

REUBEN, JUNIUS & ROSE, LLP

September 9, 2016

By Hand Delivery

London Breed, President
San Francisco Board of Supervisors
Room 256 City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Response to Conditional Use Appeal of Steven Williams
2785 San Bruno Avenue
Case No. 2014-003173CUA
Hearing Date: September 20, 2016
Our File No.: 10475.01**

Dear President Breed and Members of the Board:

On behalf of the owner of 2785 San Bruno Avenue, Linda Huang, we are writing to respond to the appeal filed by Steve Williams of the conditional use authorization that was approved by a vote of 6-1¹ by the Planning Commission.

APPEAL

The appeal challenges the Planning Commission's approval on July 14, 2016 of the replacement of a single family home with three (3) dwelling units and ground floor retail space. The single family home is located at 2785 San Bruno Avenue ("Property") in a NC-2 (Neighborhood Commercial) zoning district. The NC-2 district controls provide for "mixed-use buildings which approximate or slightly exceed the standard development pattern." (Planning Code Section 711). The project is four stories. The Property's rear boundary is the state right-of-way adjacent to the 101 Freeway.

ISSUES RAISED BY APPEAL

Steve Williams's² appeal raises three (3) primary issues:

¹The lone dissenter, Michael Antonini, dissented as a protest vote against the Commission's removal of an elevator exit on the top floor. Otherwise, the Planning Commission vote would have been a unanimous approval.

²Mr. Williams does not identify any client in his brief, although he does make a claim to represent unidentified "neighbors".

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Thomas Tunny
David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey
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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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1. Is the existing single family home subject to rent control?
2. Does a workshop without a kitchen or any permit for any use qualify as a separate dwelling?
3. Does the approved project meet the Planning Code requirements for demolition?

RESPONSE TO APPEAL ISSUES

1. SINGLE FAMILY HOMES ARE NOT REGULATED BY THE RENT CONTROL ORDINANCE

Single family homes are not subject to the rent control ordinance. (San Francisco Admin. Code Chapter 37). The planner who processed the project application, Jeff Speirs, inspected the home and confirmed that it is a single family dwelling.

Mr. Williams could not have confirmed with the Rent Board, as he alleges in Section 1 of his brief, that the building is “two units falling under the (Rent Control) Ordinance.” We met with the Rent Board on September 7, 2016, and they were not familiar with the Property. The Rent Board does not maintain a list of buildings that are subject to the Rent Control Ordinance. The Rent Board does agree that single family homes are not subject to the Rent Control Ordinance. Mr. Williams likely is misstating his conversation. If he told the Rent Board that there are two units, as he has alleged to the Board of Supervisors in his Appeal, then the Rent Board would have been misled, and could have advised that two separate dwelling units could be subject to the Rent Control Ordinance. Thus, the Rent Board does not support Mr. Williams account, nor his argument.

2. THERE IS NO “UNAUTHORIZED UNIT” AT THE PROPERTY

Mr. Williams bases much of his appeal on his allegation of an “unauthorized unit” at the Property. There is no unauthorized unit. Planning Code Section 317 (b)(13) defines “unauthorized unit” as “a separate and distinct living or sleeping space independent from residential units on the same property.” No such unit exists. Even if someone were to sleep in the workshop, they would not and could not be independent from the residential unit on the Property, which is the location of the only kitchen on the Property. Both the Planning Department and Planning Commission concur that there is no “unauthorized unit” at the Property. Mr. Williams’ theory of an unauthorized unit is fanciful, and unsupported by any City law or City Planner.

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3. THERE IS SIGNIFICANT SUPPORT FOR THE PROJECT IN THE NEIGHBORHOOD

Mr. Williams claims that there is no support for the Project in the neighborhood. This is false. Attached are two petitions in support of the Project signed by neighbors, as well as four letters in support of the Project from the current and former tenants of the single family home.

4. A CODE COMPLIANT REAR YARD IS PROVIDED

Mr. Williams claims that the proposal does not contain a rear yard. This is false. The Project provides a Code-compliant rear yard at every level of residential occupancy, in accordance with Planning Code Section 711.12. The Project does not require any variances or Code modifications. Surely Mr. Williams is, or should be, aware that neighborhood commercial zoning differs from residential zoning. Neighborhood Commercial (NC-2) zoning always requires the rear yard to be above the commercial level, so that it can be used by the residential occupants.

5. THE HOME IS NOT "AFFORDABLE"

Mr. Williams claims that the single family home is "affordable" without making any mention of what the rent is. The current rent is \$3,780 per month for the single family home. We know of no one who would consider \$3,780 per month (\$45,360.00 per year) to be affordable, either in a colloquial or legal sense of the word.

6. THERE WILL BE NO DISPLACEMENT

No tenants will be displaced by the Project. (See attached letters from current and former tenants).

7. A WORKSHOP IS NOT A SEPARATE DWELLING UNIT

There is a workshop at the Property that does not have a kitchen or any permits for any use. The workshop is not a separate dwelling unit per Planning Code Section 102, which defines a dwelling unit as having a kitchen. Planner Jeff Speirs has confirmed that the workshop is not a dwelling unit, either authorized or unauthorized³. The only evidence presented by Mr. Williams is an advertisement for a roommate in the single family home. The ad features interior photos of the home. Accordingly, his claim lacks any basis in fact or law.

³Mr. Speirs initially was unclear about the status of the workshop. After inspecting the property in person, Mr. Speirs determined that the workshop is not a separate dwelling unit, either authorized or unauthorized.

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8. THE PROJECT SATISFIES THE CRITERIA SET FORTH IN PLANNING CODE SECTION 317 FOR REPLACEMENT OF A SINGLE FAMILY HOME WITH THREE DWELLING UNITS AND GROUND FLOOR RETAIL SPACE.

Section 317 requires Conditional Use Authorization for the removal of a residential unit. The criteria set forth in Section 317 were adopted by the Board of Supervisors in March 2016. Of the 18 criteria for demolition set forth in Section 317(g)(5), the Planning Commission found that the Project met 12 of the criteria, 67%, as described below:

- i. Whether the property is free of a history of serious, continuing code violations;

Project meets criterion.

A review of the Department of Building Inspection and the Planning Department databases show no enforcement cases or notices of violation for the subject property.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project meets criterion.

The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.

- iii. Whether the property is an “historical resource” under CEQA;

Project meets criterion.

Although the existing structure is more than 50 years old, a review of supplemental information on the property’s history resulted in a determination that the property is not an historical resource.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Project meets criterion.

Not applicable. The structure is not an historical resource.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

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Project does not meet criterion.

The existing single-family dwelling is currently a rental unit, and the proposed dwelling units are intended to be rental.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project meets criterion.

No rent-controlled units will be removed, as single-family dwellings are not subject to the Rent Stabilization and Arbitration Ordinance.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project does not meet criterion.

Although the Project proposes the demolition of an existing dwelling, the new construction project will result in three dwelling units.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units. The proposed mixed-use development is characteristic of other existing mixed-use buildings located along San Bruno Avenue.

- ix. Whether the Project protects the relative affordability of existing housing;

Project does not meet criterion.

The Project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit. However, the project also adds three new dwelling units to the City's housing stock.

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- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project does not meet criterion.

The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character. The proposed mixed-use development is characteristic of other existing mixed-use buildings located along San Bruno Avenue.

- xii. Whether the project increases the number of family-sized units on-site;

Project meets criterion.

The Project proposes two opportunities for family-sized housing by creating two new two-bedroom dwellings and a third single bedroom dwelling.

- xiii. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

Project meets criterion.

The overall scale, design, and materials of the proposed buildings are consistent with the block-face and complement the neighborhood character with a

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contemporary design. The proposed mixed-use development is characteristic of other existing mixed-use buildings located along San Bruno Avenue.

- xv. Whether the Project increases the number of on-site dwelling units;

Project meets criterion.

The Project will increase the number of on-site units from one dwelling unit to three dwelling units.

- xvi. Whether the Project increases the number of on-site bedrooms.

Project meets criterion.

The existing building contains a total of three bedrooms. The Project will contain a total of five bedrooms.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and,

Project does not meet criterion.

The maximum density for the subject property is three units. The project proposes the new construction of a three unit building, increasing the existing site density. In addition, the project proposes commercial space not currently available on-site.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Project meets criterion.

The existing single-family dwelling is not subject to the Residential Rent Stabilization and Arbitration Ordinance. The existing dwelling unit has 902 square feet of habitable area and two bedrooms. The proposed second floor dwelling unit will have one bedroom and is 592 square feet in size. The proposed third and fourth floors will have two townhouse-style dwelling units of approximately 1,412 square feet and 1,447 square feet in size, each with two

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bedrooms. The new units will provide more than the existing square footage and bedroom count.

One of problems with Mr. Williams's tally of satisfied criteria is that he reaches the opposite conclusions from the Planning Department and Planning Commission, without any dispute as to the facts. For example, for criteria #1, the Planning Department and Commission found that the property is free of a history of serious continuing Code violations. The Planning Department and Planning Commission regard the absence of Code violations to support an application for demolition because the owners have not intentionally allowed the property to deteriorate. Mr. Williams takes the opposite view, without any justification. This is also the case for criteria #2 (the home has been maintained in decent, safe, and sanitary condition; criteria #4 (absence of any impact under CEQA); criteria #6 (the property is not subject to rent control); criteria #8 (the project conserves the neighborhood character with appropriate scale, design and materials); criteria #9 (the construction of in-fill housing on appropriate sites); criteria #12 (the project increases the number of family-sized units on site); criteria #14 (the project meets all relevant design guidelines); and criteria #15 (the project increases the number of onsite dwelling units).

9. THE PROJECT PROMOTES THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN

Mr. Williams cherry picks one General Plan Policy to mention in his brief. That policy encourages protection of affordability. As explained above, \$3,780/month is not an affordable rent.

In fact, the Planning Commission found that 22 General Plan Policies support the Project.

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The Project proposes demolition of a sound residential structure containing a two-bedroom single family dwelling. However, the new construction proposal will result in three units, two

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of which will have two bedrooms, and thereby contribute to the general housing stock of the city.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

The property does not contain rent-controlled units. The new construction project will result in an increase in the density of the property and contributes two new units to the existing housing stock.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed new construction is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.

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COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among districts.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.7:

Promote high quality urban design on commercial streets.

The Project provides an opportunity for a new 1,576 square foot ground floor commercial space, as well as a 751 square foot second floor commercial space, which are consistent with the goals for the NC-2 Zoning District. Currently, the subject property does not have any commercial uses. The Project would provide new opportunity for neighborhood-serving retail uses.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

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The existing street pattern is a mix of predominately two and three story buildings, with a new four story building on the adjacent block to the south. The project proposes new construction that will reinforce the existing pattern at the block face as the building scale is appropriate for the subject block's street frontage. The topography is flat on-site and throughout the immediate neighborhood. The proposed mixed-use development is characteristic of other existing mixed-use buildings located along San Bruno Avenue.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. The choice to include stucco as a design material is especially compatible with the two immediately adjacent neighbors.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The proposed project does not provide vehicular access for off-street parking, thus limiting conflicts with pedestrians and bicyclists. The adjacent sidewalk has an existing street tree. Along the project site, and long the pedestrian experience will be improved.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. The proposed building would increase neighborhood-serving uses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

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The project is compatible with the existing housing and neighborhood character of the immediate neighborhood. The project proposes a height and scale compatible with the adjacent neighbors, and the project proposes adding two additional units, which is consistent with the higher density buildings on the block.

C. That the City's supply of affordable housing be preserved and enhanced,

The subject property does not contain any existing affordable housing or rent controlled units. The proposed three dwellings are appropriately sized to promote diversity in the city's housing stock.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project meets the permitted density and bicycle parking requirements of the Planning Code; therefore, the Project is not anticipated to impede transit service or overburden our streets with neighborhood parking. The existing curb-cut will be removed and space for on-street parking will be restored.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The existing building is residential; therefore the Project would benefit the service sector by increasing leasable space and increasing related employment opportunities.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

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The project will have no negative impact on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

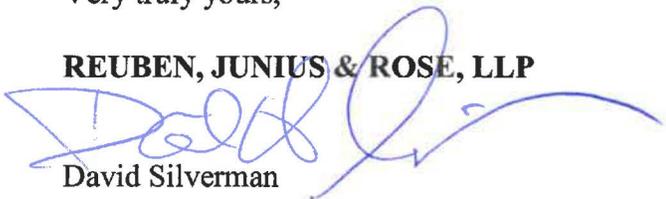
10. CONCLUSION

Mr. Williams' appeal is based on deception and misrepresentation. He has engaged in the same deceptive arguments for other projects that were neither subject to Rent Control, nor had any authorized or unauthorized separate units.⁴ The appeal must be denied. There is no basis in fact or law to overturn the Planning Commission's near-unanimous approval of the proposal.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP


David Silverman

Exhibits

1. Photos
2. Petitions in Support of Project
3. Letters of Support for Project
 - Current Tenants, Francisco Salazar and Misael Saladana, Indya Dodson
 - Former Tenant, Natalie Nelson
4. Project Plans

⁴The undersigned was in attendance for those hearings and can attest to them.

