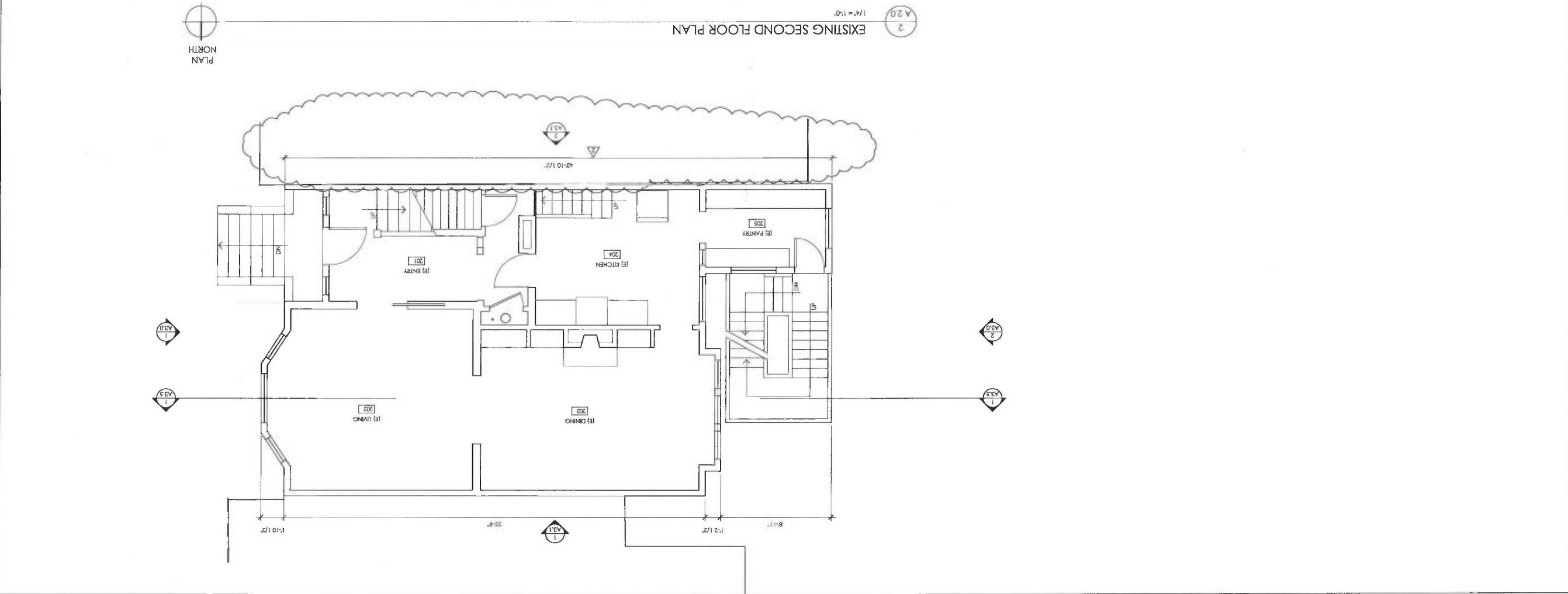
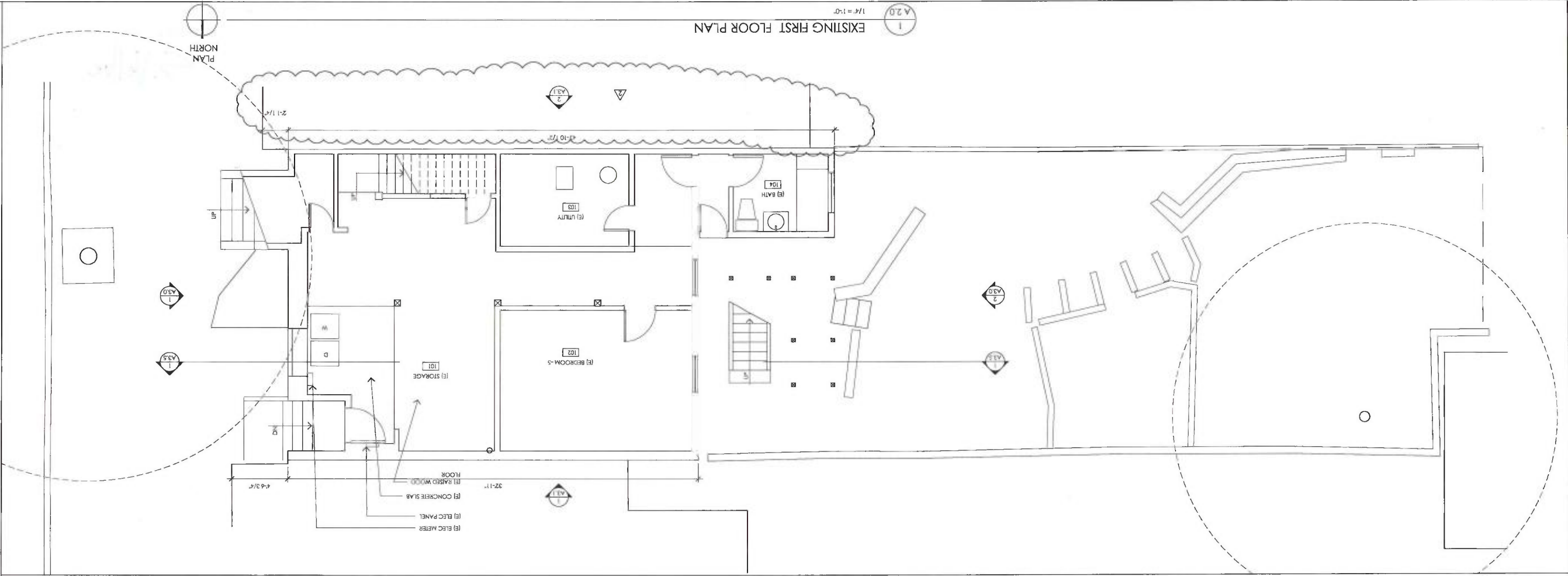
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EXISTING SITE / ROOF PLAN  
1/8"=1'-0"



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A 1.0  
PROPOSED SITE / ROOF PLAN  
1/8"=1'-0"



A 2.0

SCALE: 1/4" = 1'-0"

EXISTING  
FLOOR PLANS

PROJECT NUMBER: 15001

NO. DATE ISSUE

REVISIONS:

03.01.17

03.01.17

03.01.17

03.01.17

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PLOT DATE: 03.01.17  
REVISIONS:

NO.	DATE	ISSUE
08/28/15	03/01/17	SD REVIEW
09/01/15	03/01/17	SD REVIEW-3
03/02/16	03/01/17	PRELIMINARY PERMITS
03/04/16	03/01/17	PRE-APPROACH MEETING
08/24/16	03/01/17	SITE PERMIT APPLICATION
01/25/17	03/01/17	SITE PERMIT RESUBMITAL
03/01/17	03/01/17	SITE PERMIT RESUBMITAL-2

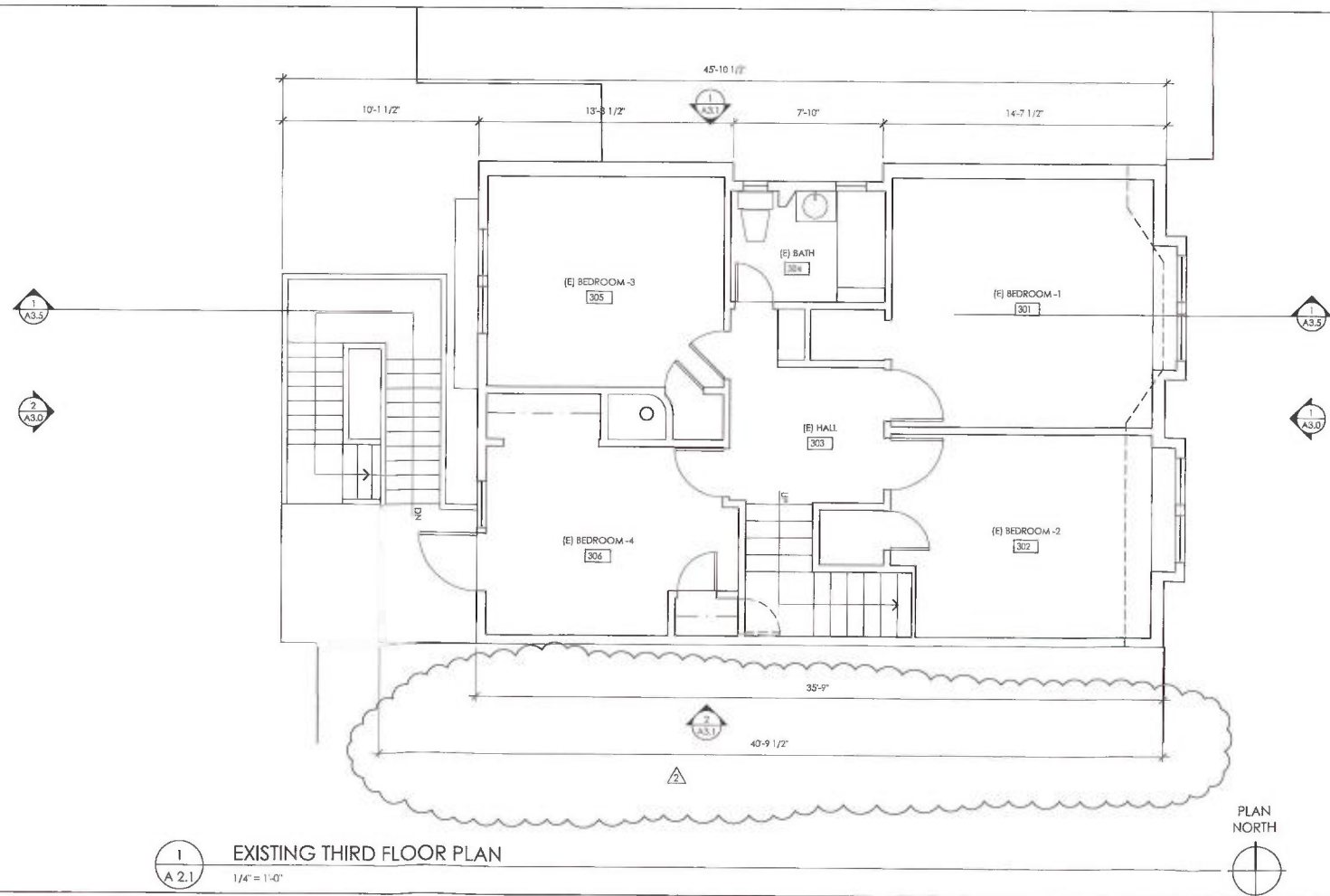
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DRAWN BY: RAR  
CHECKED BY:

DRAWING TITLE:  
**EXISTING FLOOR  
PLANS**

SCALE: 1/4"=1'-0"

DRAWING NO:

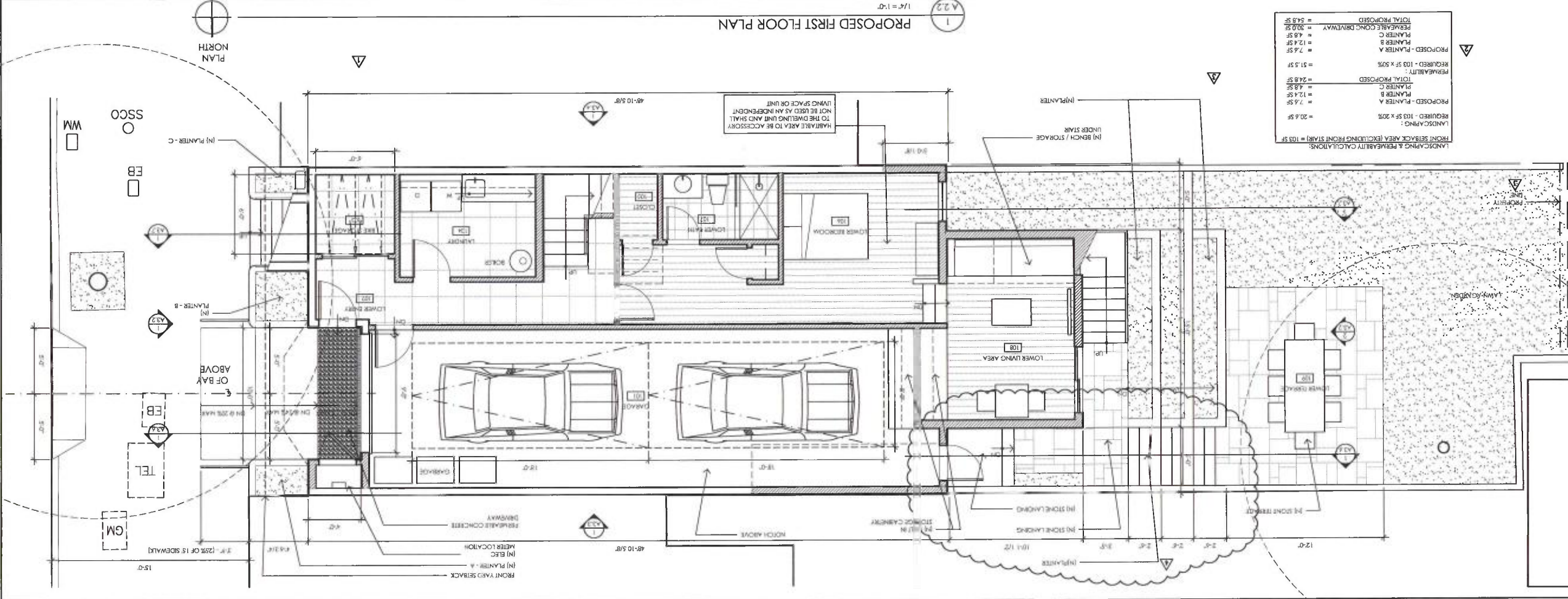
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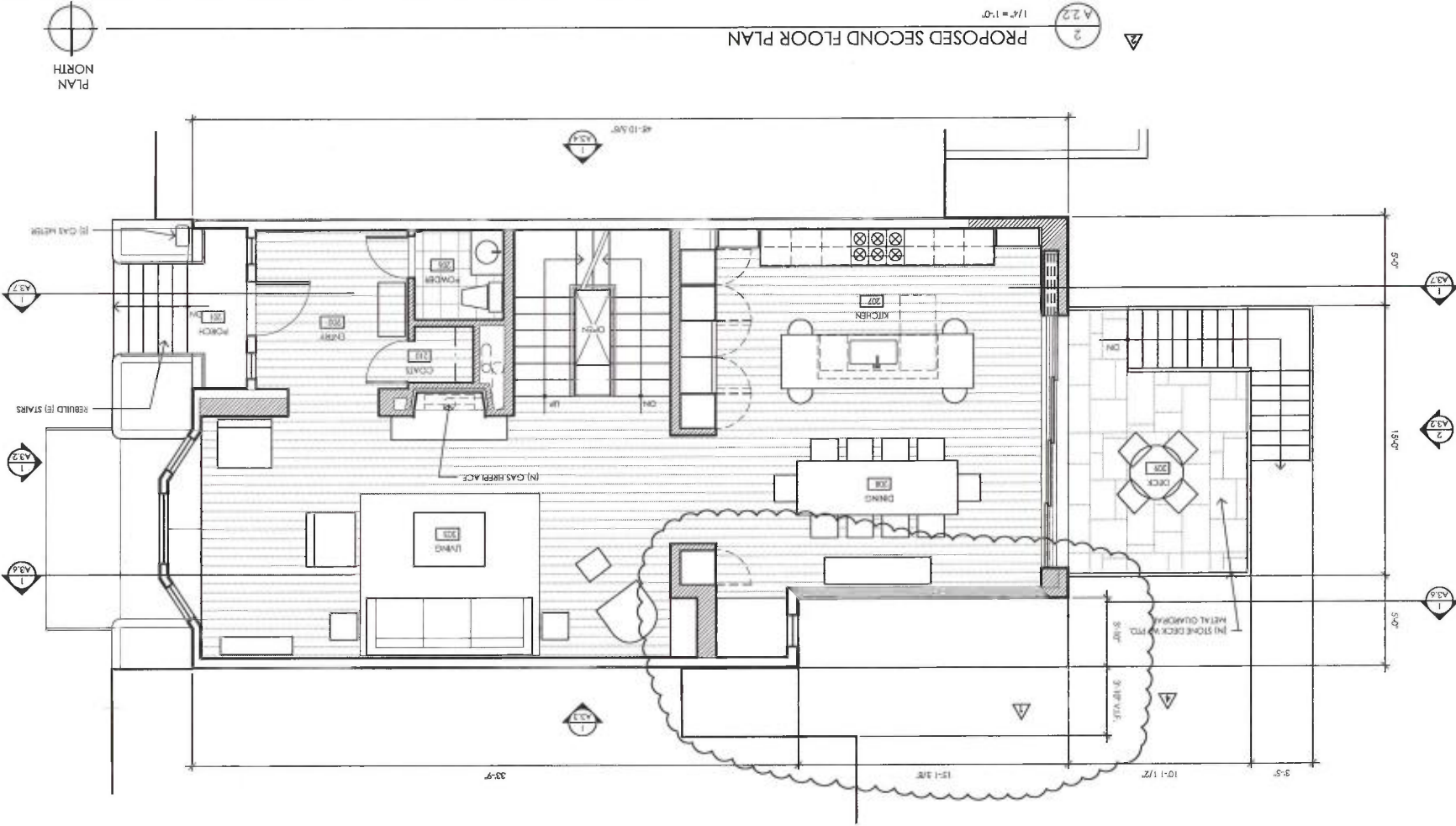


LANDSCAPING & PERMEABILITY CALCULATIONS:	
LANDSCAPING:	
PROPOSED - PLANTER A	= 20.6 SF
REQUIRED - 103 SF x 20%	
PROPOSED - PLANTER B	= 12.4 SF
PLANTER C	= 4.8 SF
TOTAL PROPOSED	= 24.8 SF
PERMEABILITY:	
REQUIRED - 103 SF x 50%	= 51.5 SF
PROPOSED - PLANTER A	= 20.6 SF
PLANTER B	= 12.4 SF
PLANTER C	= 4.8 SF
PERMEABLE CONC DRIVEWAY	= 30.0 SF
TOTAL PROPOSED	= 54.8 SF

PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



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PROJECT NUMBER: 15001  
CHECKED BY: [Signature]  
DATE: 11.02.17  
NO. DATE ISSUE  
REVISIONS:

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PLOT DATE: 11.02.17  
REVISIONS:

NO.	DATE	ISSUE
07/15/15	SD REVIEW-2	
09/01/15	SD REVIEW-3	
12/14/15	SD REVIEW-4	
01/07/16	PRELIMINARY PROPOS	
02/04/16	PRE-APPLICATION MEETING	
08/26/16	PRELIMINARY PROPOS	
01/25/17	PRELIMINARY PROPOS	
03/01/17	PRELIMINARY PROPOS	
01/02/17	PRELIMINARY PROPOS	

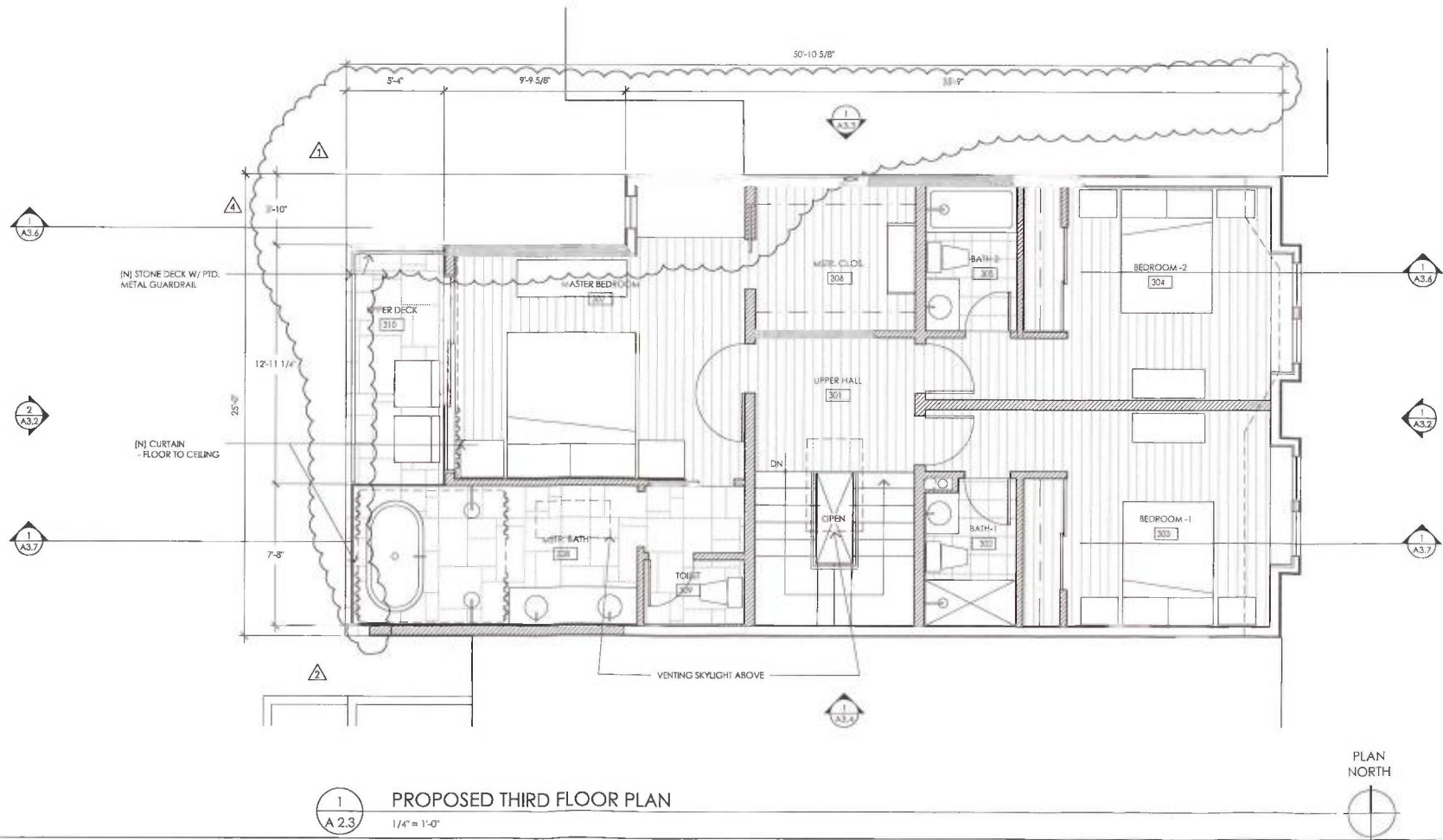
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DRAWN BY: RAF  
CHECKED BY:

DRAWING TITLE:  
PROPOSED  
FLOOR PLANS

SCALE: 1/4" = 1'-0"

DRAWING NO:

A 2.3





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PLOT DATE: 03.01.17  
REVISIONS:

NO.	DATE	ISSUE
02/14/15		S2 REVIEW - 4
01/02/16		PRELIMINARY PRICING
05/04/16		PRE-APPLICATION MEETING
01/25/17		SEE PERMITS REQUIRED
02/01/17		SEE PERMITS RESUBMITAL - 2

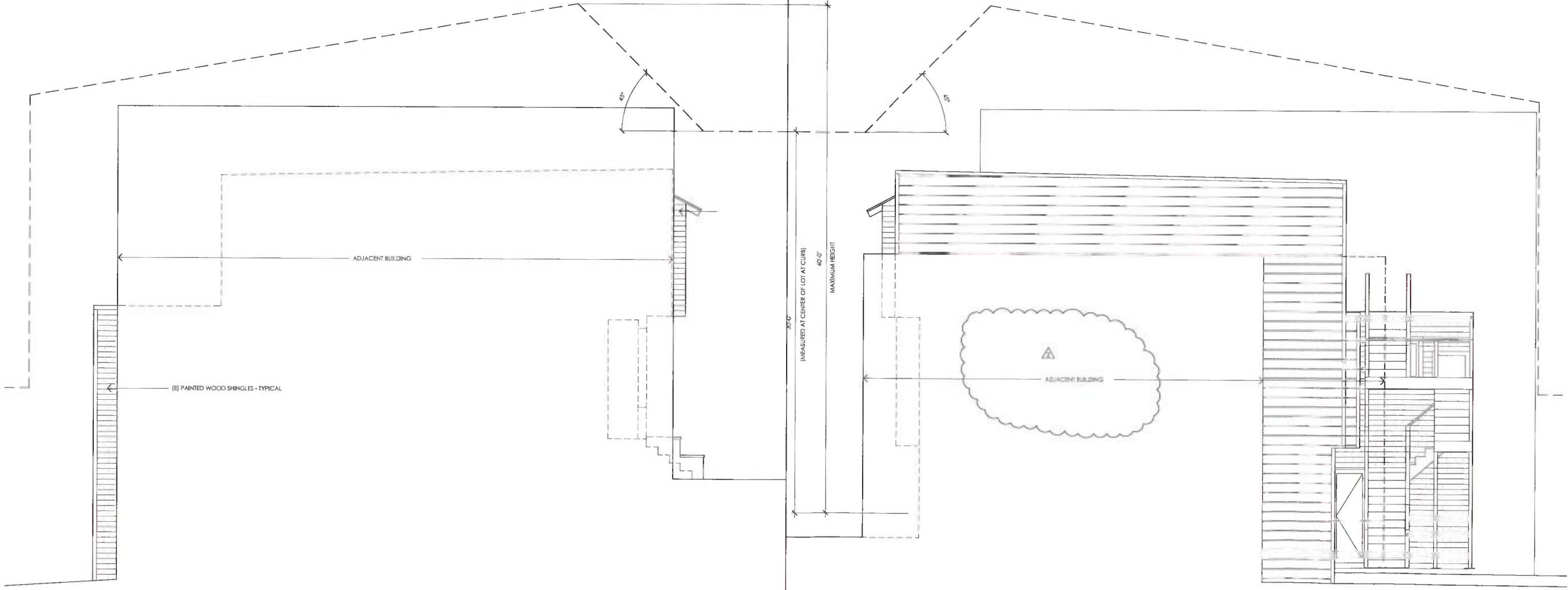
PROJECT NUMBER: 15001  
DRAWN BY: RAF  
CHECKED BY:

DRAWING TITLE:  
EXISTING  
BUILDING  
ELEVATIONS

SCALE:  
3/4" = 1'-0"

DRAWING NO:

A 3.1



2  
A 3.1  
EXISTING SOUTH (SIDE) BUILDING ELEVATION  
1/4" = 1'-0"

1  
A 3.1  
EXISTING NORTH (SIDE) BUILDING ELEVATION  
1/4" = 1'-0"







1  
A 3.3

PROPOSED EAST (STREET) BUILDING ELEVATION

1/4" = 1'-0"

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PLOT DATE: 03.11.17  
REVISIONS:

NO.	DATE	ISSUE
1	12/1/15	SD REVIEW - 1
2	01/07/16	PRELIMINARY PRICING
3	03/04/16	PRE-APPLICATION MEETING
4	03/04/16	SEE PERMITS APPLICATION
5	01/25/17	SEE PERMITS RESUBMITTAL
6	03/01/17	SEE PERMITS RESUBMITTAL - 2

PROJECT NUMBER: 15001  
DRAWN BY: RAF  
CHECKED BY:

DRAWING TITLE:  
PROPOSED  
BUILDING  
ELEVATIONS

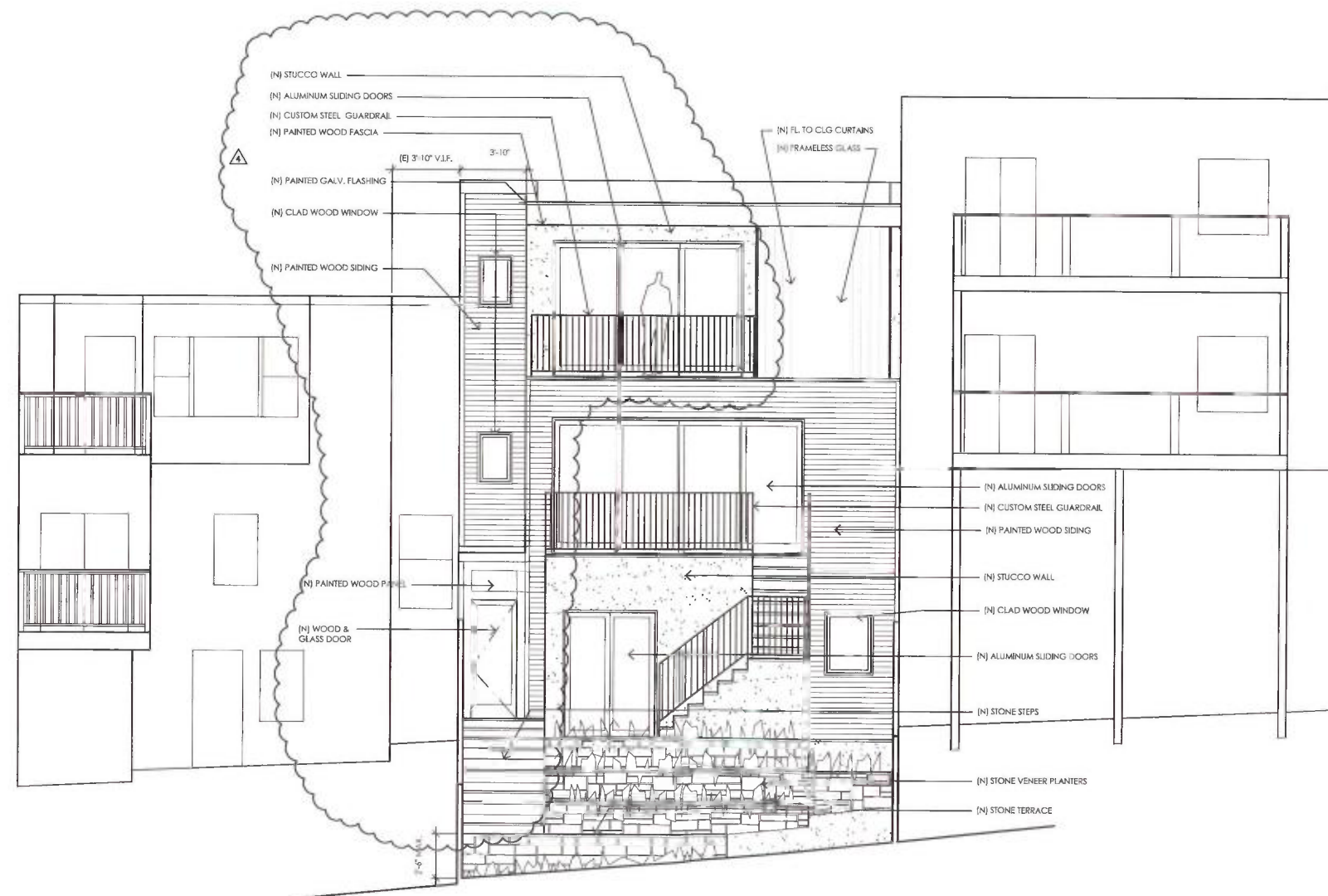
SCALE:  
1/4" = 1'-0"

DRAWING NO.:

A 3.3



PROPOSED NORTH (SIDE) BUILDING ELEVATION



1  
A 3.5

PROPOSED WEST (BACK) BUILDING ELEVATION

1/4" = 1'-0"

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PLOT DATE: 11.02.17  
REVISIONS:

NO.	DATE	ISSUE
01/08/15	SD REVIEW	
01/15/15	SD REVIEW-2	
02/01/15	SD REVIEW-3	
01/07/14	PRELIMINARY PRICING	
01/04/14	PRE-APPLICATION MEETING	
08/26/14	SEE PERMIT APPLICATION	
01/25/17	SEE PERMIT RESUBMITAL	
01/02/17	SEE PERMIT RESUBMITAL-4	

PROJECT NUMBER: 15001  
DRAWN BY: RAF  
CHECKED BY:

DRAWING TITLE:  
**PROPOSED  
BUILDING  
ELEVATION**

SCALE:  
1/4" = 1'-0"

DRAWING NO.:

**A 3.5**

DRAWING NO. \_\_\_\_\_

Case: "0" = 1, "0"

DRAWING THE

CHECKED BY:

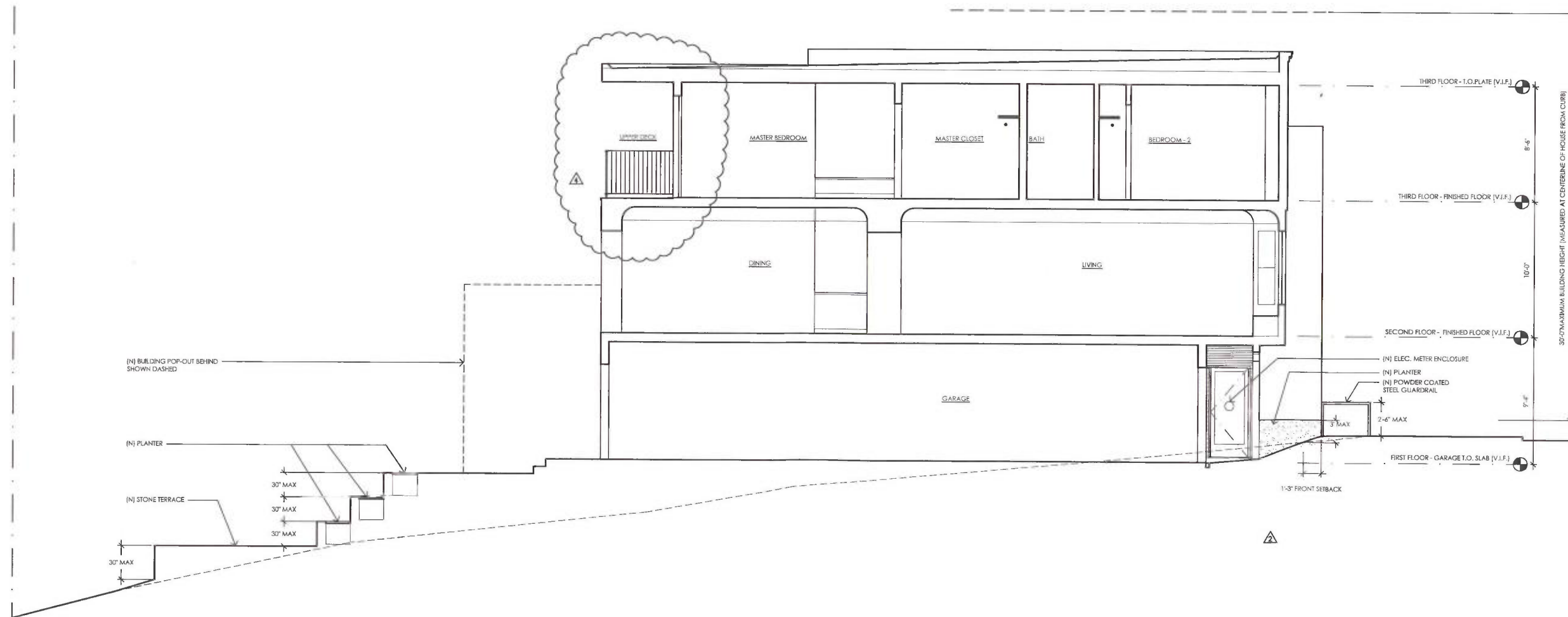
PROJECT NUMBER: 15001  
 DRAWN BY: RUF

REVISIONS:  
PLOT DATE: 11.02.17



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PROPOSED BUILDING SECTION

1/4" = 1'-0"

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PLOT DATE: 11.02.17  
REVISIONS:

NO.	DATE	ISSUE
05/08/15	SD REVIEW	
07/15/15	SD REVIEW-2	
08/03/15	SD REVIEW-3	
01/07/16	PRELIMINARY PRICING	
03/04/16	PRE-APPLICATION MEETING	
05/26/16	SITE PERMIT APPLICATION	
06/25/17	SITE PERMIT RESUBMITTAL	
03/01/17	SITE PERMIT RESUBMITTAL-2	
01/02/17	SITE PERMIT RESUBMITTAL-4	

PROJECT NUMBER: 15001

DRAWN BY: RAY

CHECKED BY:

DRAWING TITLE:

PROPOSED  
BUILDING  
SECTION

SCALE:  
1/4" = 1'-0"

DRAWING NO:

A 3.8





Received at CPC Hearing 12/4/17  
M. Woods



**2465 Van Ness Avenue**

**Planning Commission**  
December 14th, 2017

DM DEVELOPMENT | HANDEL ARCHITECTS



# Site Context Aerial





# Project Information

- 65', 7 Story Residential Condominium Building
- Density Restricted Zoning - 41 Units
- 41 Condominiums
  - 10 - 1 Bedrooms
  - 24 - 2 Bedrooms
  - 7 - 3 Bedrooms
- Large Family Sized Units
- Inclusionary Housing Compliance Through Small Sites Program or In-Lieu Fee
- 31 - Vehicle Parking Spaces (.75 : 1)
- 41 - Class 1 Bike Spaces and 4 Class 2 Bike Spaces
- Retail spaces serving neighborhood

# 2465 Van Ness Community Outreach Summary

- **Community outreach began June 2015 and includes the following stakeholders:**
  - o Golden Gate Valley Neighborhood Association (GGVNA)
  - o Pacific Heights Residents Association (PHRA)
  - o Marina Community Association (MCA)
  - o Union Street Association (USA)
  - o 2415 Van Ness Avenue Homeowners Association
  - o Van Ness Corridor Neighborhoods Council (VNCNC), which represents a coalition of 10 local organizations.
  - o Russian Hill Neighbors (RHN)
- **Close collaboration with 2415 Van Ness Avenue Homeowners Association (nearest neighbor to the north of the project site).**
  - o Initial project design modified to include a partial 15-foot setback to address concerns with light and air circulation.
- **Publicly noticed community meeting on Tuesday, September 27, 2016.**
  - o Approximately 25 community members, including representatives from the Union Street Association, Cow Hollow Neighborhood Association, Middle Polk Neighborhood Association and the Russian Hill Community Association, attended the meeting.
- Endorsements from closest neighbors, GGVNA, PHRA, VNCNC, and USA strongly support 0.75 parking application.

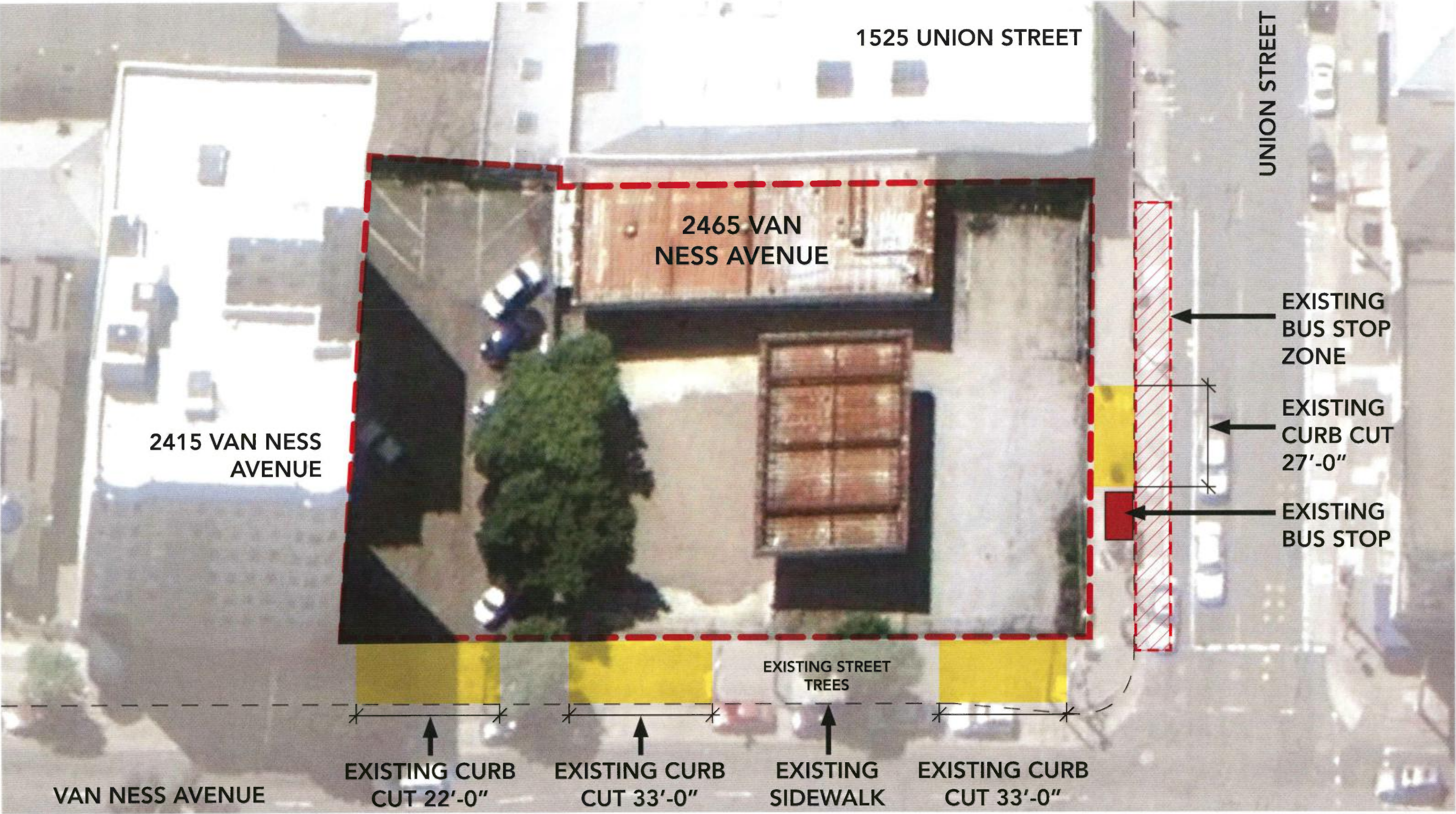


# Parking

- The Van Ness Area Plan allows for a 0.75 parking ratio with a conditional use authorization - ratio was 1:1 when site was acquired
- After the project made its Project Review Meeting presentation in November 2014 and filed its EEA on December 15, 2015, the code changed to permit only half the previously code-permitted parking - no community discussion
- Our closest neighbors, the Golden Gate Valley Neighborhood Association, Pacific Heights Residents Association, the Van Ness Neighborhoods Council, and the Union Street Association endorse a CU supporting a 0.75 parking ratio.
- The maximum allowable unit density on the site was not changed to reflect the lower parking ratio – larger “family” units simply require more parking
- The project is neither economically viable nor marketable under the current 0.5:1 residential parking allowance

