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SAN FRANCISCO

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

AUG 15 PM 2:28

BY   DJ  

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at   2785 San Bruno Avenue  .

  July 14, 2016    
Date of City Planning Commission Action

**(Attach a Copy of Planning Commission's Decision)**

  August 15, 2016    
Appeal Filing Date

       The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No.   .

       The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No.   .

  X   The Planning Commission approved in whole or in part an application for conditional use authorization, Case No.   2014--003173CUA  .

       The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No.   .

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

Please see attached statement of appeal.

b) Set forth the reasons in support of your appeal:

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Stephen M. Williams  
Name


same  
Name

1934 Divisadero Street, SF CA 94115  
Address

\_\_\_\_\_  
Address

(415) 292-3656  
Telephone Number

\_\_\_\_\_  
Telephone Number

  
\_\_\_\_\_  
Signature of Appellant or  
Authorized Agent



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BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 AUG 15 PM 2: 28  
August 13, 2016

BY BJ

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

RE: **STATEMENT OF APPEAL-CONDITIONAL USE AUTHORIZATION**  
**2785 San Bruno Avenue**  
2014-003173CUA—Project Includes:  
Demolition of Two-Units of Sound Affordable Rent-Controlled Housing;  
Request for Conditional Use Authorization—Demolition of Unauthorized Unit;

President Breed and Members of the Board:

This Statement is submitted in support of the appeal of the conditional use authorization granted by the Planning Commission (6-1 vote) on July 14, 2014. We have previously submitted to Planning a Petition signed by 21 immediate neighborhood residents and businesses opposing the project as incompatible with the neighborhood and an improper use of the conditional use procedure. With this appeal, we submit the signatures of 68 property owners within 300 feet of the subject lot.

**1. The Project is Demolition of TWO Sound, Affordable Rent-Controlled Units**

The Dept. ignores the unauthorized unit which has been continuously occupied by tenants for decades and is currently rented and occupied. We have confirmed with the Rent Board that it views this building as a two-unit building falling under the Ordinance. The home and the unauthorized unit are subject to rent control. A single family home with an in-law unit that has been separately rented (such as in this case) is NOT exempt from the Ordinance. The Dept. did not look at this fact and simply is wrong on the law and the policies applicable to this case and to this building.

A conditional use authorization is required for the demolition of sound affordable rent-controlled housing because the policy is to RETAIN such housing. The Commission decision was in error and it mistakenly found that demolition of this housing is “*necessary and desirable*” for the community. The decision is directly contrary to all controlling public policy—and is a slap in the face of the public in the middle of an affordability crisis.

Retention of this type of affordable rental housing is the highest priority policy and a keystone to every plan to fight the affordability crisis in San Francisco. The decision is contrary to the Mayor’s Executive Directives, contrary to the General Plan and contrary to the controlling policies of the Housing Element all of which mandate the retention of the existing building. There is no policy (as opined by the Dept. and endorsed by the Planning Commission) that allows this type of sound, affordable housing to be demolished and “exchanged” for new, market rate luxury condominium housing because

it is at a higher density. Once this type of housing is demolished, it is gone forever. There is a finite supply of this type of housing and the policies of the City demand its retention.

2. **The Project Does Not Meet the Mandatory Criterion for a Demolition**

The Project meets *only six* of the eighteen criteria for granting a demolition permit under Planning Code Section 317. As noted above, the Dept.'s analysis is wrong on the issue of rent control and its conclusion is wrong. The proposal to remove and replace two "naturally affordable" rent-controlled units is contrary to the priority principle of housing unit retention. The current housing affordability crisis creates an exceptional and extraordinary circumstance such that the Commission should have denied the project and preserved the existing units. The Dept. and the Commission ignored this controlling fact and it is up to the Board of Supervisors to correct this error in judgment.

3. **The Department's Analysis and the Planning Commission's Decision Completely Ignores the New Mandatory Criteria for Demolition of an Affordable Unauthorized Unit and Fails to Make Required Findings**

Planning Code Section 317 was amended by the Board of Supervisors as of March 1, 2016, in an effort to retain more affordable housing and to save unauthorized housing units from demolition. A whole new series of criteria and findings were added to the Planning Code at Section 317(g)(6) for necessary findings to justify any project which destroys such units. For unknown reasons, the Department completely failed to conduct the analysis or address in any manner the new code requirements. The new mandatory analysis is *completely omitted* from the staff memorandum and is omitted from the discussion or the motion. This failure to follow the new code section is an obvious and fatal error and the case must be returned to Planning for this mandatory review.