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Aerial Photo

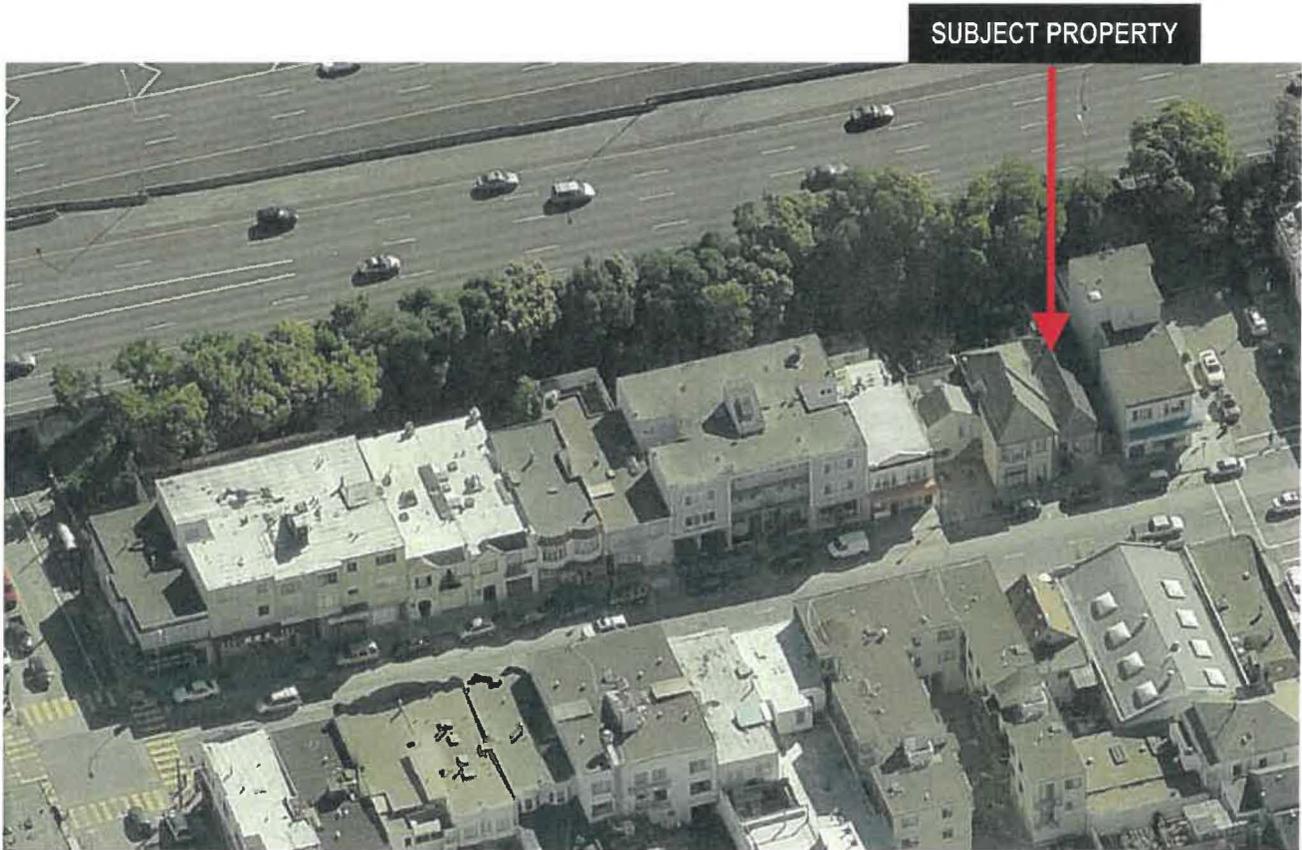


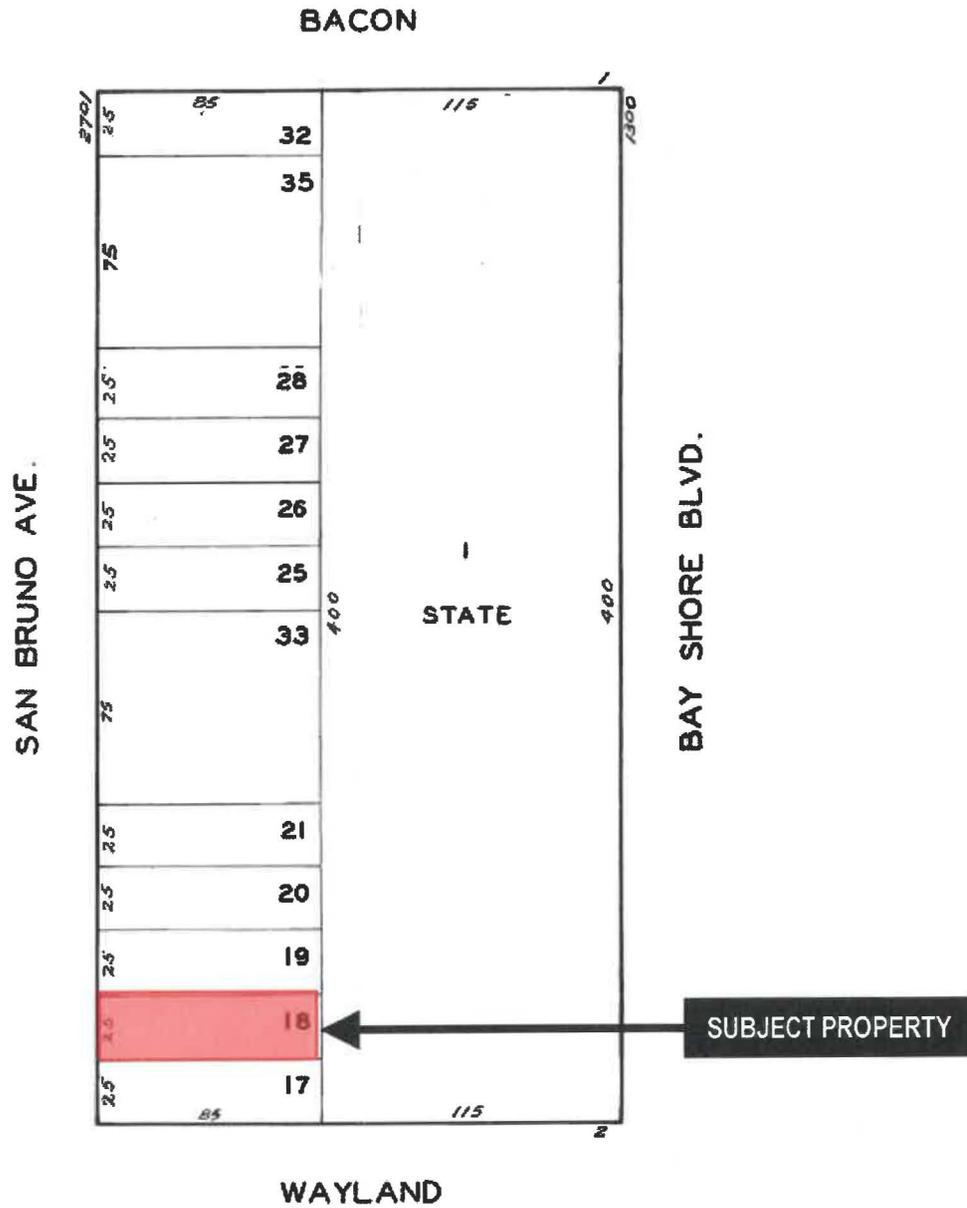
EXHIBIT 1



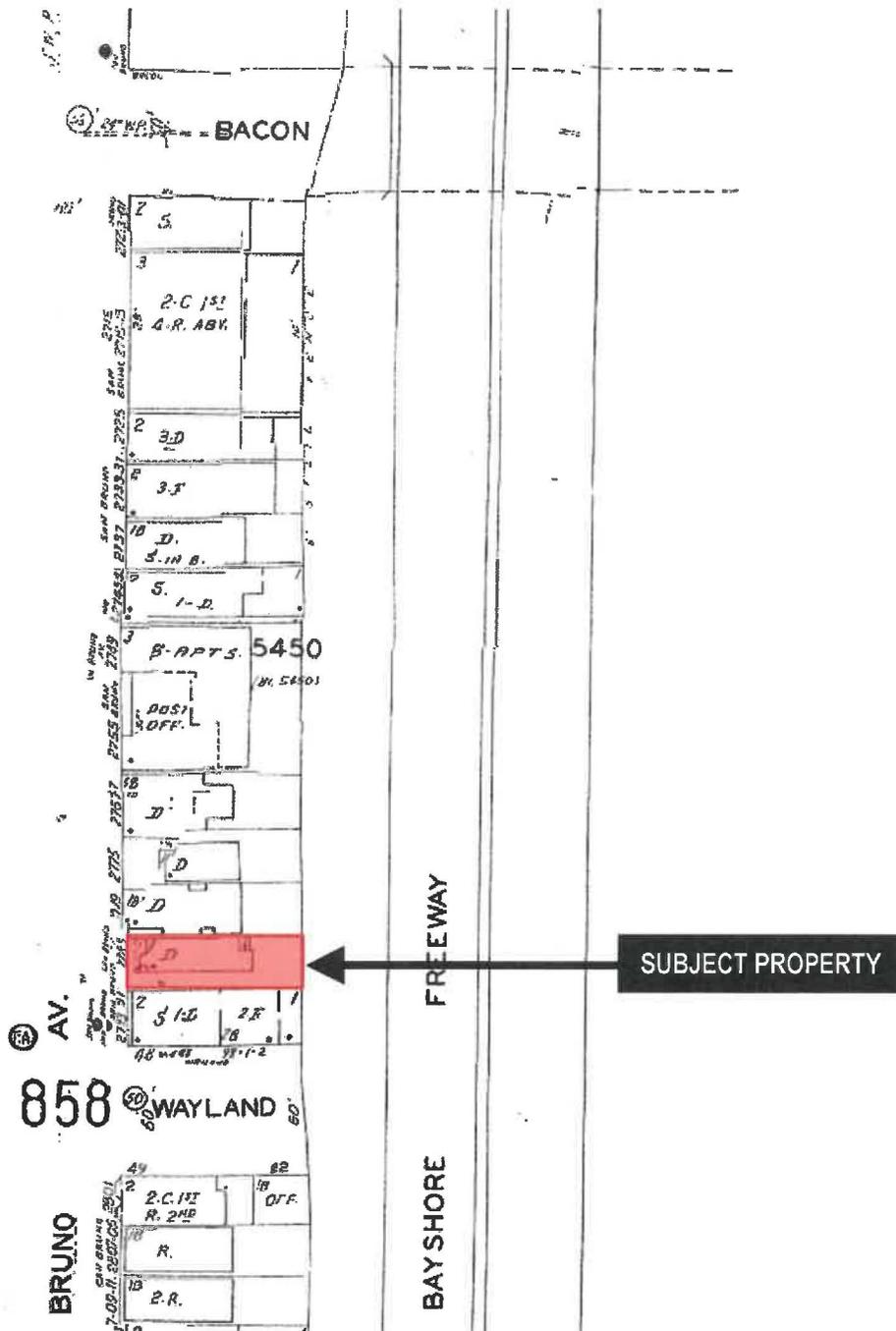
Aerial Photo



Parcel Map



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

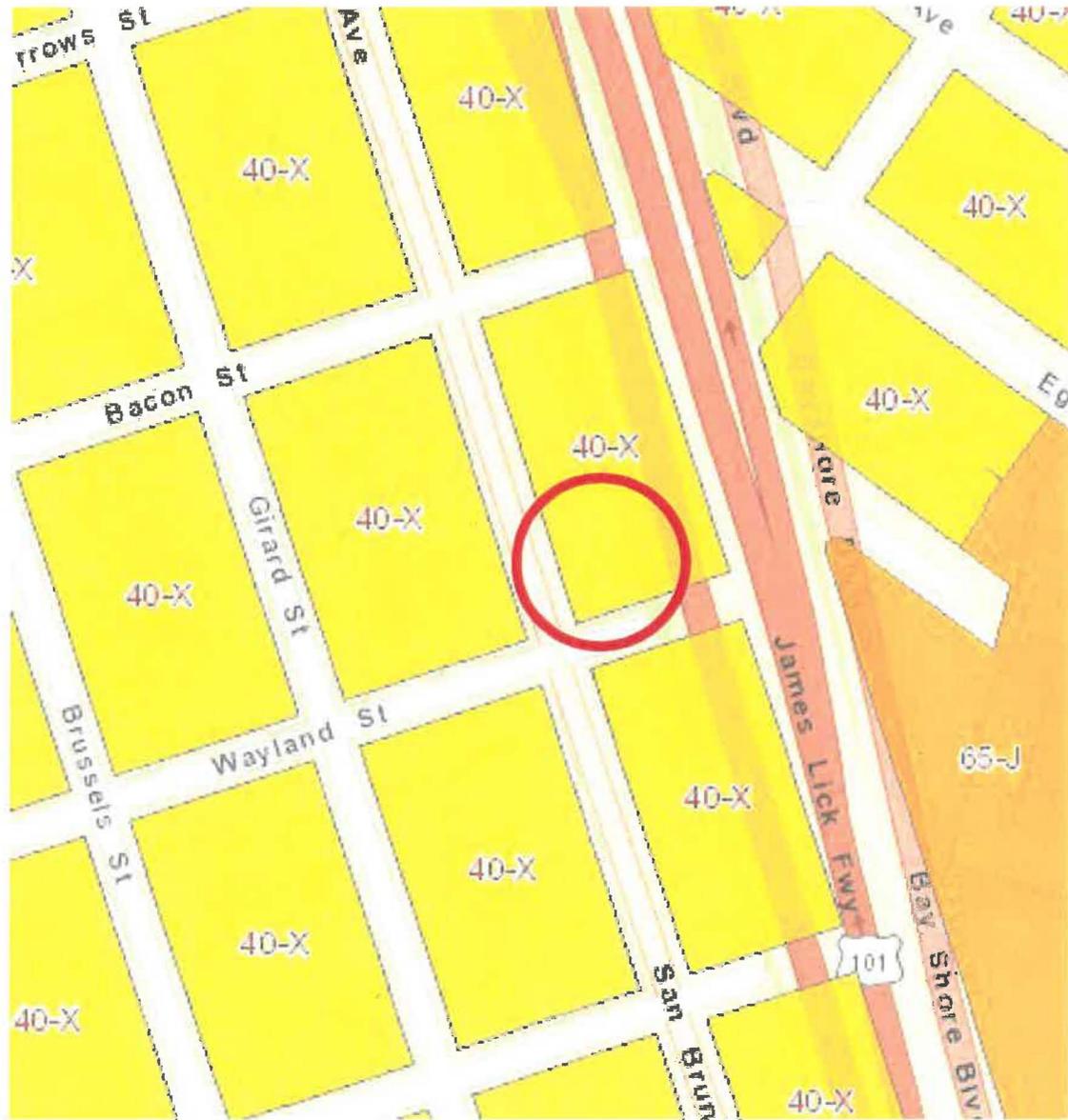


Zoning Map



Conditional Use Authorization Hearing
July 14, 2016
Case Number 2014-003173CUA
2785 San Bruno Avenue

