Developer sues entire city

(17th & Ord saga continues)

Following multiple defeats before the Planning Commission (twice), Planning Administrator (twice), and SF Appeals Board, the developer of 4300 17th Street, has filed legal action against no less than:

Supervisor Connie Chan
Supervisor Rafael Mandelman
Supervisor Myrna Melgar
Supervisor Dean Preston
Supervisor Ahsha Safai
Supervisor Shamann Walton
Supervisor Gordon Mar
Supervisor Aaron Peskin
Supervisor Hillary Ronen
Supervisor Catherine Stefani
Supervisor Matt Haney
Planning Commissioner Rachael Tanner
Planning Commissioner Kathrin Moore
Planning Commissioner Sue Diamond
Planning Commissioner Frank S. Fung
Planning Commisioner Joel Koppel
Planning Commissioner Theresa Imperial
Planning Commissioner Gabriella Ruiz
Zoning Administrator Corey Teague
Board of Appeals Commissioner Rick Swig
Board of Appeals Commissioner Ann Lazarus
Board of Appeals Commissioner Darryl Honda
Board of Appeals Commissioner Tina Chang
Board of Appeals Commissioner Jose Lopez

The developer alleges:

“The City of San Francisco has a monopoly on the creation of new housing in San Francisco and is world-famous for using that power to strangle new housing,” reads the complaint. “Due to the Defendant’s unwillingness to provide adequate housing for its own citizens, San Francisco is one of the world’s most expensive places to rent or buy housing.”

Dan Sider, chief of staff for the San Francisco Planning Department responded in the SF Chronicle:

“The Corona Height Special Use District, which is a very recent addition to the Planning Code, provides strict criteria for new development, including square footage maximums and rear yard minimums. After multiple public hearings, the Planning Commission, the Zoning Administrator, and the Board of Appeals were all unable to establish that the project met those criteria.”

The development was rejected for a number of reasons including the violations of the Corona Heights Special Use District.

"After three years of non-stop defeats, this developer is now heading to the courts. Essentially, the developer is challenging the entire zoning process," says Bill Holtzman, President of Corbett Heights Neighbors, CHN.

"This project has enjoyed due process and more due process and has little or no community support. It's time for the courts to put this to an end," he adds.

"Sapphire" is back on the streets

William Eaton, AKA Sapphire, is back on the streets following an agreement with the District Attorney's office and the Superior Court.

Eaton was accused of felony assault without a firearm after a late-night confrontation with a CHN neighbor. He/she has been in and out of jail after repeated violations of bail terms.

The terms of the settlement agreement are still fluid and hard to confirm, but he/she will be under a restraining order to avoid the scene of the last attack and will be enrolled in some kind of behavioral program. The charge will be reduced to a misdemeanor and he will be sentenced to time served in the county jail, about nine months.

To protect the neighborhood, CHN advocated a felony conviction, no additional jail time and comprehensive (and secure) care for the accused.

Upper Market traffic construction update

The following construction update was released by the SFMTA with regard to the construction between Octavia Boulevard and Castro Street. For more updates, visit:

www.sfpublicworks.org/uppermarket

F line substitution, Pink Triangle Park crosswalk successfully completed.

Last month the contractor completed all necessary tunneling and surface work that requires the temporary substitution of historic streetcars with bus service along the corridor, including median crosswalk revisions at Laguna and Dolores streets. During this time a new accessible crosswalk to Pink Triangle Park and the existing Muni elevator also was installed on 17th Street.

Much work remains to be done - and as noted below there will be upcoming impacts on individual streetcar stops - but this was a major project milestone and we thank everyone for your patience throughout that process.

Rainbow Honor Walk plaque installations begin this week
In the coming days, work will begin to relocate 7 existing Rainbow Honor Walk plaques on Market Street (for more consistent and visible placement) and install 8 new sidewalk plaques (extending the Honor Walk eastward to 16th/Noe streets). An accessible path of travel and fronting business access

will be maintained at all times, but please expect temporary disruptions as this work will affect an approx. 8'x8' area for each plaque.

Median uplighting work continues, HOPE-themed Muni railing installation is planned for MayWork in the center medians to install uplighting and cobblestone repair/replacement will continue in the coming weeks between Castro and Dolores. This work may require temporary lane closures during construction.

Installation of new MUNI railings, designed by Public Works with input from many of you (with a special acknowledgment to the Castro CBD Streetscape Committee), is planned to begin in May. This work will require the temporary closure and removal of transit shelters for individual stops (for approximately one week each), starting with 17th/Jane Warner Plaza and working eastward to Laguna/Guerrero. More information will be posted prior to starting, including multi-language notices at affected locations and an additional email construction update.

A race to Pride (and beyond)From the start of construction in June 2021, the project has had the goal of reaching substantial completion by summer 2022 and otherwise supporting the celebration of Pride with minimal construction-related impacts. The project generally remains on track to meet this goal and is working urgently to complete what we can start at Castro and work east. However, due primarily to supply chain delays for critical components (such as granite curbs and traffic signal heads/poles), it is becoming clear that construction activities will likely extend deeper into the summer months. The contractor and staff are doing what they can to push and/or find new vendors with faster timelines, but there are global issues out of our control.

At this time we are proceeding with the work as described above, along with additional traffic signal and sewer work at 15th /Sanchez and 16th/Noe streets. Construction of sidewalk bulb-outs at these locations may be delayed until after Pride, pending the actual delivery of critical materials and coordination with work planned for the Octavia Boulevard/Central Freeway area.

Coming attraction...Merritt Park

Bounded by Merritt Street, Hattie Street and Market Street, Merritt Park is undergoing a facelift,

courtesy of CHN and local volunteers. Check it out...more to come.

And if you want to contribute to this effort, contact CHN.

CHN elections set: Monday, Sept 12

Here are the key dates:

To vote, you have to be a member in good standing before **May 15**

Last day to submit your candidacy to the board secretary: **August 13**

Last day to submit your "candidate statement" to be included with the ballot: **August 23**

As usual, electronic ballots will be distributed to all members on **September 1**

Election results will be announced at CHN annual membership meeting on **September 12**

TELEPHONE, TELEGRAPH, TELL CHN
We are easy to reach at all times

LEAVE A MESSAGE
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