4. **This is Wrong Neighborhood and Time and Place to Demolish Sound, "Naturally" Affordable Rent Controlled Housing and Replace that Housing with Three New Luxury Condos**

This is a project that gets it all wrong. If approved as requested, the project would violate the most important policies of the City---destruction of sound, affordable rent-controlled housing in a working class blue collar neighborhood. The new building is pure luxury condos and the housing to be destroyed is the most valuable and at risk type of housing. More and more such projects are being proposed for this neighborhood and gentrification is happening to the detriment of the long-term residents.

**Introduction**

This office was retained to represent the surrounding neighbors of the proposed project including the owners and occupants of adjacent buildings on San Bruno Avenue. The Neighbors object to the proposed project because it will impose unfair burdens and impacts on numerous surrounding homes and businesses and will destroy sound and occupied housing. The surrounding community is clear---They want the existing building preserved to maintain affordability in the neighborhood. This was a consensus in the neighborhood meeting.

Not a single neighbor or business owner supports the project as it is out of character with the neighborhood and it violates numerous priority policies in favor of creating new luxury condominiums at the top of the market. The decision by the Commission is another example of the “tone deafness” of a Planning Commission completely-- out of touch with the regular citizens of the City. The City is in the middle of the worst housing affordability crisis in its history and the Dept. is still routinely permitting the destruction of affordable housing in order to build new, unaffordable luxury condos

### **Project Setting and Proposal**

The subject lot is on the east side of San Bruno Avenue in the Portola Neighborhood near Hunters Point. San Bruno Avenue is zoned NC-2 (Small Scale Neighborhood Commercial) District. The building is a well-kept and recently remodeled home that has three bedrooms and a separate side entrance for an “in-law” unit at the rear. Both units are currently rented and the developers use Craig’s List to list the building for rent. The Craig’s List listing for the property is attached as Exhibit 1.

The second unit of unauthorized housing on the lot can be (and should be) legalized (as envisioned by the new code section), but as of now, the Rent Board considered this building and both units as falling under the Ordinance ---***The subject lot has on it two-units of “naturally affordable”, middle-class, and rent- controlled housing*** (a fact undiscovered by the Dept. after it rushed to approve the project---the Dept. apparently does not communicate with the Rent Board) and is surrounded by such housing. The Rent Board currently considers these occupied in-law units within the system. Legalizing the second unit on the lot and the building would be a legal two units and rent-controlled.

The proposal is also design inappropriate for the site. The subject building has been on the site since 1906 and this fact alone is a usual circumstance requiring special design consideration and care to avoid disproportionate negative impacts to surrounding existing housing. The analysis from the Department makes no mention at all of this unusual fact and no design consideration is extended to the adjacent housing---The Project is proposed at the absolute maximum development---100% build out leaving no rear yard at the ground floor level and some 50’ feet tall because of the three massive stair penthouses. The adjacent housing will be dwarfed by the new building. No setbacks are employed in the project and it is proposed at the absolute maximum building envelope for the site.

The proposed project is overwhelming to the adjacent buildings. The proposal is to demolish the existing building which fronts on San Bruno Avenue, and maximize the development lot which has been part of the development pattern of the neighborhood for more than 110 years and create a large out-of-proportion box. The proposal is to construct a very tall (for the neighborhood) apartment building of 3-units with no real yard—built lot line to lot line at ground level. The existing 2-unit building which fronts on San Bruno Avenue would be demolished and replaced with a 40’ foot tall building (to the top of the parapet) ---with stair penthouses and roof top decks taking the height to approximately 50’ feet with three residential units and retail on the ground floor.

**A Conditional Use Authorization Cannot Be Granted for the Demolition of Sound, Rent-Controlled, Affordable Units --The Mayor's Executive Directives Mandate the Preservation of the Existing, Naturally Affordable Rent Controlled Housing Stock**

San Francisco's highest Priority Policies are enumerated in the General Plan. Further, to the extent some policies may clash with others, (for example—the creation of new housing vs. retention of existing housing---such as here) the two policies that are to be given primacy are:

- **That the City's supply of affordable housing be preserved and enhanced.**
- **That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

This directive is also found in the Housing Element of the General Plan and these two polices form the basis upon which inconsistencies in the Housing Element and in other parts of the General Plan are to be resolved. Approval of this project violates numerous crucial and primary policies.