Height and Bulk Map



Site Photo



Conditional Use Authorization Hearing
July 14, 2016
Case Number 2014-003173CUA
2785 San Bruno Avenue

Site Photo



Conditional Use Authorization Hearing
July 14, 2016
Case Number 2014-003173CUA
2785 San Bruno Avenue



AST



EST

SHEET LEGEND



City Planning Commission
 Case No. 2014-003173 CUA

September 1, 2016

Dear San Francisco Board of Supervisors and San Francisco Planning Department

Below are signatures of support for the Conditional Use Authorization at 2785 San Bruno Ave, San Francisco CA 94134 to demolish the existing one story house and build a new mixed-use four story building.

Printed Name	Street Address	Block/Lot	Signature
1. ANNISSA HUANG	2047 Carroll Ave	SF, CA 94124 ^{5435/30}	
2. Tony Huang	2047 Carroll Ave	SF, CA 94124 ^{5435/30}	
3. LISA LIU CHAN	748 THORNTON AVE	SF, CA 94124 ^{5402/017}	
4. GLEN SIU CHAN	748 THORNTON AVE	SF CA 94124 ^{5402/017}	
5. Mindy Chan	748 thornnton ave	5402/017	
6. Sandra Chan	"	" 5402/017	
7. SERENA CHAN	"	" 5402/017	
8. Alex Chan	748 thornnton AVE	SF CA 94124 ^{5402/017}	
9. Alvin Wong	219 Girard St	SF, CA 94134 ^{5981/021}	
10. Tracy Ly	219 Girard St	SF, CA 94134 ^{5981/021}	
11. Johnson Wong	219 Girard St	SF, CA 94134 ^{5981/021}	
12. George Huang	221 Olmstead St	SF, CA 94134 ^{6154/001}	
13. THU THU NGUYEN	258 258 Baven St	SF, CA 94134 ^{5853/043}	
14. Brandon Le	258 Baven St	SF, CA 94134 ^{5853/043}	
15. Damen Le	258 Baven St	SF, CA 94134 ^{5853/043}	
16.			

City Planning Commission
Case No. 2014-003173 CUA

September 1, 2016

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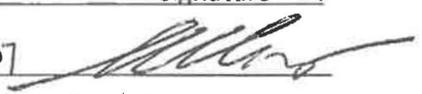
姓名 Printed Name	地址 Street Address	Block/Lot	簽名 Signature
1. Hao Feng Huang	424- 430 Hamilton ST, SF CA 94134	6042/003	Hao Feng Huang
2. Guan Ming Lu	277A San Bruno Ave SF., CA 94134		
3. JING HUI LU	2774 SAN BRUNO AV	6048/010	Jing Hui Lu
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City Planning Commission
Case No. 2014-003173 CUA

September 1, 2016

Dear San Francisco Board of Supervisors and San Francisco Planning Department

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姓名 Printed Name	地址 Street Address	Block/Lot	签名 Signature
1. NELSON TONG	2891-2897 SAN BRUNO AVE ST	5457/37	
2. Allen W	2861-2865 SAN BRUNO AVE	5457/22	
3. Lee ALFREDO	2835 SAN BRUNO		
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Francisco Salazar (707) 694-0370
Misael Saldana (925) 550-7144
2785 San Bruno Ave
San Francisco, CA 94112

September 2, 2016

San Francisco Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: 2014-003173CUA
Statement of Opposition to Appeal – Conditional Use Authorization

Dear President Breed & San Francisco Supervisors,

Our names are Misael Saldana and Francisco Salazar. We live in the single family home of 2785 San Bruno Avenue. The owners informed us of the pending City building permit for this property to demolish the current house and build a new four story building prior to us seeing the house and signing the lease. We have plans to move out of the home at the end of the year, though we are aware we could stay for longer if necessary. We are not being coerced or evicted by the owners.

Though we will not be able to attend the Board of Supervisors Hearing in the afternoon of September 20, 2016 due to scheduled work and school commitments, we do support this project and ask the Board of Supervisors for their support. The new construction will bring more necessary housing and commercial spaces for the City and neighborhood.

Thank you for your time and consideration.

Kind regards,



Misael S. & Franco S.

Indya Dodson
2785 San Bruno Ave
San Francisco, CA 94112

August 30, 2016

London Breed, President
San Francisco Board of Supervisors
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

*RE: 2785 San Bruno Ave
#2014-003173CUA
Letter of Support for Project*

Dear President Breed & San Francisco Supervisors,

I am one of the four tenants at single family residence 2785 San Bruno Avenue in San Francisco. I am cognizant of the application for demolition and new construction of this property and am supportive of the project.

This approval of this project has no interference with my tenancy at the home because I will be returning to the East Coast in December 2016 where I am originally from and attending Capitol Technology University. I temporarily relocated to San Francisco from Maryland for a software engineering internship. The project will create three dwelling units that can serve as family or work force housing for people like myself.

Most Sincerely,

A handwritten signature in black ink, appearing to read 'Indya Dodson', with a long horizontal flourish extending to the right.

Indya Dodson
(443) 388-2668

Natalie Nelson (408) 859-2387
2785 San Bruno Ave
San Francisco, CA 94112

August 26, 2016

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

RE: 2014-003173CUA

Dear San Francisco Supervisors,

My name is Natalie Nelson and I am a former tenant at single family residence 2785 San Bruno Avenue in San Francisco. My former landlords, Qi Nong Ma and Linda Huang, informed me along with all of the other tenants of the Building Permit Application for this property to demolish the existing one story house and build a new mixed-use four story building. I have since moved out of the house to be closer to my work, however I was well aware that I could stay until the end of the year or even on November 2016. Our landlord is not kicking any of the tenants out. They offered to accommodate us for longer should we need it. All of the tenants were informed of this from the beginning. We were given proper and formal notice.

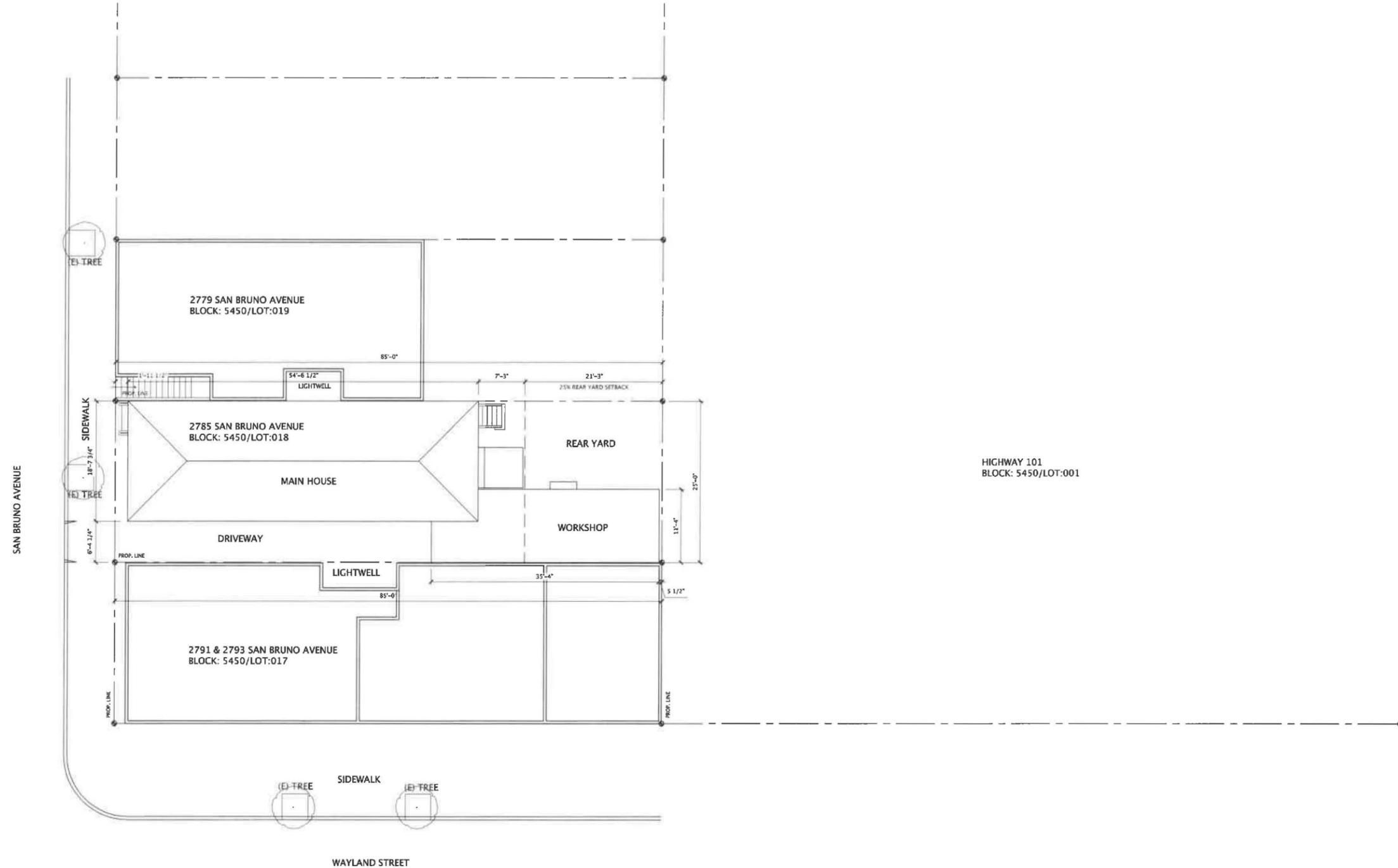
We are in support of this project and believe the Board of Supervisors should support the project as well. With the housing crisis in San Francisco, more housing should be desired to stabilize the housing cost.

Thank you for your time.

Most Sincerely,

Natalie Nelson.

A handwritten signature in cursive script, appearing to read "Natalie Nelson", written in black ink.



