



CHN: 15+ years of serving/protecting our neighborhood

November 19 Planning Commission Looms

Join your neighbors: Stop 4300 17th

On Thursday, November 19th (1 pm) the San Francisco Planning Commission will consider a development proposal, which decimates planning code and compromises our community. We are asking our neighbors to speak out, write and attend the (virtual) hearing.

This development has a long list of issues, including:

- Numerous violations of the City's Planning Code.
- This hearing attempts to bypass the **Planning Department: that has not approved the proposal.**
- The side yard will be replaced by a massive structure, that runs from lot line to lot line. It will dramatically reduce sun, light and airflow to the residents on the North, East and West sides.
- All developments are required to leave 45% of the yard intact. This proposal leaves zero (0) % of the yard intact.

- In short, all open space will be destroyed.
- Mandatory environment review has not been completed, yet this is a firm requirement.

The developer continues to promote the benefits of including two “affordable” units, but these units represent only 18% of the proposed square footage. The other 82% of the square footage supports for-profit, market-rate rentals. This complex includes a luxury, two-level penthouse which take up 33% of total square footage. The developer has publicly stated his desire to move into the new development.

CHN supports affordable housing in this case and other cases, but not when it violates planning code and threatens the community fabric.

Above all else, CHN believes homeowners and renters should not fear what might happen to a neighbor’s yard!

4300 17th Street @ Ord Street

Neighbors to North, East and West will lose sun, light and air flow.

How do you fight this attack this dubious proposition?

Make your feelings known: Email the Planning Department via senior planner: jeffrey.horn@sfgov.org and cc the Planning Commission secretary: commissions.secretary@sfgov.org

Call into the Planning Commission and speak your mind. The session starts at 1 pm but it's difficult to predict when it will be heard. One day in advance, of the meeting (November 18) you can receive a password which will allow you to register for the commission hearing. You can get this at the [CHN web site](#):

For a brief overview of the process go to: <https://sfplanning.org/remotehearings>

Telephone, telegraph, tell CHN

We are easy to reach at all times:

Leave a message: 415-404-9960

Send an email: info@corbettneighbors.com

Use snail mail: P.O. Box 14493 San Francisco CA 94114

Visit us at: <https://www.corbettneighbors.com/>

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