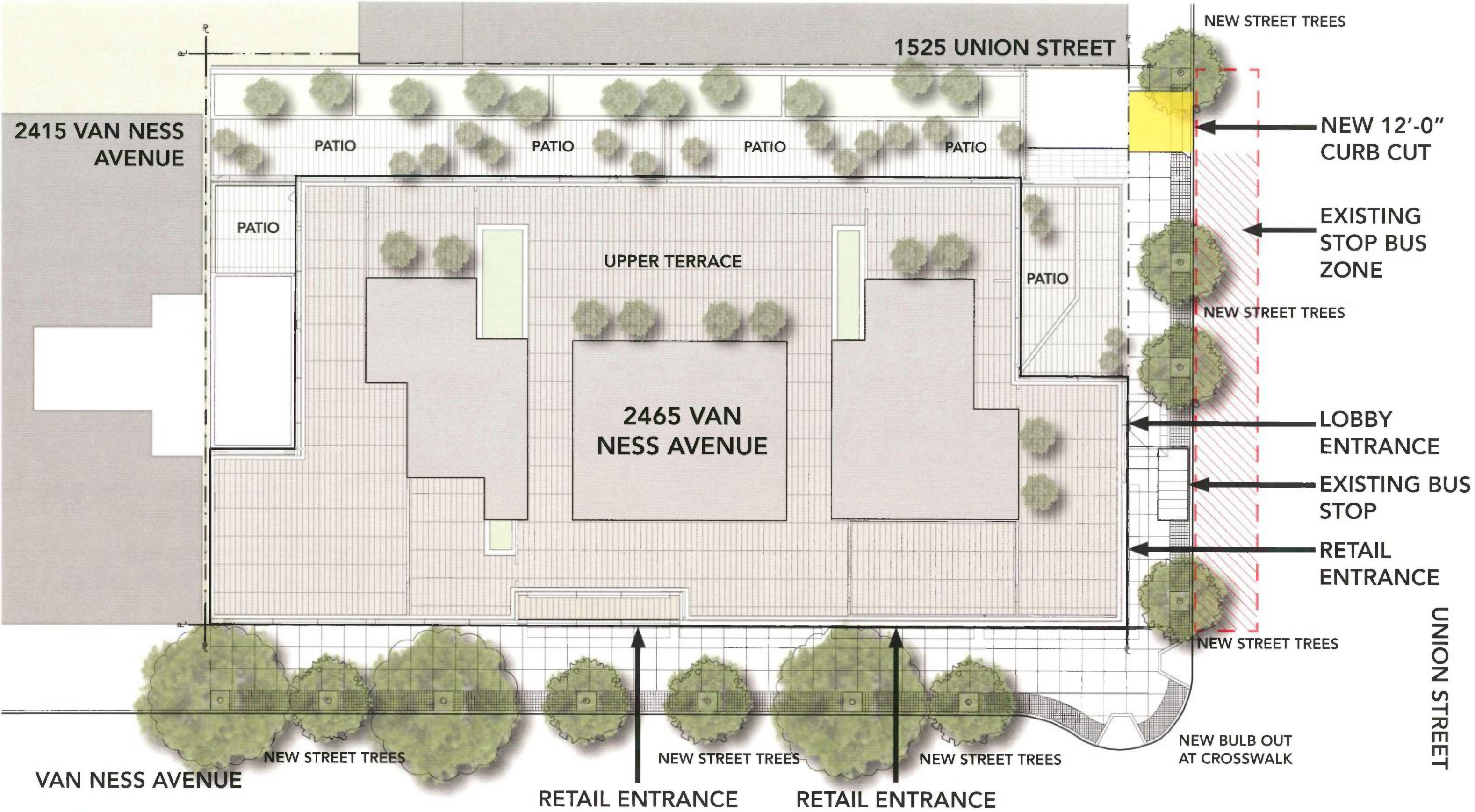


# EXISTING AERIAL



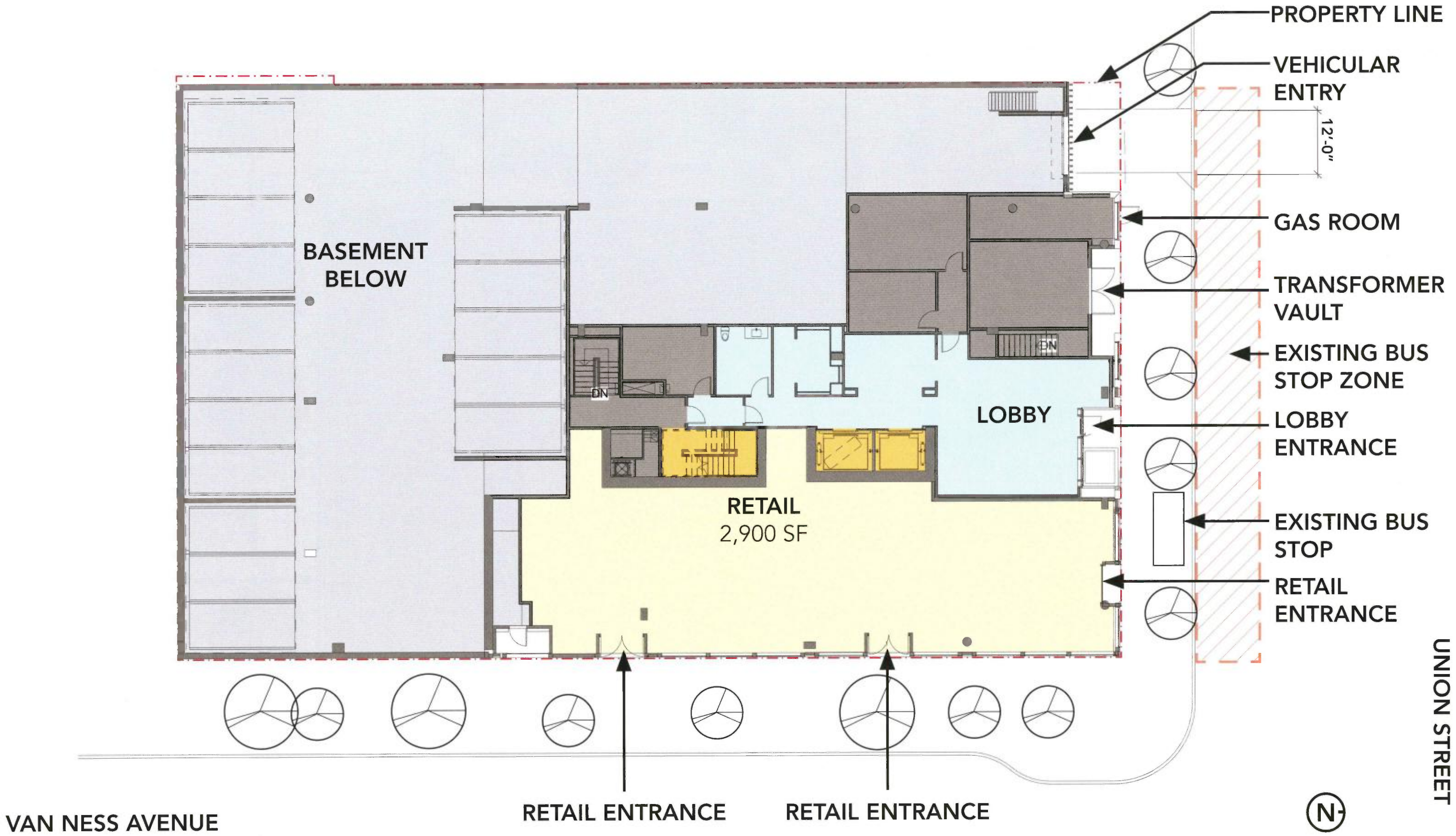


# Street Improvement Plan



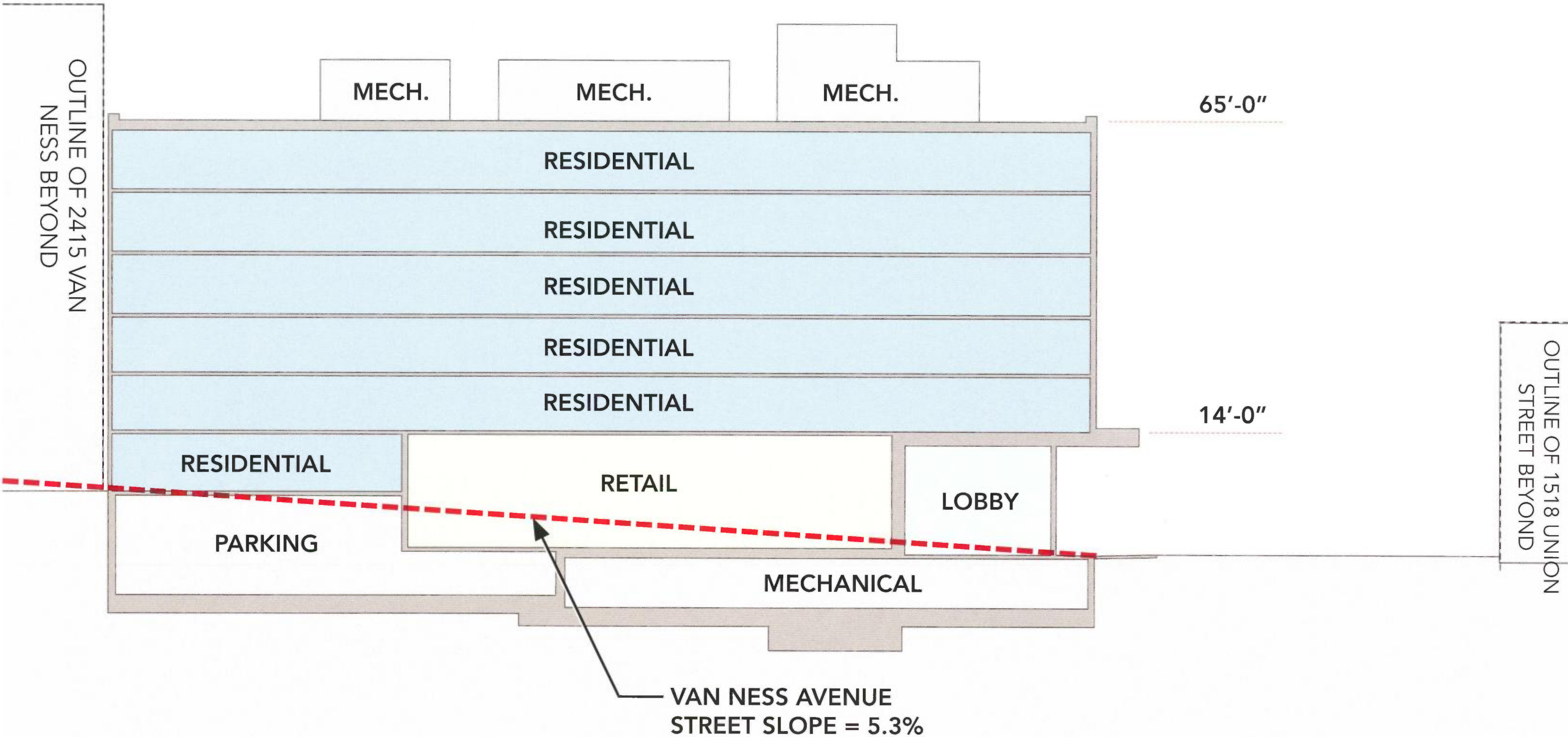


# L1 Floor Plan



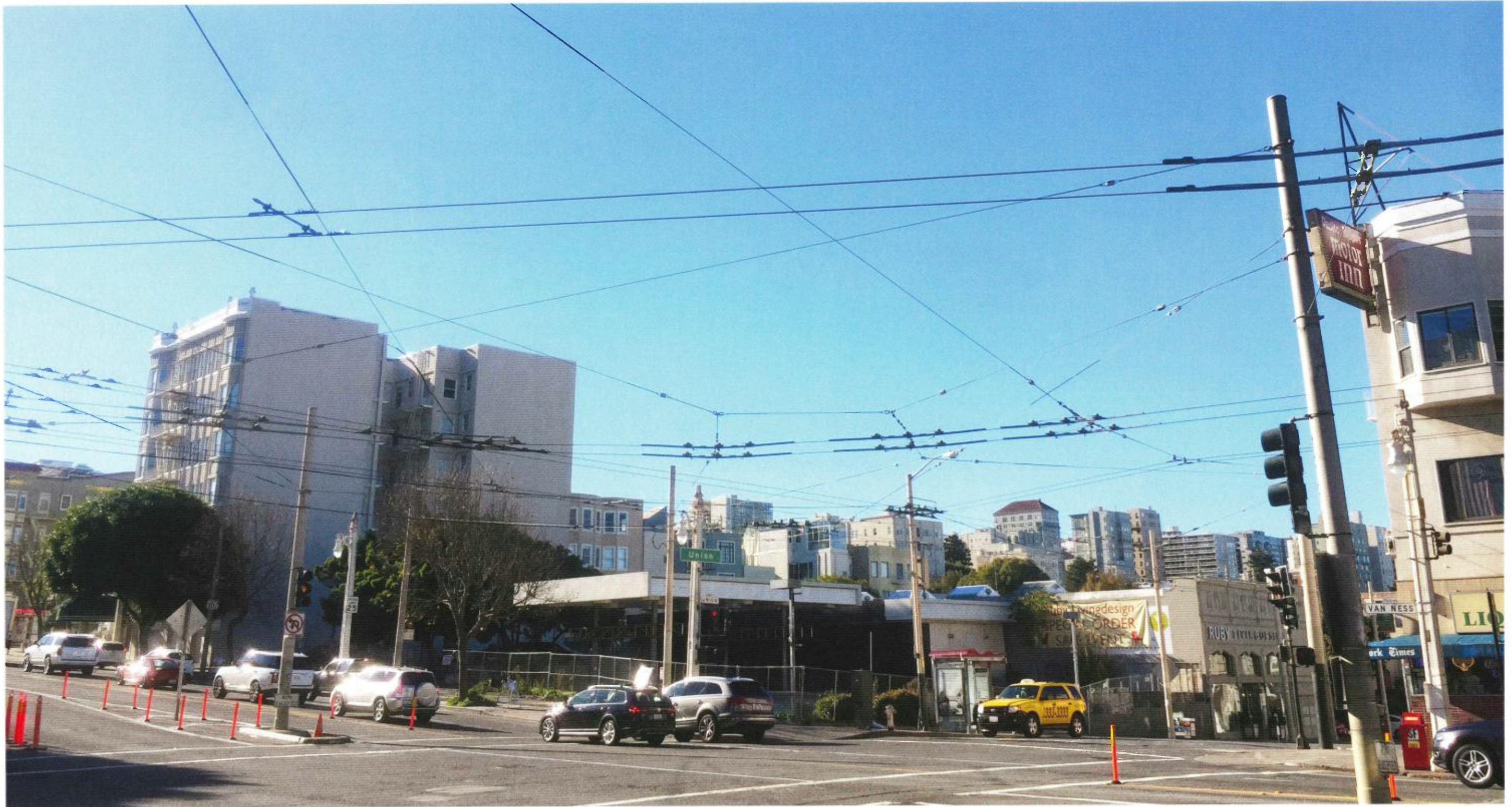


# Longitudinal Section Looking West





# Existing Conditions at Corner of Van Ness & Union



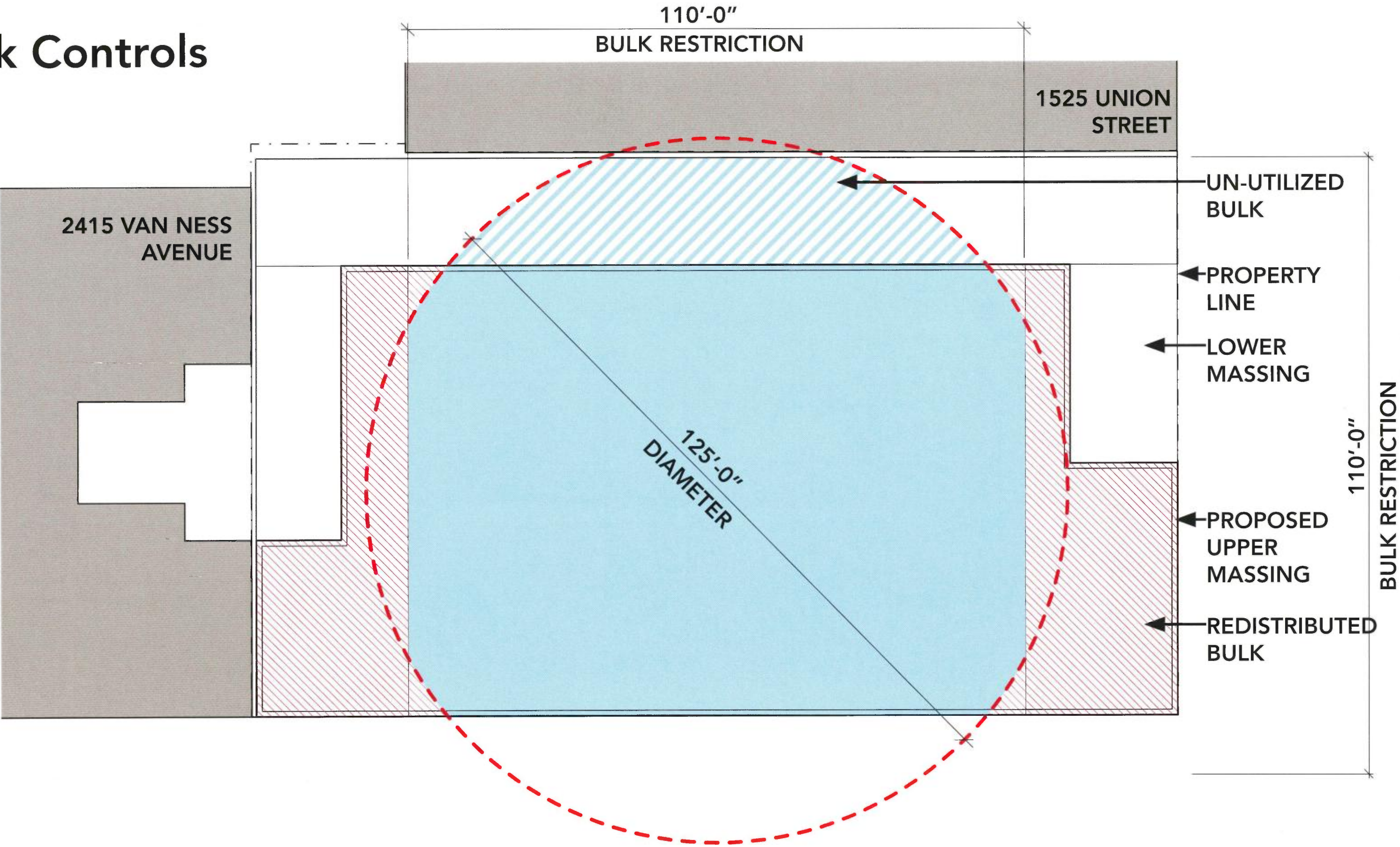