1 EXISTING SITE PLAN
1/8" = 1'-0"



BRIAN KAUFMAN DESIGN
77 VAN NESS AVE. #501
SAN FRANCISCO, CA 94102
T: 415.365.0540

NEW MIXED USE
2785 SAN BRUNO AVENUE
SAN FRANCISCO, CA 94134
BLOCK 5450/ LOT 018



EXISTING SITE PLAN

DESCRIPTION	DATE

SCALE: 1/8"=1'-0"

DATE: 04/20/2015

A0.1



1 SAN BRUNO STREET FACING EAST



2 SAN BRUNO STREET FACING WEST



3 SUBJECT PROPERTY FRONT FACADE



4 SUBJECT PROPERTY LEFT REAR VIEW



5 SUBJECT PROPERTY REAR VIEW



6 SUBJECT PROPERTY RIGHT REAR VIEW

SHEET LEGEND

----- SUBJECT PROPERTY

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REQUIRED PHOTOS

DESCRIPTION	DATE

SCALE: AS NOTED

DATE: 04/20/2015

A0.2

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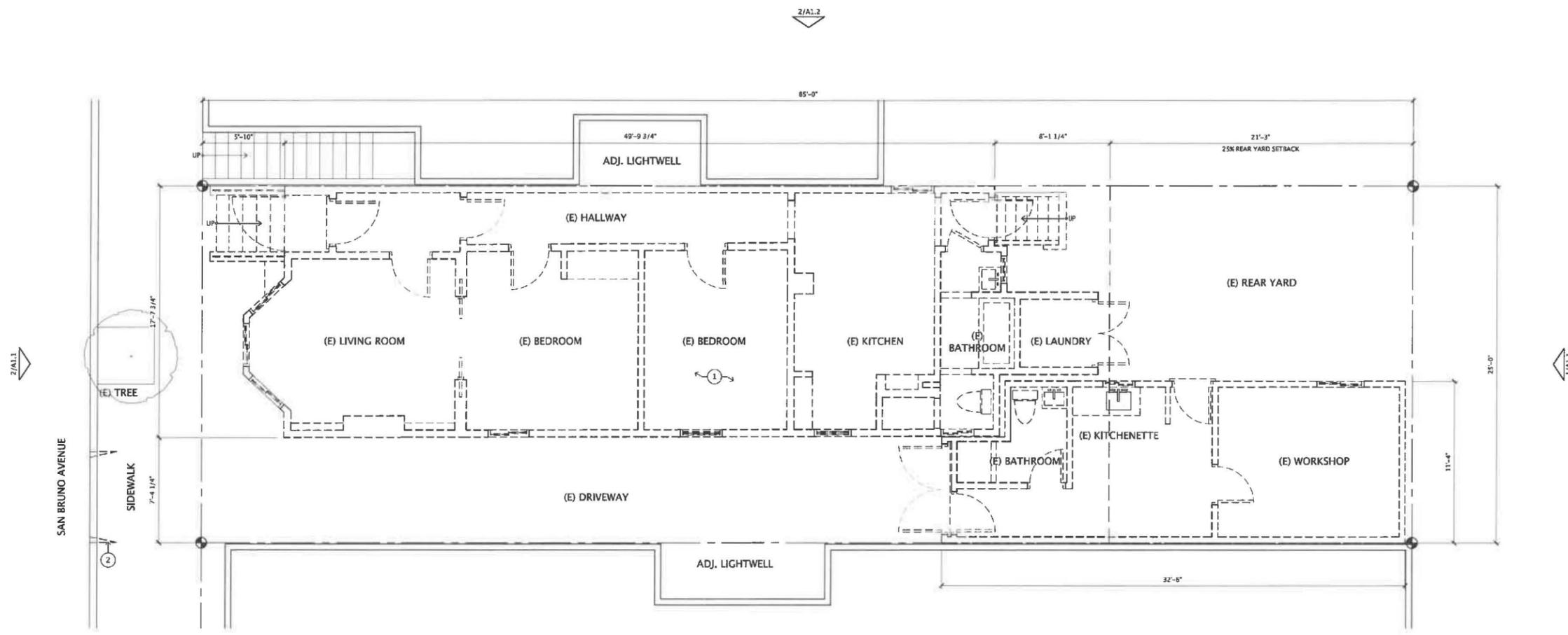
EXISTING/DEMO PLAN

DESCRIPTION	DATE

SCALE: AS NOTED

DATE: 04/20/2015

A1.0



1 EXISTING/DEMO PLAN
 1/4" = 1'-0"

- PLAN SHEET NOTES**
- ① WALLS TO BE REMOVED, TYP.
 - ② REMOVE CURB CUT
 - ③ STOREFRONT
 - ④ MTL FENCE & GATE
 - ⑤ ACCESSIBLE TOILET RIM

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EXISTING FRONT & REAR ELEVATIONS

DESCRIPTION	DATE

SCALE: AS NOTED

DATE: 04/20/2015

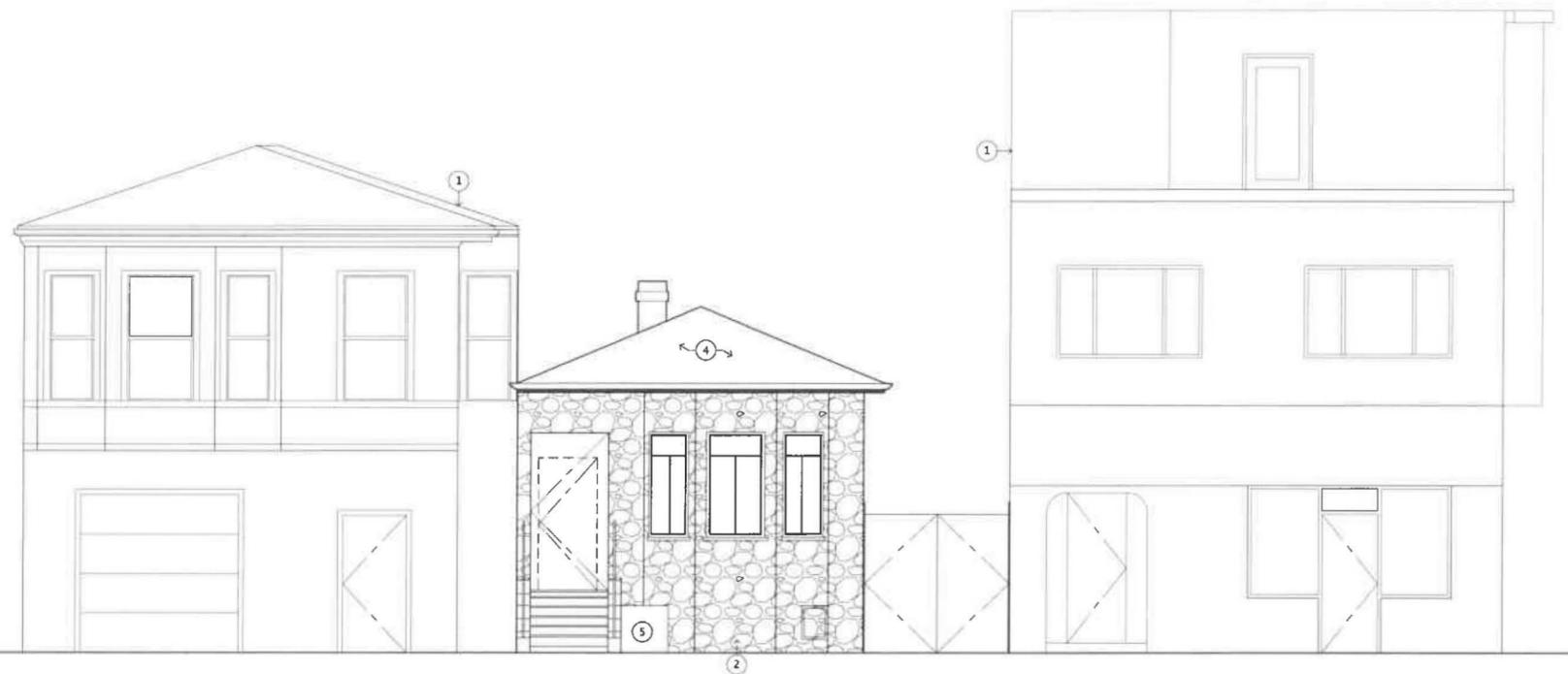
A1.1

T.O. ROOF
 +14'-4"

B.O. EAVE
 +10'-0"

1ST FLOOR, T.O.F.F.
 0'-0"

T.O. SIDEWALK
 -3'-2"



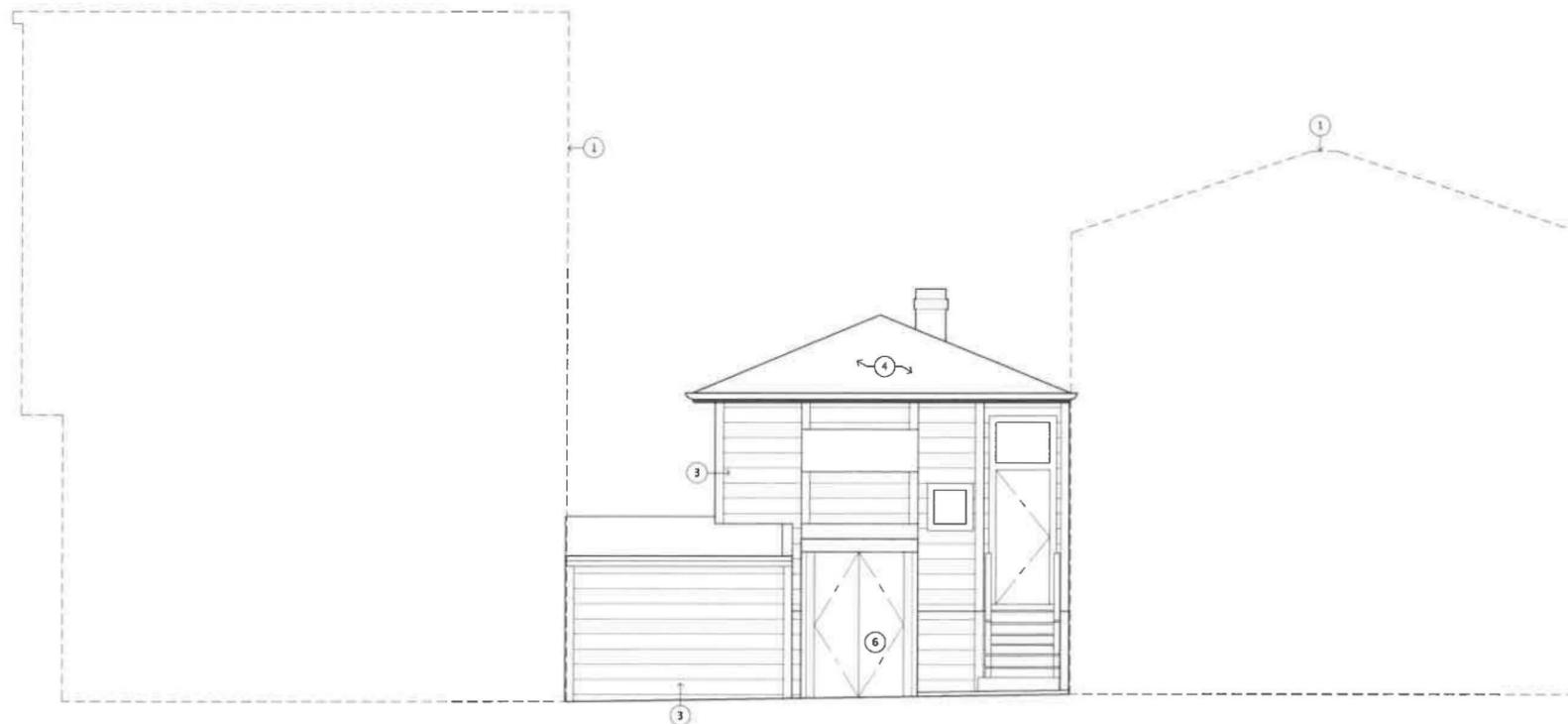
1 EXISTING FRONT ELEVATION
 1/4" = 1'-0"

T.O. ROOF
 +14'-4"

B.O. EAVE
 +10'-0"

1ST FLOOR, T.O.F.F.
 0'-0"

T.O. SIDEWALK
 -3'-2"



2 EXISTING REAR ELEVATION
 1/4" = 1'-0"

ELEVATION SHEET NOTES

- ① ADJ. BLDGS.
- ② PERMA STONE FACADE
- ③ PTD WD SIDING
- ④ COMPOSITE ROOF
- ⑤ GAS METER
- ⑥ (B) ACCESS TO LAUNDRY

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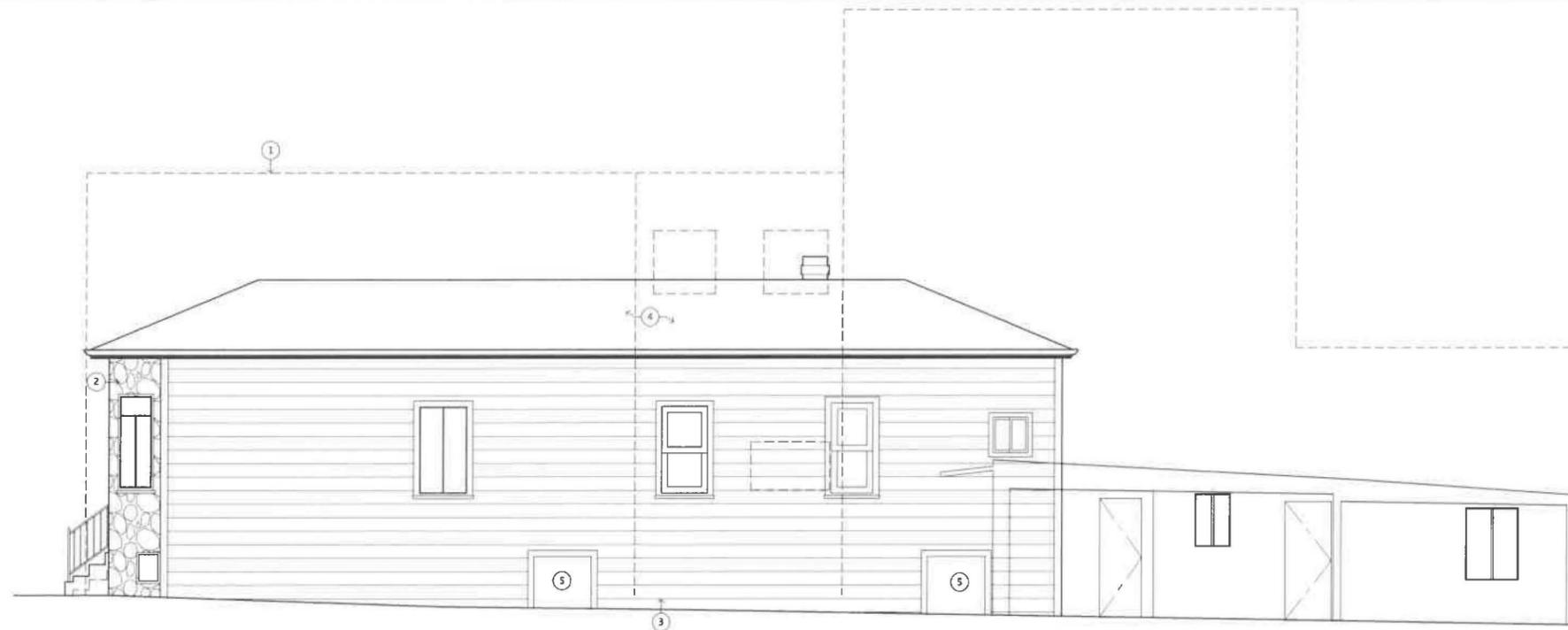
EXISTING SIDE ELEVATIONS

