

From: Kathryn [murrellk@pacbell.net]
Sent: Tuesday, April 07, 2015 8:03 AM
To: BOS-Supervisors; Ionin, Jonas (CPC); Poling, Jeanie (CPC); Tam, Tina (CPC); BOS-Legislative Aides; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlina (CAT); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); BreedStaff, (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Yee, Norman (BOS); Christensen, Julie (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Tang, Katy (BOS)
Cc: Chang, Tina (CPC); Calvillo, Angela (BOS); Caldeira, Rick (BOS); Carroll, John (BOS); BOS Legislation, (BOS)
Subject: CEQA Categorical Exemption Appeal for 53 States Street
Categories: 150167

Dear Supervisors,

I am writing to ask you to overturn the categorical exemption of CEQA review for the development of 53 States Street by 53 States Street LLC. The property was purchased as an investment property by 53 States Street LLC. The investors plan to tear down a single family home (sound and lived in by a family of four at the time of purchase) and replace the home with a significantly larger 2 unit property intended for sale. (1)

53 States Street is currently exempt from the recent Interim Zoning Controls (Enactment #076-15) for Corona Heights developments due to its proximity to sponsoring Supervisor Weiner's home. Unfortunately this means that the approval of the demolition and development of 53 States Street without increased environmental scrutiny sets a concerning precedent for the 3 other single-family homes at 27, 41 and 45 States Street. These homes serve as the gateway to the leafy-green corridor of States Street.

As a resident of 51 States Street, I care about the community in which I choose to live and into which I have invested my life's savings. I am not anti-development. I am for responsible development that accounts for the environmental aesthetics and economic diversity of my neighborhood. The development at 53 States Street necessitates the removal of existing street trees, reduces front yard green space from 32 feet to 12 feet, and replaces one affordable-sized home with two un-affordable and large-for-the-neighborhood sized homes.

States Street is a unique situation. As the longest uninterrupted street in San Francisco, and as an adjacent street to Corona Heights Park open space and the Randall Museum, the aesthetics of States Street are characterized by an eclectic mixture of homes with street trees and open green spaces in front and/or rear. When asked to consider 53 States Street in conjunction with similar projects impacting green space occurring in the immediate neighborhood, the SF Planning Department responded that the majority of current projects are not in the vicinity of 53 States Street, so cumulative impact does not apply.

However, I am asking you to consider the unique nature of States Street, when making your determination. States Street, as a single uninterrupted block should be considered as a whole. In addition to the construction at 53 States Street, which, I believe, will remove street trees and reduce front yard green space from 32 feet to ~12 feet, there are several other known projects in the neighborhood including 176/178 States Street, 190/192 Museum Way, 214 States Street, 22/24 Ord Court, and 76 Museum Way, which have been approved or are being considered by the planning commission on a case-by-case basis. Each of these projects reduces

available green space and replaces it with homes that are uncharacteristically large relative to the neighborhood.

53 States Street is one of the homes that characterizes the gateway to Corona Heights park. Margot Patterson Doss in the 1963 Walkers Guide to the Geology of San Francisco, recognized States Street, as an "enchanted street, a haphazard, unlikely street"(2). Approval of this project without appropriate CEQA scrutiny signals to developers that it is open season for developers seeking to maximize profits without taking the environmental impacts into account.

Thank you,

- Kathryn Murrell

Notes:

(1) <http://commissions.sfplanning.org/cpcpackets/2014.0177D.pdf> Page 25 bullet 2

(2) <http://www.sfgate.com/bayarea/article/Old-Doss-columns-provide-insight-today-3253576.php>

https://archive.org/stream/walkersguidetoge24412oake/walkersguidetoge24412oake_djvu.txt

(BOS)

From: Henry [heissler@gmx.com]
Sent: Monday, April 06, 2015 10:39 PM
To: BOS-Supervisors; Ionin, Jonas (CPC); Poling, Jeanie (CPC); Tam, Tina (CPC); BOS-Legislative Aides; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlana (CAT); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); BreedStaff, (BOS); Avalos, John (BOS); Campos, David (BOS); Cohen, Malia (BOS); Kim, Jane (BOS); Yee, Norman (BOS); Christensen, Julie (BOS); Farrell, Mark (BOS); Mar, Eric (BOS); Tang, Katy (BOS)
Cc: Chang, Tina (CPC); Calvillo, Angela (BOS); Caldeira, Rick (BOS); Carroll, John (BOS); BOS Legislation, (BOS)
Subject: California Environmental Quality Act - Categorical Exemption Appeal - 53 States Street
Categories: 150167

Dear Supervisors:

I'm writing to hopefully help convince you to reverse the categorical exemption determination for the development at 53 States St.

States St. is a popular pedestrian corridor for commuters and tourists alike. The street is characterized by greenery. The lower half pleasantly borders the south slope of Corona Heights Park, and the upper half enjoys an uncommon amount of vegetation and (private) open space, thanks to the zoning wisdom of our forebears.

But now the opportunities presented by a real estate market gone haywire are threatening to spoil forever what has lasted for over a century.

The project in question is only one of many speculative projects which have already begun construction, or are poised to. And honestly, it's probably not the worst of them. But it is uncustomarily large for the neighborhood.

A similar project is nearing completion at 176-178 States St., and it was categorically exempted from environmental review, and all one has to do is stand across the street and look with the naked eye and it is undeniable that an impact has been made on the character and on the aesthetic of the street; and not for the better.

I would not want you to think that I am opposed to development at 53 States St. In fact, I believe I have been clear and consistent in my communications with the developer. 3 storey homes with units between 1300 and 1700 sqft are the norm here. And we could use another. But they have proven determined to wedge in as much as they can to maximize their return on investment. Which is why, regrettably, we need your governance now.

All I can ask of you – whose district we are not in – is to please recognize that our street is an asset to the whole city. It is rich in history and in character. And it will thrive on change. But not if that change chokes and sucks the life out of it.

Thank you,

Henry Eissler