



Presentation to SF Planning Commission
November 17, 2021

Proposed development:
4300 17th Street (2019-013808CUA/VAR)

Corbett Heights Neighbors (CHN)

- 18+ years old; represent about 1,000 households
- Strictly volunteers
 - No registered lobbyists, no PR reps, no lawyers, no architects
- Active in land use, but we always fostered a compromise:
 - 84 Saturn Street
 - 32 Ord Street
 - 22/24 Ord Court
 - 143 Corbett Avenue
 - 42/42A Ord Court

(proposed compromise was later mandated by Planning Commission)

Key considerations:

- Don't fall for “bad cop” vs “good cop”
 - The bad cop-- first proposal
 - Fat, bloated
 - No written guarantees for below market rents
 - Rejected by SF design review team, SF Planning Dept, SF Planning Commission and SF zoning administrator
 - The good cop— today's proposal
 - No community outreach after first rejection
 - Superficial changes, but core problems remain
- Sets a dangerous precedent; puts many backyards at risk
- Spot zoning is inappropriate, wrong and was directly challenged by several Planning Commissioners

90 Ord Street, directly north of 4300 17th



Today: looking south



Post development: who knows

Please note: this is a very rough visual representation

Community response...very clear

- More than 202 residents are opposed, via signature and email
 - Last year, opposition was 43!
 - A vast majority of opposition is less than three blocks away.