DESCRIPTION	DATE

SCALE: AS NOTED

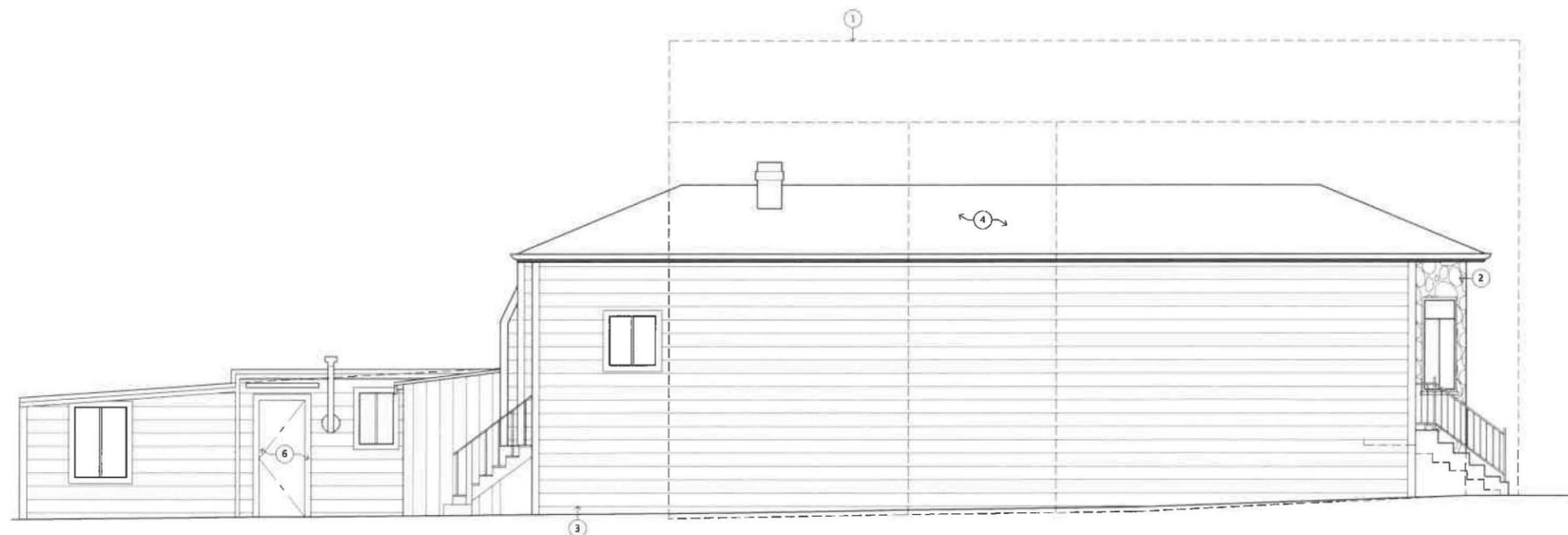
DATE: 04/20/2015

A1.2



- T.O. ROOF
+14'-4"
- B.O. EAVE
+10'-0"
- T.O. GARAGE/WORKSHOP
+4'-0"
- 1ST FLOOR, T.O.F.F.
0'-0"
- T.O. SIDEWALK
-3'-2"
- T.O. GRADE @ REAR YARD
-4'-6"

1 EXISTING SOUTH ELEVATION
 1/4" = 1'-0"



- T.O. ROOF
+14'-4"
- B.O. EAVE
+10'-0"
- T.O. GARAGE/WORKSHOP
+4'-0"
- 1ST FLOOR, T.O.F.F.
0'-0"
- T.O. SIDEWALK
-3'-2"
- T.O. GRADE @ REAR YARD
-4'-6"

2 EXISTING NORTH ELEVATION
 1/4" = 1'-0"

ELEVATION SHEET NOTES

- ① ADJ. BLDGS.
- ④ COMPOSITE ROOF
- ② PERMA STONE FACADE
- ⑤ ACCESS TO CRAWL SPACE
- ③ FTD WD SIDING
- ⑥ WORKSHOP

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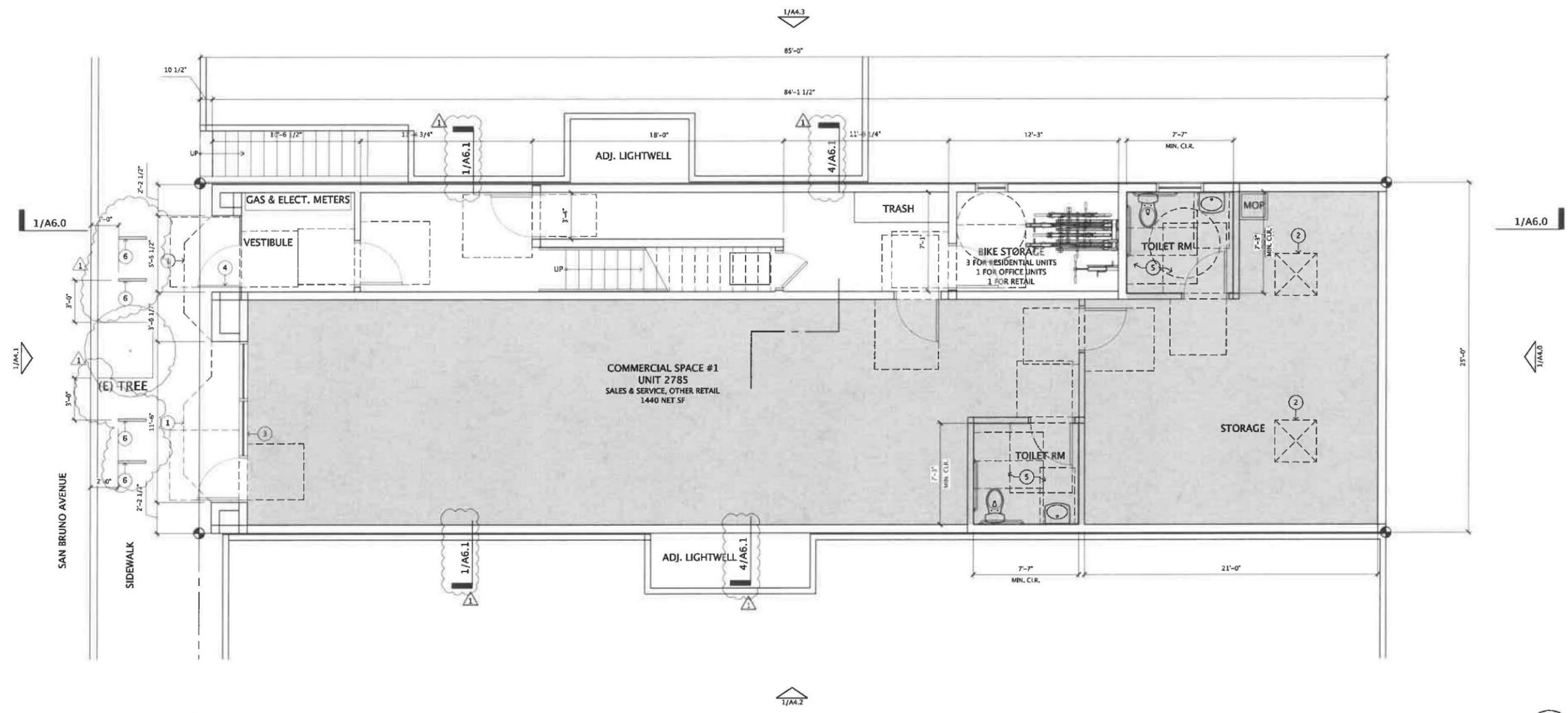
PROPOSED 1ST FLOOR PLAN

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A2.0



1 PROPOSED 1ST FLOOR PLAN
 1/4" = 1'-0"

BIKE PARKING REQUIREMENTS

	CLASS 1	CLASS 2
RESIDENTIAL	1/UNIT	-
OFFICE	1/5000SF	MIN 2 FOR < 5000SF
RETAIL SALES	1,7500SF	MIN 2 OR 1,2500SF
TOTAL	5	4

PLAN SHEET NOTES

- 1 BAY WINDOW ABOVE
- 2 SKYLIGHT ABOVE
- 3 STOREFRONT
- 4 MTL FENCE & GATE
- 5 ACCESSIBLE TOILET RM
- 6 CLASS 2 BIKE RACK

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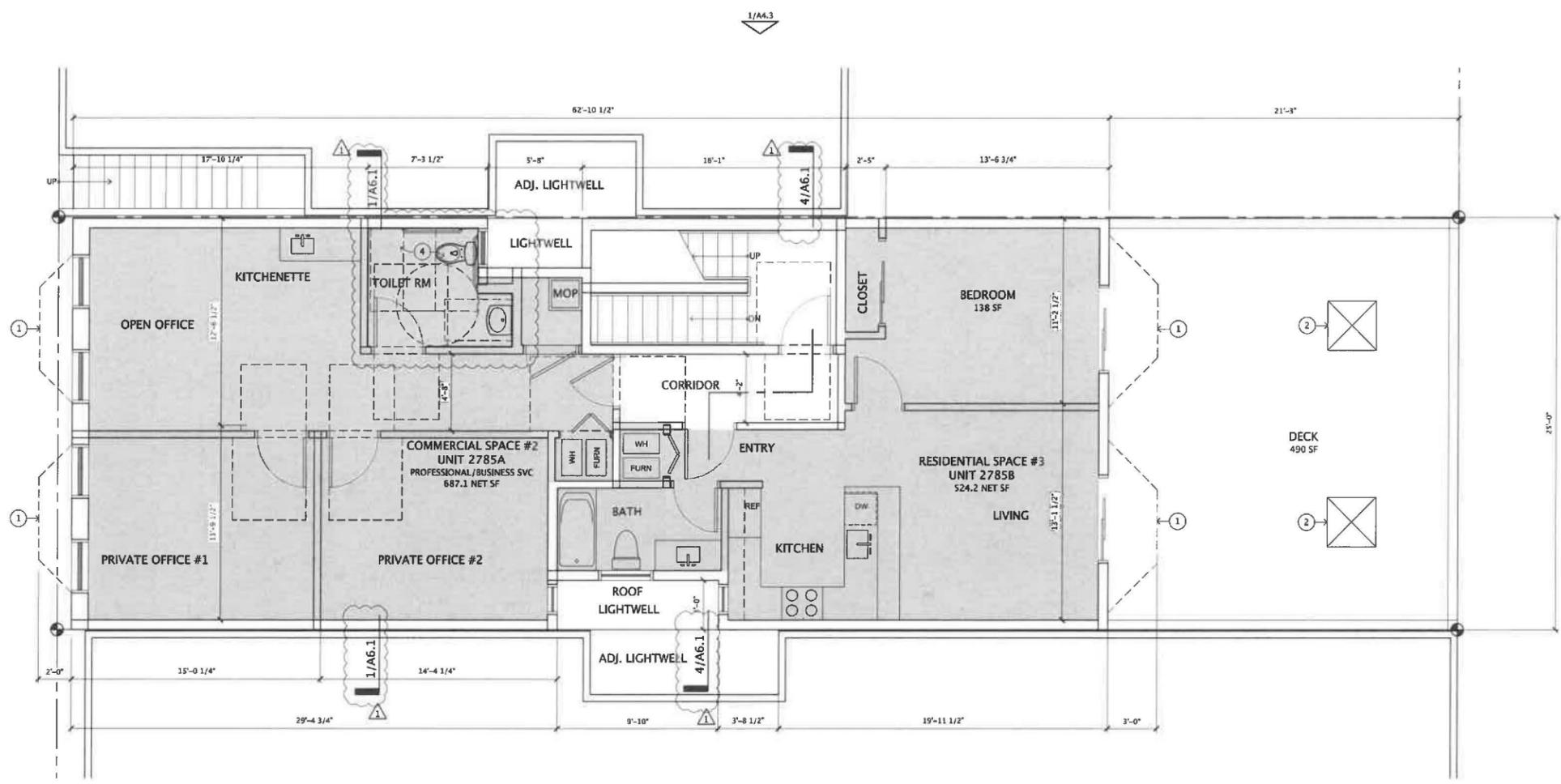
PROPOSED 2ND FLOOR PLAN