# Proposed Project at Corner of Van Ness & Union





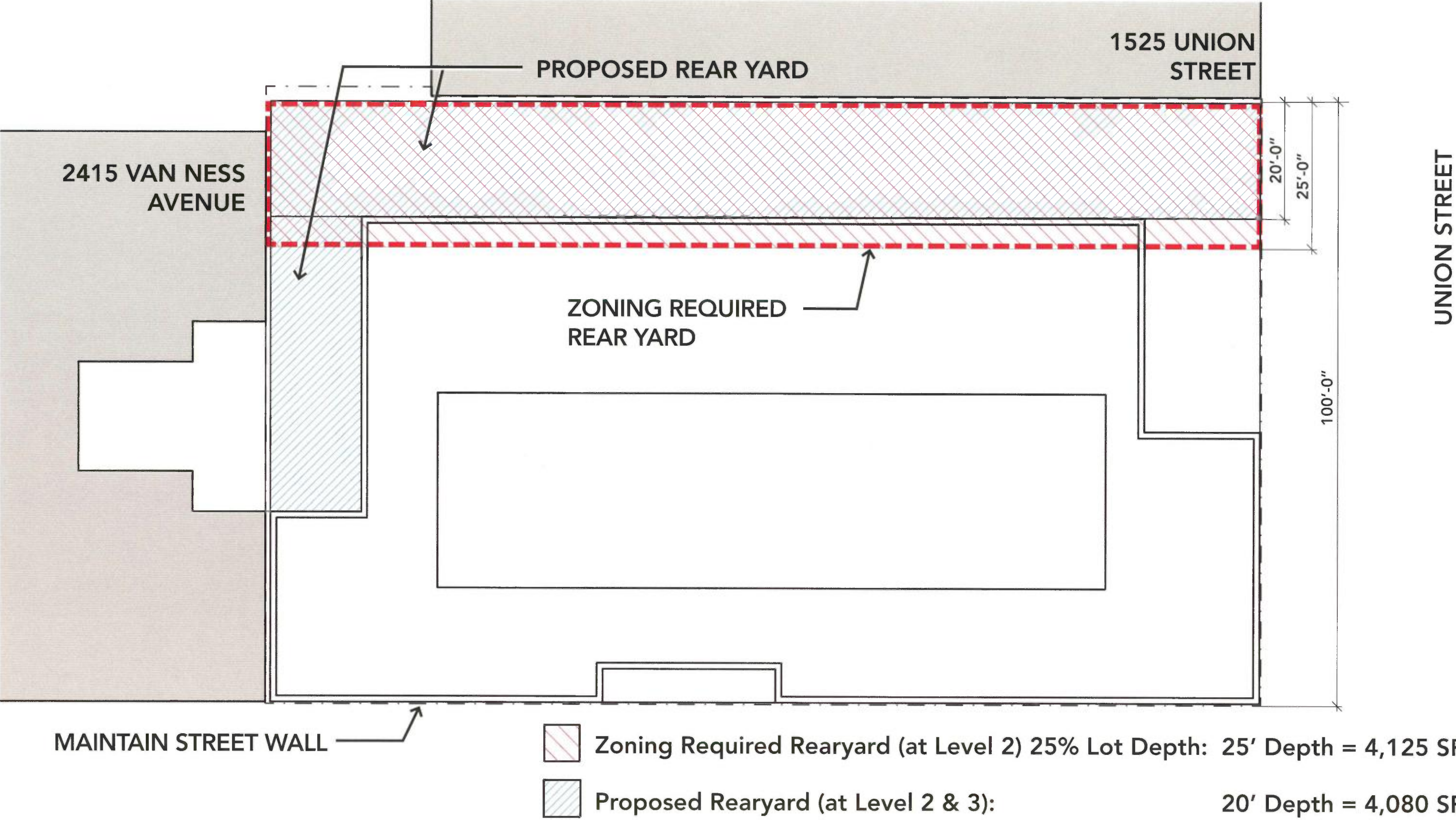
# Bulk Controls



VAN NESS AVENUE



# Rearyard Zoning Compared with Proposed



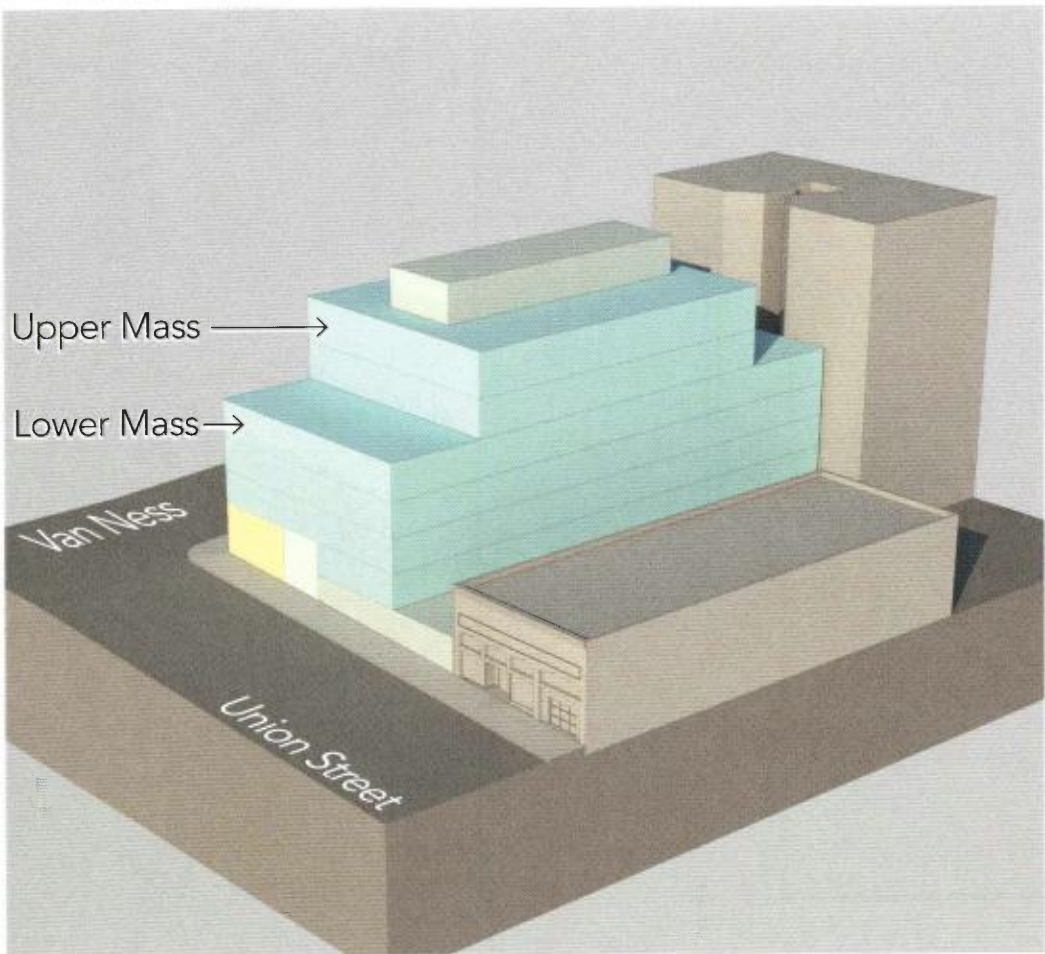
VAN NESS AVENUE



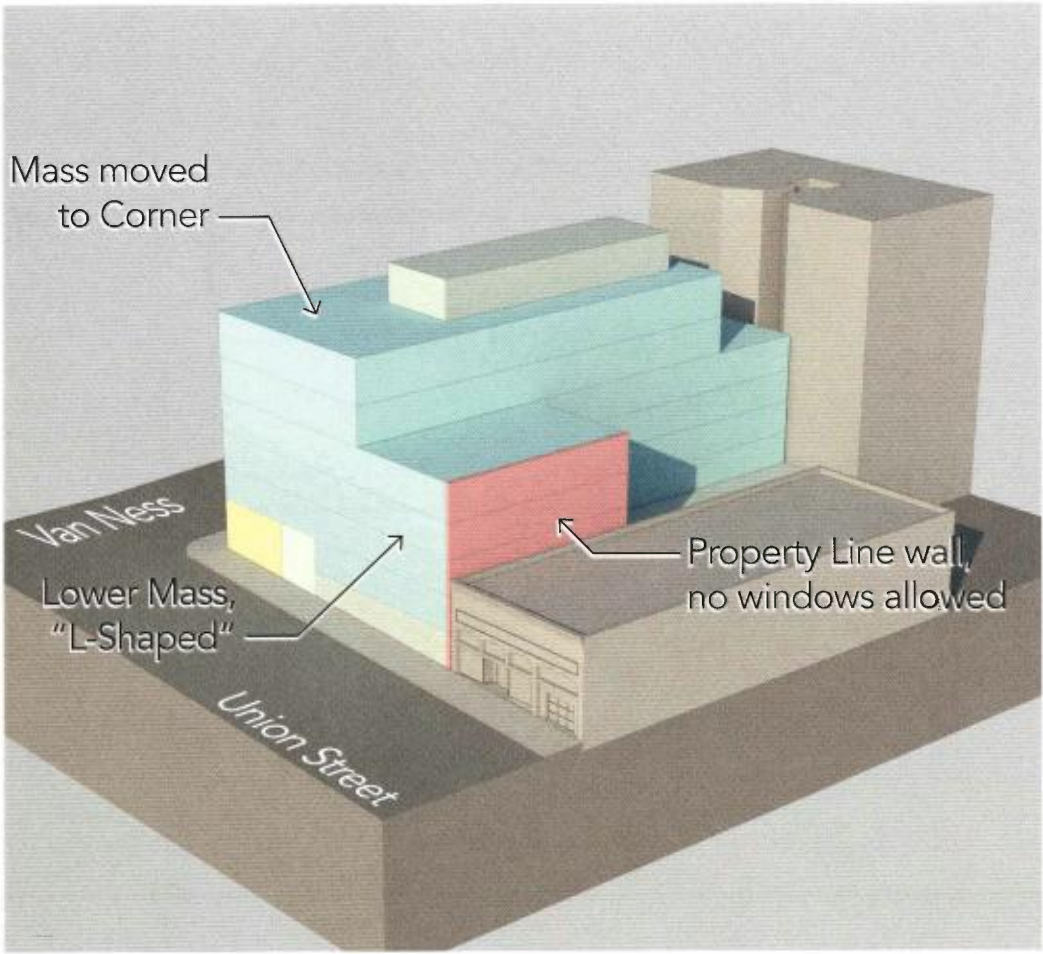


# Massing Evolution

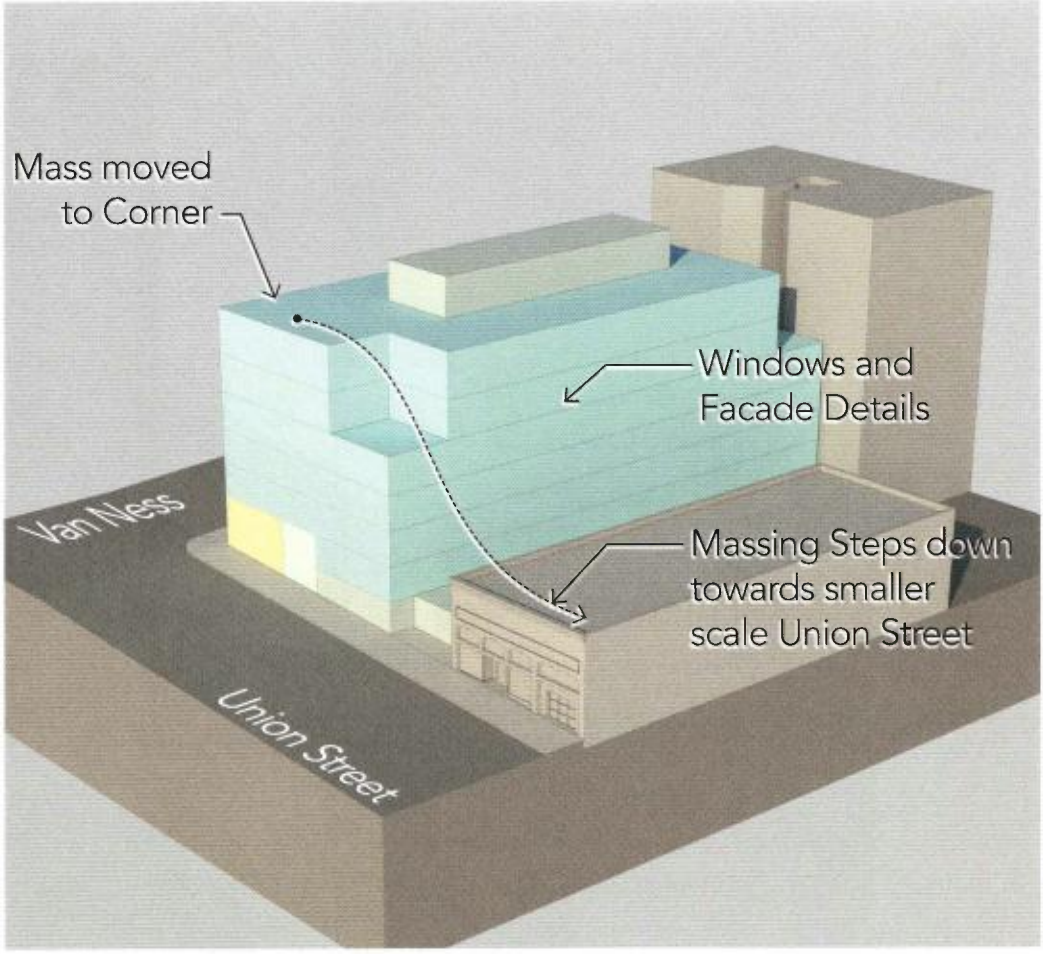
PPA SCHEME



L-SHAPE SCHEME

