

**From:** [Autumn Skerski](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Ryan Patterson](#)  
**Subject:** Appeal of Conditional Use Authorization - 799 Castro Street and 3878-3880 21st Street  
**Date:** Tuesday, April 17, 2018 1:26:40 PM  
**Attachments:** [846 Castro Street, SF - Julia Ireland.pdf](#)

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Dear Board of Supervisors,

Please find attached letter in support of the Appeal of Conditional Use filed for 799 Castro Street and 3878-3880 21<sup>st</sup> Street.

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April 2018

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Re: PROPOSED OVER-SIZED CONSTRUCTION PROJECT  
799 Castro Street / 3878-3880 21st Street  
Hearing Date: April 24, 2018; 3 pm, City Hall Room 400

Dear President Breed and Supervisors:

I am a neighbor of the proposed project at 799 Castro Street. Real estate developers have received initial approval from the Planning Commission for a large new building at 799 Castro Street (also known as 3878-3880 21st Street) that will negatively affect our historic neighborhood and our property values.

799 Castro Street is unusual because it already has two buildings on a single lot: a duplex and a one-story building that historically has been a corner store and a dwelling. These developers want to demolish the one-story building, including the existing rent-controlled housing unit, to build an oversized, luxury single-family home. Once completed, the property will have four units in two buildings – in a zoning district that only allows two units per lot.

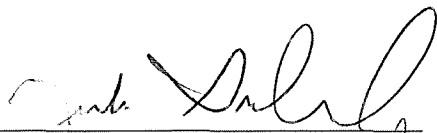
The developers say they are converting the existing commercial use to residential use, which should limit the size of the new building under the Planning Code. In reality they are demolishing the entire mixed-use structure to build an oversized new house. The new house will be large enough that the developers require a variance from the Planning Code.

The Planning Commission recently voted to approve the project on the condition that the Planning Staff re-design the building. This means no one knows what the project will ultimately look like. The Commission has written a blank check for a massive new building that doesn't comport with the law.

We oppose the project's conditional use authorization because it would demolish a rent-controlled unit and enlarge the existing building beyond what the law and common sense allow. Moreover, the conditional use authorization is procedurally defective because it was issued prior to the variance decision. Given the lack of clarity at the Planning Commission, there should be a public hearing to allow our input on the final design. I respectfully urge the Board to overturn this conditional use authorization.

Sincerely,

Name:

  
Julia Ireland

Address:

846 Castro St  
San Francisco CA  
94114