DESCRIPTION	DATE
REV1 - CUA	08/25/16

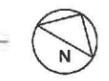
SCALE: AS NOTED

DATE: 04/20/2015

A2.1



1 PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"



- PLAN SHEET NOTES**
- ① BAY WINDOW ABOVE
 - ② SKYLIGHT
 - ③ 42" SOLID GUARD RAIL
 - ④ ACCESSIBLE TOILET RM

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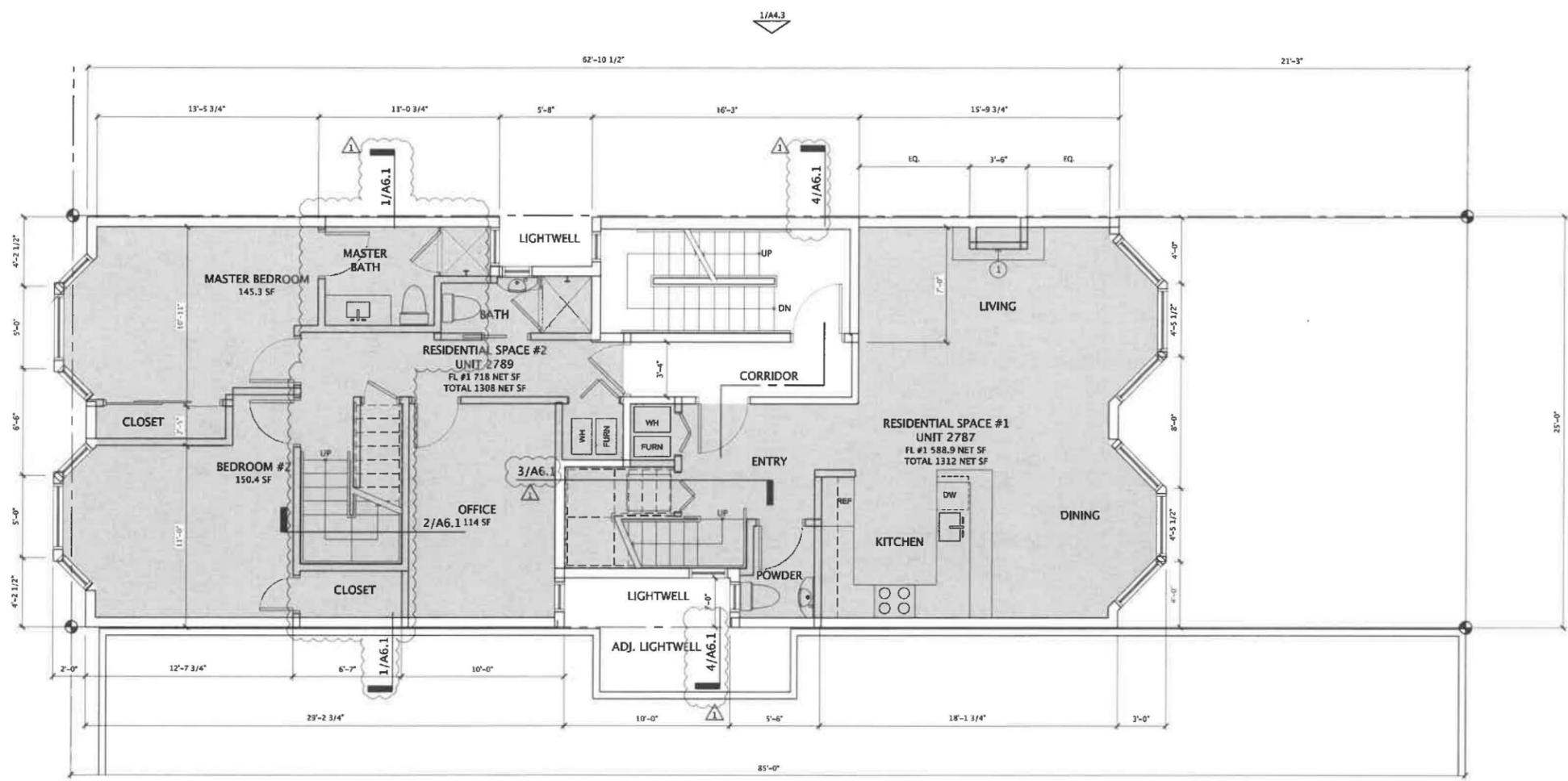
PROPOSED 3RD FLOOR PLAN

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A2.2



1 PROPOSED 3RD FLOOR PLAN
 1/4" = 1'-0"



PLAN SHEET NOTES

- ① GAS FIRE PLACE

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NEW MIXED USE
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 BLOCK 5450/ LOT 018



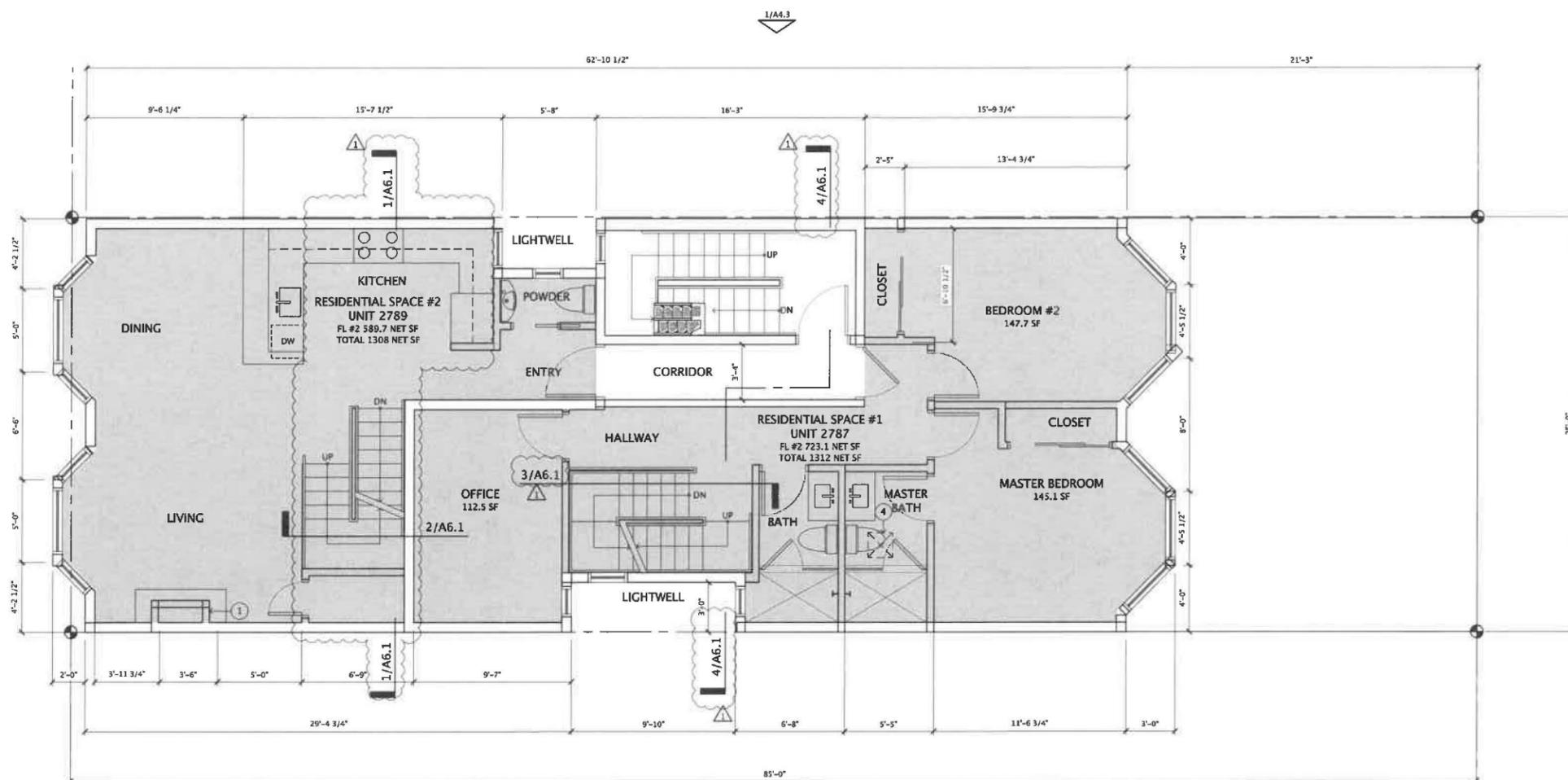
PROPOSED 4TH FLOOR PLAN

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A2.3



1 PROPOSED 4TH FLOOR PLAN
 1/4" = 1'-0"



- PLAN SHEET NOTES**
- 1 42" SOLID GUARD RAIL
 - 2 NOT USED
 - 3 NOT USED
 - 4 SKYLIGHT ABOVE
 - 5 GAS FIRE PLACE

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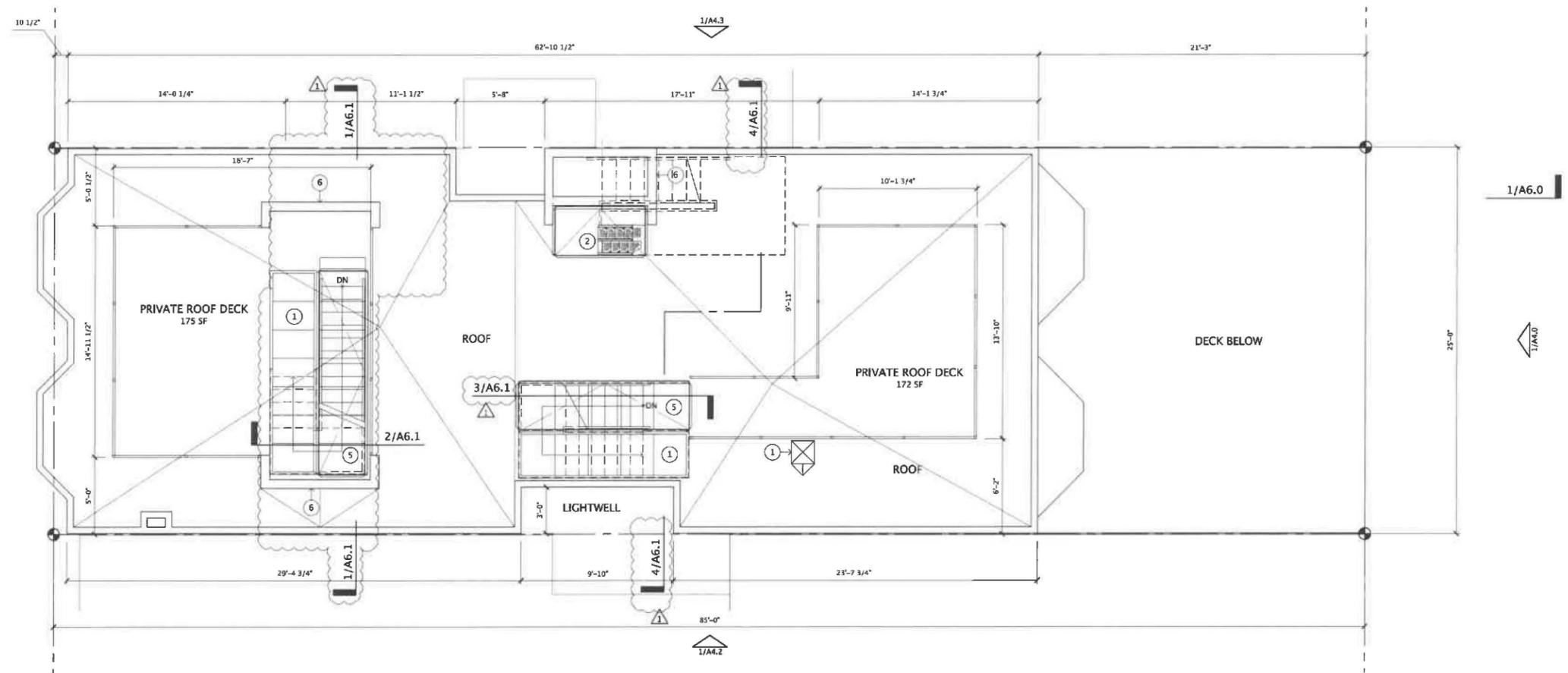
PROPOSED ROOF PLAN

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A2.4



1 PROPOSED ROOF PLAN
 1/4" = 1'-0"

PLAN SHEET NOTES

- ① SKYLIGHT
- ② ROOF HATCH
- ③ PTD WD SIDING
- ④ COMPOSITE ROOF
- ⑤ GLAZED ROOF HATCH
- ⑥ 42" PARAPET WALL

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NEW MIXED USE
 2785 SAN BRUNO AVENUE
 SAN FRANCISCO, CA 94134
 BLOCK 5450/ LOT 018



PROPOSED FRONT ELEVATION (EAST)

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A4.0

T.O. PARAPET	+41'-6"
ROOFTOP	+40'-0"
4TH FLOOR, T.O.F.F.	+29'-10"
3RD FLOOR, T.O.F.F.	+20'-2"
2ND FLOOR, T.O.F.F.	+10'-6"
1ST FLOOR, T.O.F.F.	0'-0"



NOTE: ALL EXTERIOR TRIM SHALL BE PAINTED PAINT GRADE WOOD FOAM, POLYURETHANE, AND OTHER SIMILAR SYNTHETIC PRODUCTS THAT ARE ACCEPTABLE FOR THIS USE. PROFILES INDICATED ON THE PLANS HAVE SQUARE EDGES CREATING CLEAN, SIMPLE, CONTEMPORARY SHADOW LINES/PROFILES. OWNER/CONTRACTOR MAY OPT FOR MORE SHARPED PROFILES FOR THE TRIM, SO LONG AS THE ESSENCE OF THE SHADOW LINES AND PROFILES REMAINS TRUE TO THE DEVELOPED DESIGN APPROVED BY THE SAN FRANCISCO PLANNING DEPARTMENT.