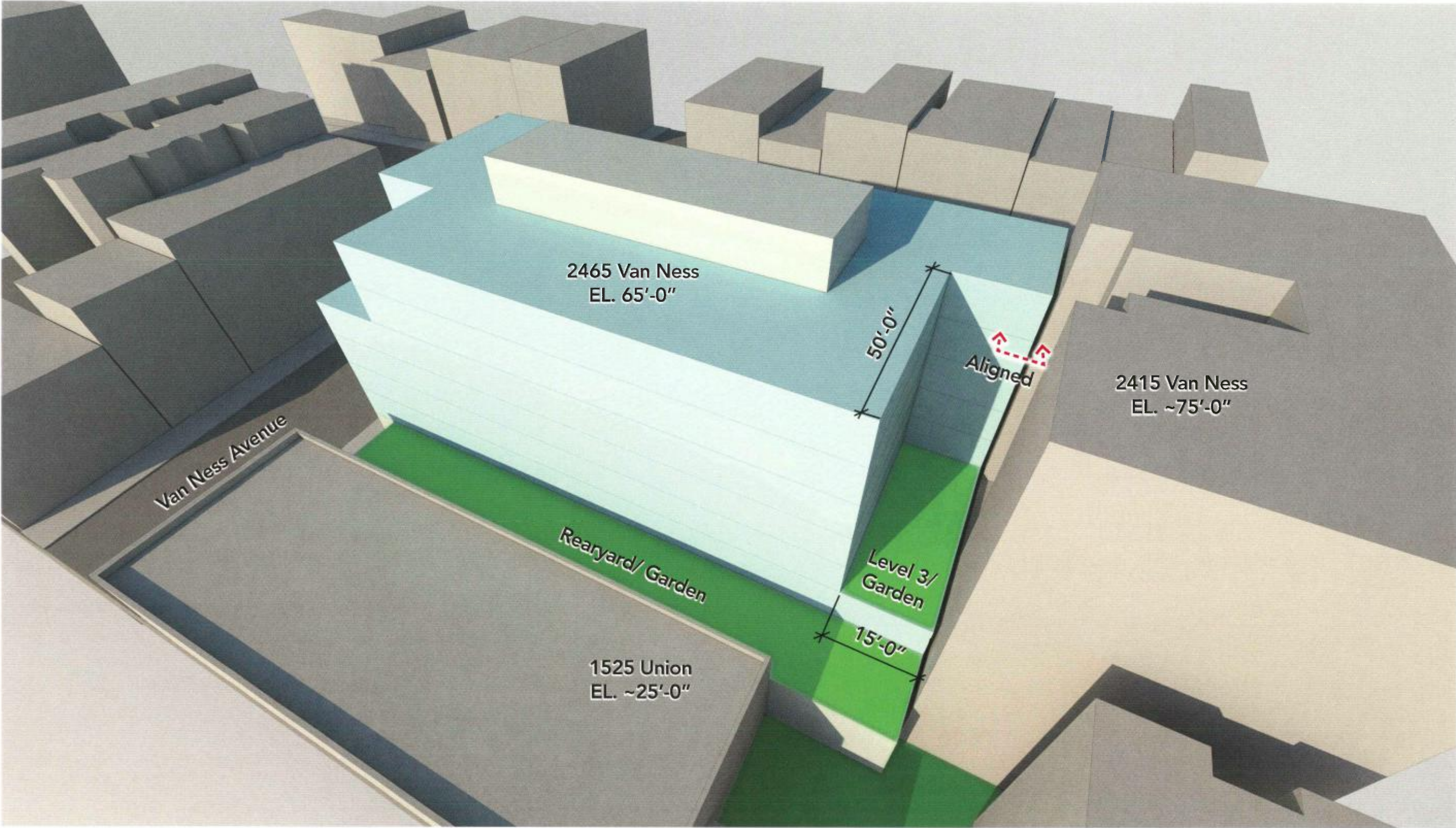


PREVIOUS SCHEME





# Massing Revision for 2415 Van Ness Neighbors





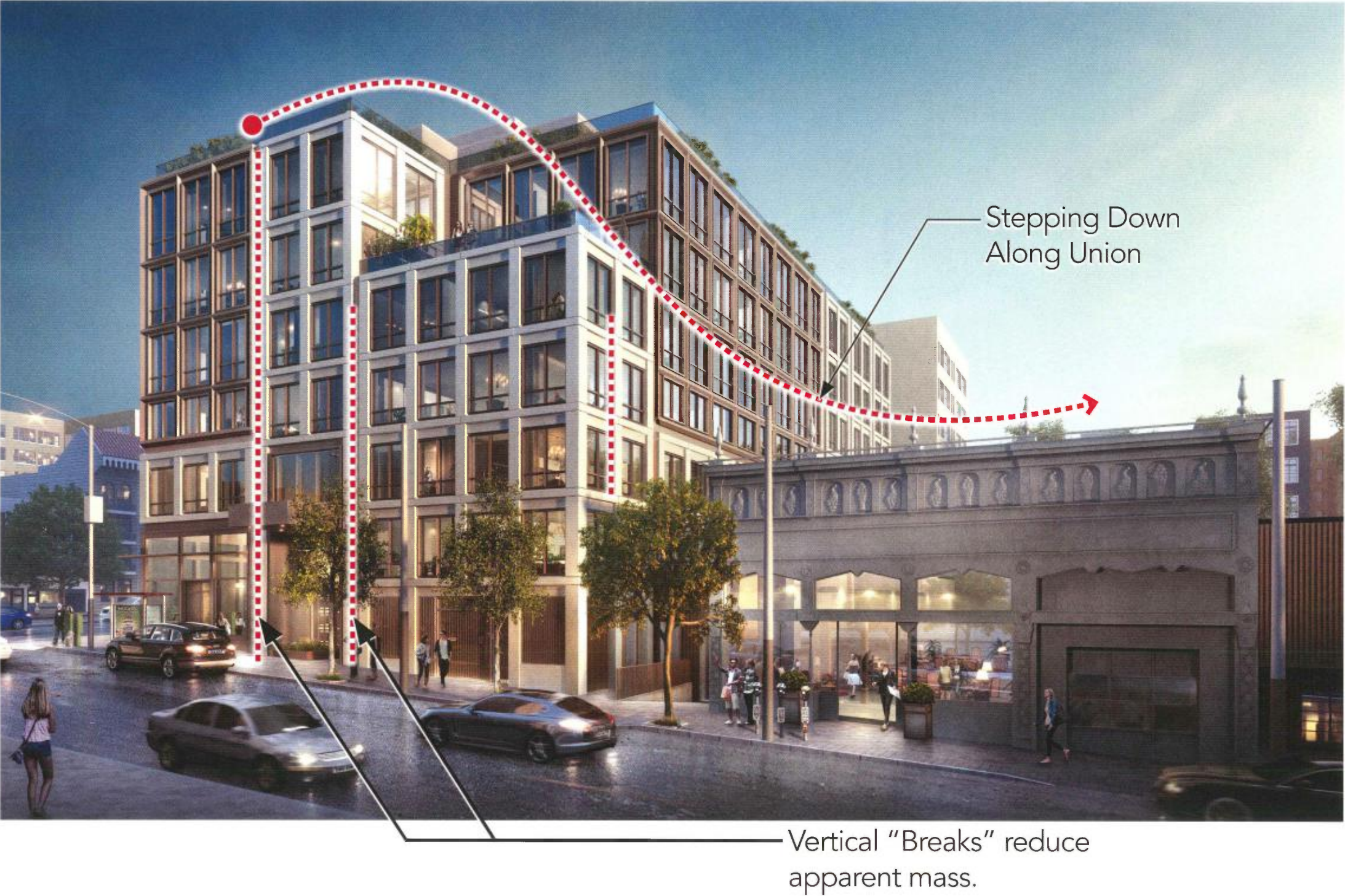
# Existing Conditions from Union Street





# Massing In Context

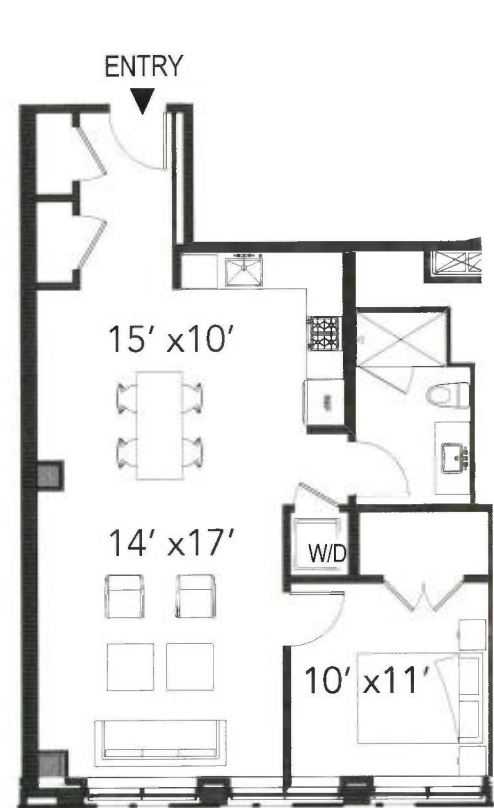
## PROPOSED SCHEME



The Proposed Massing Steps down along the Union Street Frontage. This massing helps transition the large Van Ness scale of buildings to the smaller Union Street scale of buildings.



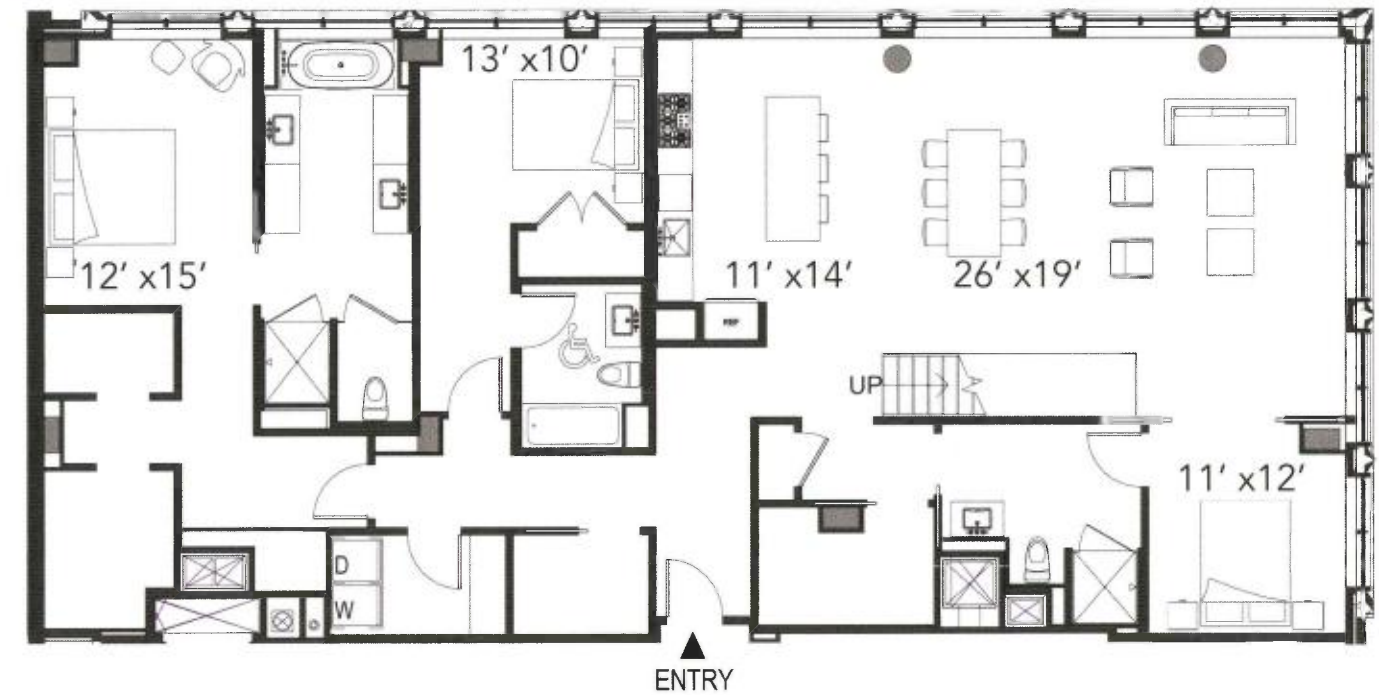
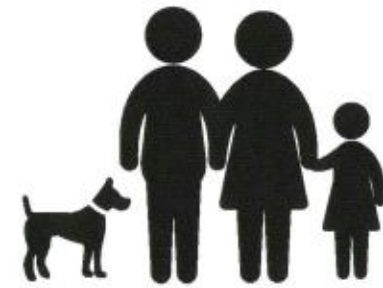
# Typical Unit Layouts



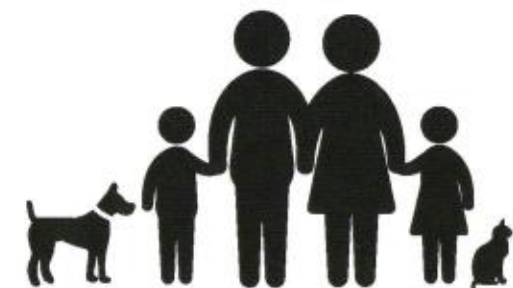
1 BEDROOM



2 BEDROOM



3 BEDROOM



# L3 - L5 Floor Plan



VAN NESS AVENUE





# L6 - L7 Floor Plan





# Union Street Perspective





# Corner of Van Ness & Union