1 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

ELEVATION SHEET NOTES

- ① GUARD RAIL
- ④ BAY WINDOWS
- ⑦ DEL HUNG WINDOWS
- ② STOREFRONT WINDOWS
- ⑤ STL. GATE
- ⑧ STAIR PENTHOUSE
- ③ NOT USED
- ⑥ ADJ. BLDGS.

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PROPOSED REAR ELEVATION (WEST)

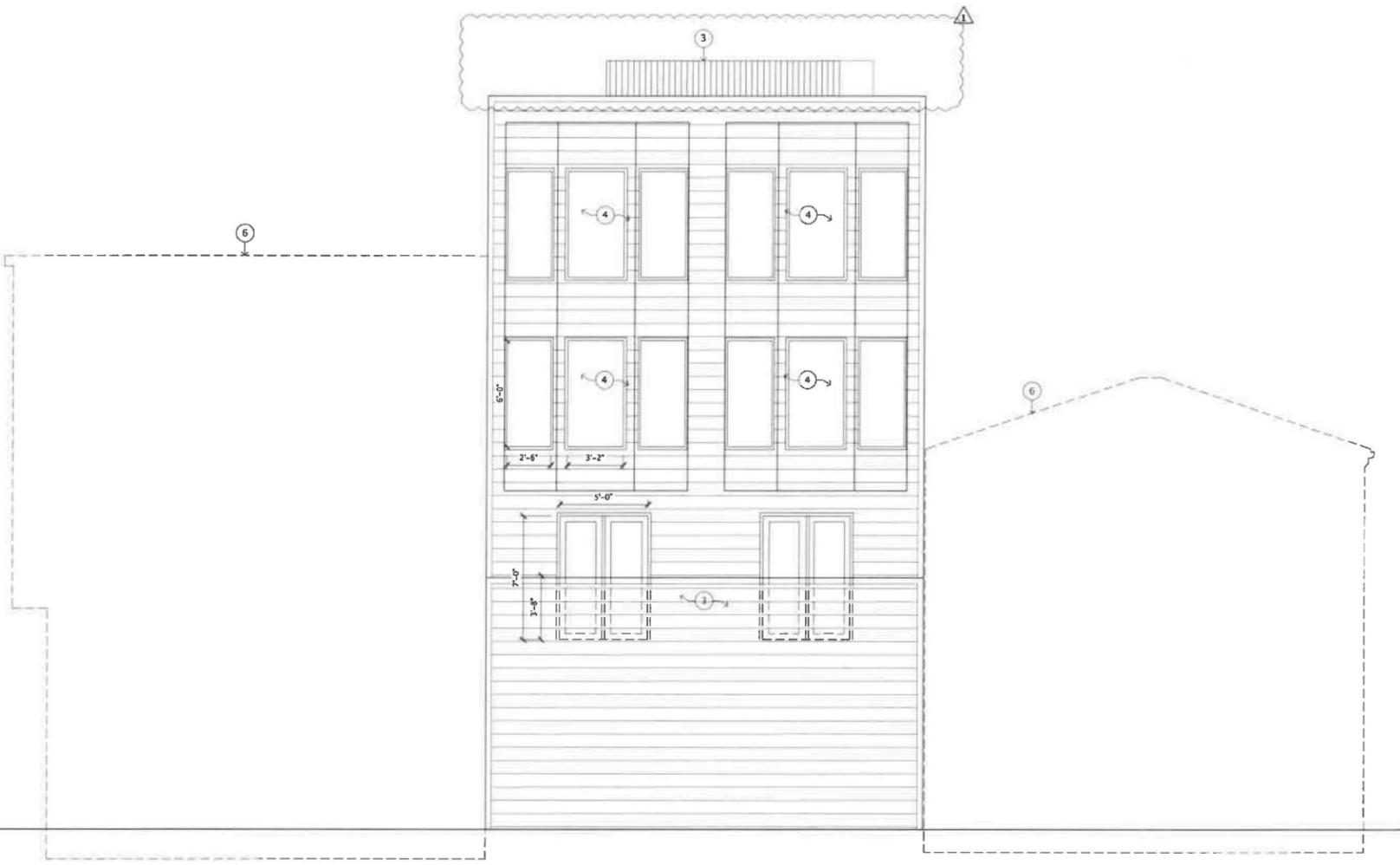
DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A4.1

T.O. PARAPET	+41'-6"
ROOFTOP	+40'-0"
4TH FLOOR, T.O.F.F.	+29'-10"
3RD FLOOR, T.O.F.F.	+20'-2"
2ND FLOOR, T.O.F.F.	+10'-6"
1ST FLOOR, T.O.F.F.	0'-0"



1 PROPOSED REAR ELEVATION
 1/4" = 1'-0"

ELEVATION SHEET NOTES

- ① GUARD RAIL
- ② NOT USED
- ③ RATED GUARD RAIL
- ④ BAY WINDOWS
- ⑤ NOT USED
- ⑥ OUTLINE OF ADJ. BLDG.

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NEW MIXED USE
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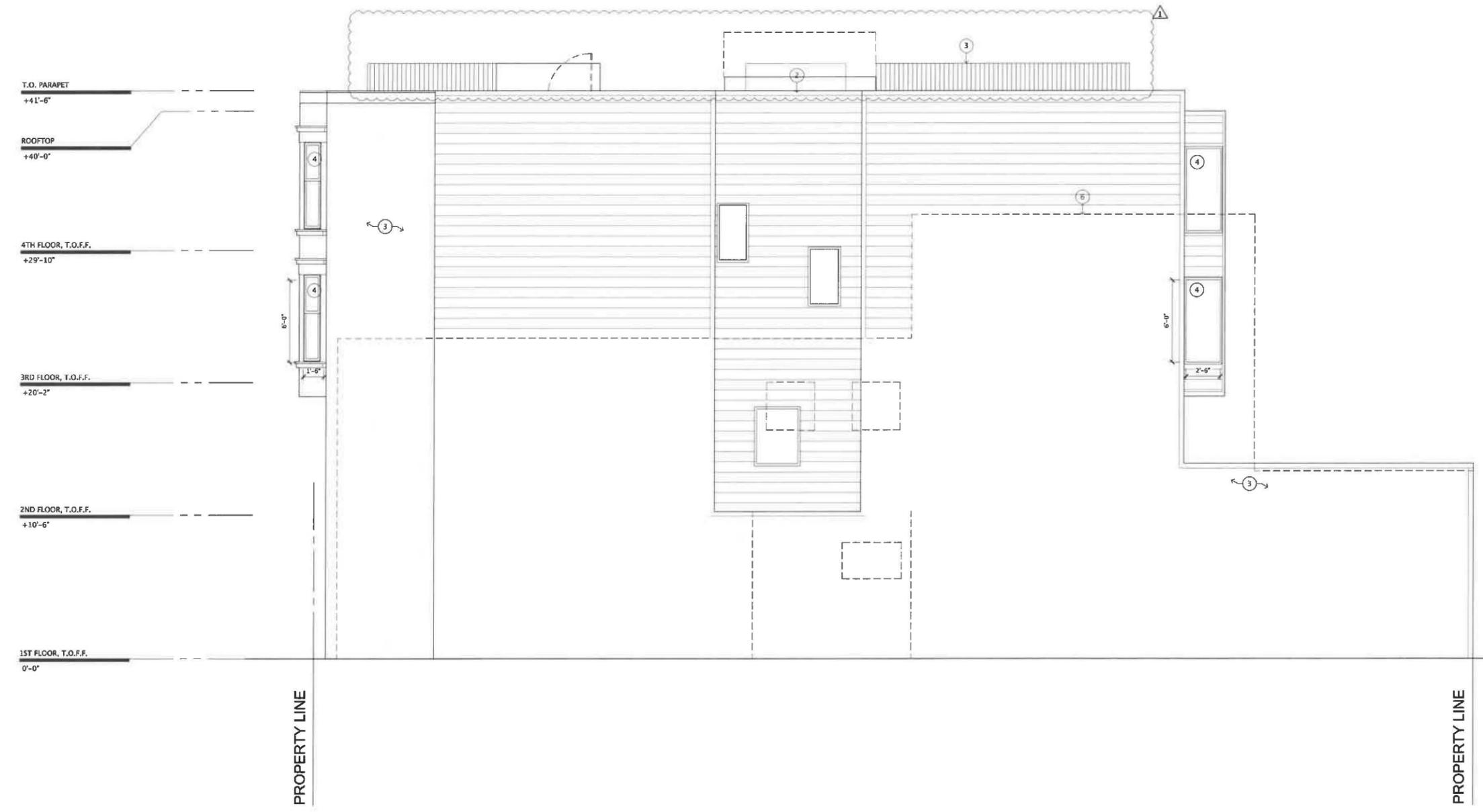
PROPOSED SIDE ELEVATION (SOUTH)

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A4.2



T.O. PARAPET
 +41'-6"

ROOFTOP
 +40'-0"

4TH FLOOR, T.O.F.F.
 +29'-10"

3RD FLOOR, T.O.F.F.
 +20'-2"

2ND FLOOR, T.O.F.F.
 +10'-6"

1ST FLOOR, T.O.F.F.
 0'-0"

1 PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

ELEVATION SHEET NOTES

- ① FIRE ESCAPE & GUARD RAIL
- ② ROOF HATCH
- ③ GUARD RAIL
- ④ BAY WINDOWS
- ⑤ NOT USED
- ⑥ OUTLINE OF ADJ. BLDG.

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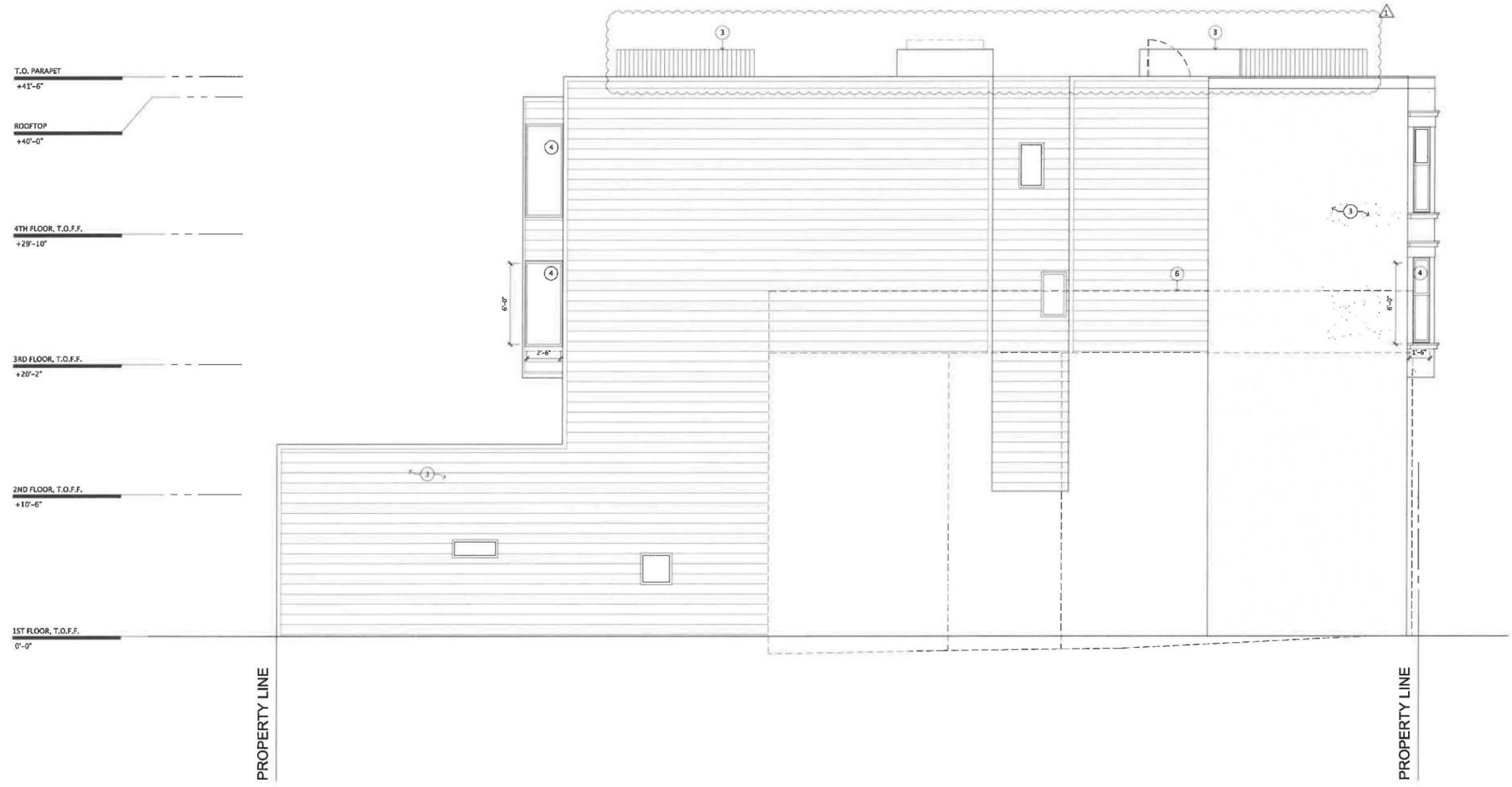
PROPOSED SIDE ELEVATION (NORTH)

DESCRIPTION	DATE
REV1 - CUA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A4.3



1 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"

ELEVATION SHEET NOTES

- ① NOT USED
- ② NOT USED
- ③ GUARD RAIL
- ④ BAY WINDOWS
- ⑤ NOT USED
- ⑥ OUTLINE OF ADJ. BLDG.

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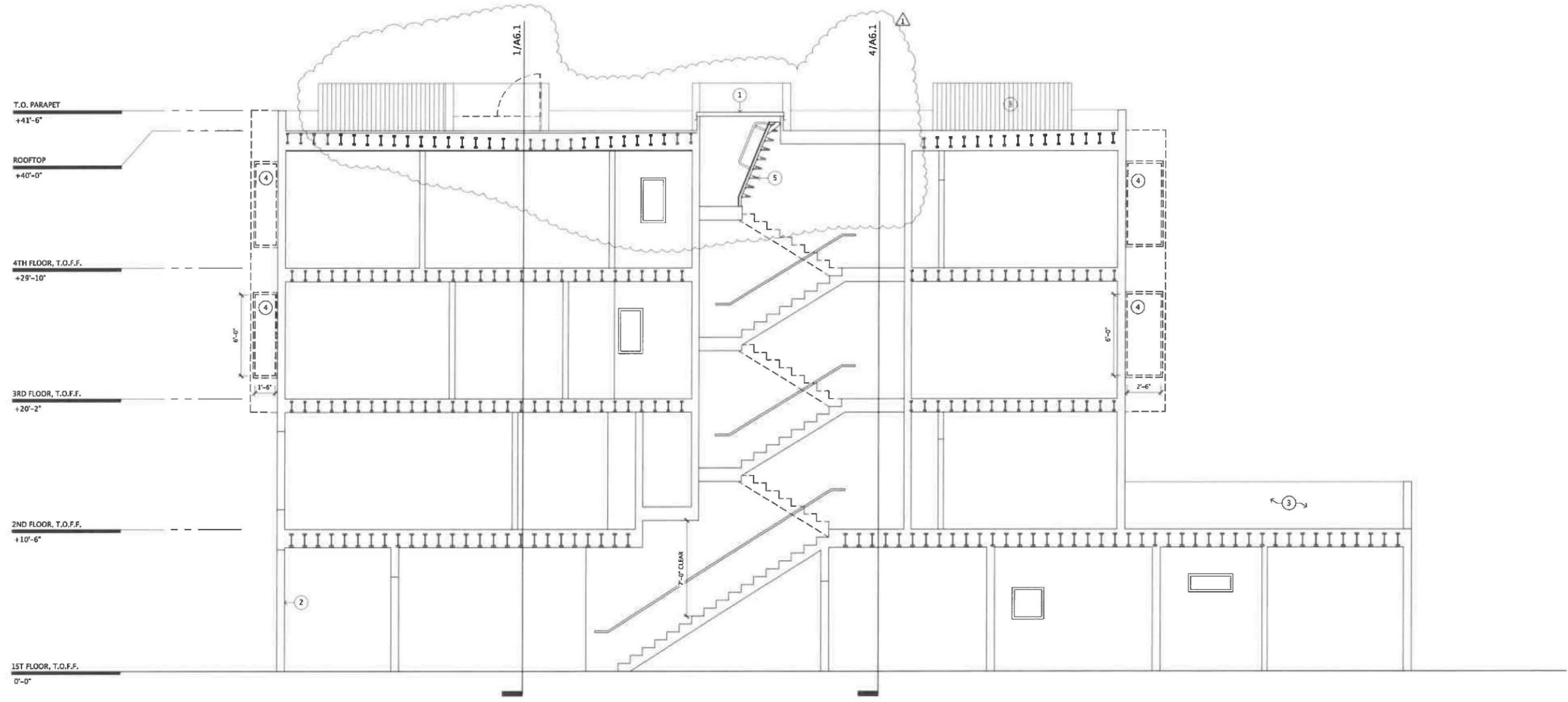
**PROPOSED
 LONGITUDINAL
 SECTION**

DESCRIPTION	DATE
REV1 - CIA	08/25/16

SCALE: AS NOTED

DATE: 04/20/2015

A6.0



1 PROPOSED LONGITUDINAL SECTION
 1/4" = 1'-0"

SECTION SHEET NOTES

- ① ROOF HATCH
- ② STEEL GATE
- ③ GUARD RAIL
- ④ BAY WINDOWS
- ⑤ 58" ALTERNATING TREAD DEVICE (9 RISERS)
- ⑥ NOT USED

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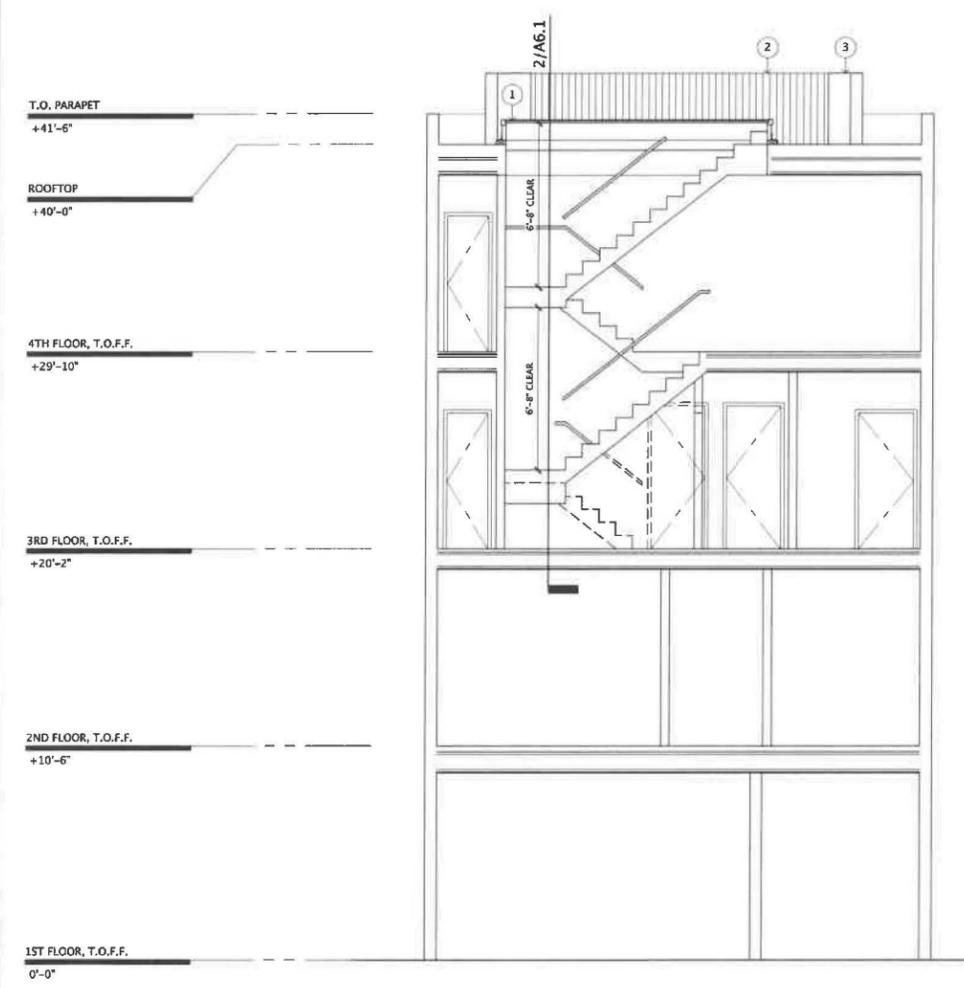
PROPOSED CROSS SECTIONS & DETAIL SECTIONS

DESCRIPTION	DATE
REV1 - CUA	08/25/16

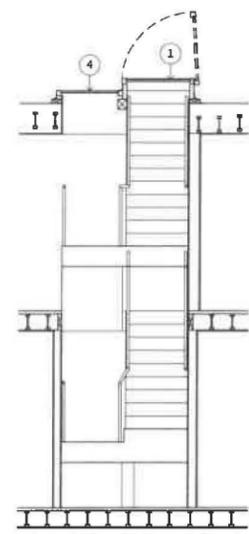
SCALE: AS NOTED

DATE: 04/20/2015

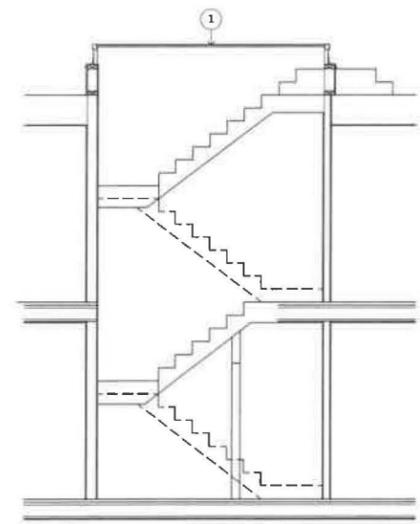
A6.1



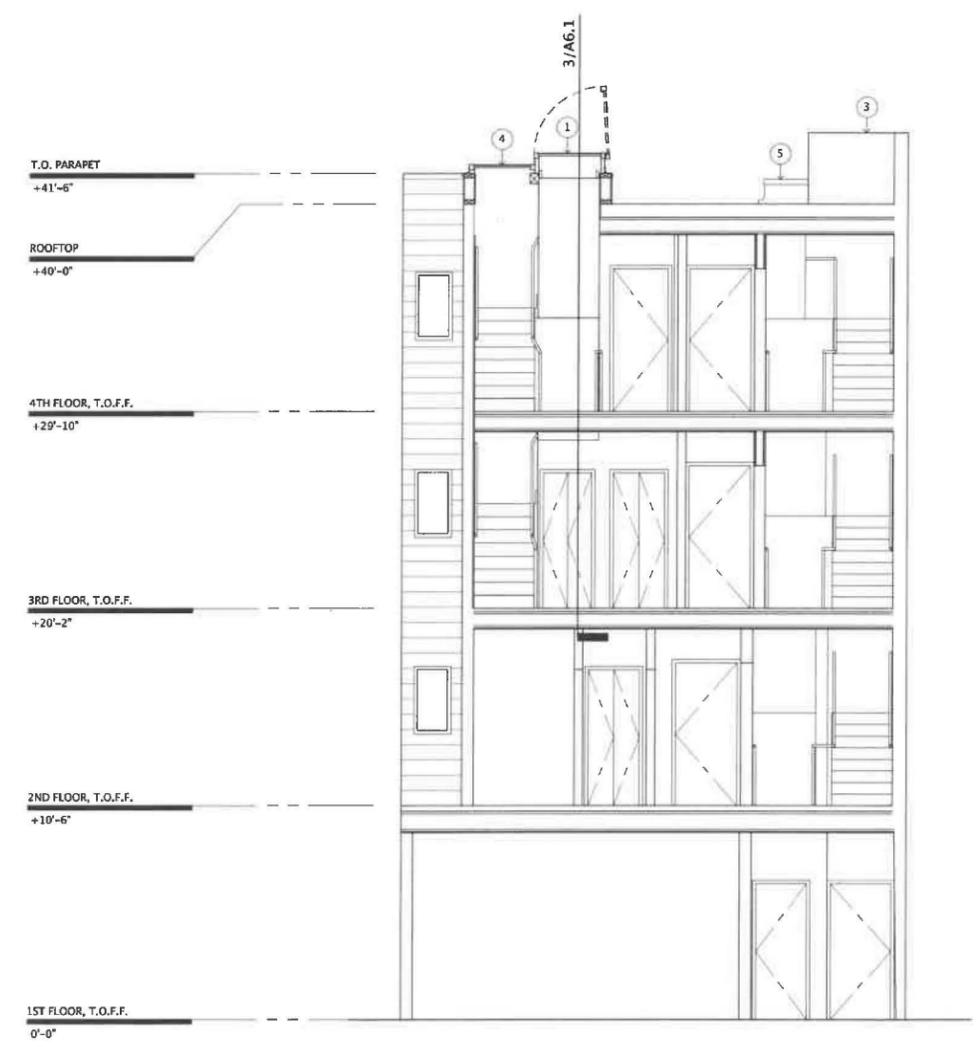
1 PROPOSED CROSS SECTION FRONT TOWNHOUSE
 1/4" = 1'-0"



2 SECTION THROUGH STAIR FRONT TOWNHOUSE
 1/4" = 1'-0"



3 SECTION THROUGH STAIR REAR TOWNHOUSE
 1/4" = 1'-0"



4 PROPOSED CROSS SECTION REAR TOWNHOUSE
 1/4" = 1'-0"

SECTION SHEET NOTES

- 1 GLAZED ROOF HATCH 4 SKYLIGHT
- 2 STL FENCE & GATE 5 SOLID ROOF HATCH
- 3 42" 1-HR GUARD PARAPET 6 NOT USED