**HOUSING ELEMENT**

**Objectives and Policies**

**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.*

**POLICY 3.4**

*Preserve "naturally affordable" housing types such as smaller and older ownership units.*

The two units to be demolished here are considered to be "naturally affordable" as described in policy 3.4 of the General Plan's Housing Element as being smaller rent controlled dwelling units. Once the unauthorized unit is legalized (as required by the new code section) these units are subject to the Rent Stabilization and Arbitration Ordinance, as the building was constructed prior to 1979 and is not a condominium.

The proposed project would eliminate two naturally affordable units that are subject to rent control and replace them with 3 large single-family market rate units that would not be subject to the Rent Stabilization and Arbitration Ordinance contrary to the policies and

directives from the Mayor's Office to address the city's housing crisis. The proposed project is inconsistent with the objectives and policies of the General Plan and does nothing to protect affordability of the existing housing stock especially rental units and does nothing to maintain the balance of affordability or for moderate ownership opportunities---quite the opposite.

The elimination of two functional “naturally affordable” rent controlled dwelling units is contrary to the General Plan as well as to the Department’s and the City's priority to preserve existing sound housing and to protect naturally affordable dwelling units. The proposed loss of the two dwelling units is counter to the Mayor’s executive directive, which calls for the protection of existing housing stock. The Mayor has directed the Department to adopt policies and practices that encourage the preservation of existing housing stock.

The proposal to remove and replace two naturally affordable units is contrary to the priority principle of housing unit retention. The current housing affordability crisis creates an exceptional and extraordinary circumstance such that the Commission should deny the project and preserve the existing units.

The General Plan and the Priority Policies make it clear that the Dept. cannot “trade” the existing rent controlled housing on the site for additional units of market rate housing. The Dept.’s analysis is deeply flawed and repeatedly states that it is recommending approval of the project because losing two rent controlled existing units is somehow offset by gaining three new market rate units. This is incorrect and is contrary to the manner in which the policies are to be applied. First, the project offers the “exchange” of the loss of two rent controlled units for only three new market rate units. Second, if the existing building is retained and units are added to it as an alteration, it would be possible to create three units of rent-controlled housing while saving the existing units.

To bolster this already clear policy objective, the Mayor on February 6, 2014, that he would implement recommendations resulting from a Mayoral Executive Directive to accelerate housing production and *preserve existing housing stock*. The announcement by the Mayor’s Office followed earlier directives in December to help retain the existing housing stock. On August 11, 2014, the Mayor implemented this plan.

The project approved by the Commission violates these polices and initiatives to protect the existing housing stock. The requested conditional use authorization cannot be granted in the face of this overwhelming policy mandate. The destruction of two units of existing rent-controlled housing and the permanent loss of the opportunity to create more such housing cannot possibly be “necessary and desirable” in the City of San Francisco at this time.

At a minimum, the project should be returned to the Dept. for review in the face of these new mandates. A project that retains the existing housing and perhaps adds new units to the existing building is far more in line with the housing needed in the City and with the

directives and policies already in place as well as the new housing policy priorities announced by the Mayor.

**The Project Violates a Super Majority of the Mandatory Criteria Under Section 317 For Demolition and Tenants Were Displaced for This Project Prior to the Sale**

As declarations under penalty of perjury submitted to the Planning Commission and testimony from long-term neighbors clearly showed that just prior to the sale of the subject property, it was occupied by tenants. As is often the case, in order to make the building more attractive for sale the owner, wanted to deliver the building vacant. The prior tenants were offered a cash buy-out and departed the subject property. As noted above, the Dept.'s analysis of the net result of the project is simply incorrect. Losing two affordable rent-controlled units and is being replaced by a new commercial unit and three new market rate units.

The Dept.'s analysis under Section 317 is equally flawed. The Project fails to meet even a bare majority of the criteria for approving the demolition of rent-controlled existing housing. The Dept. concludes that "on balance" the project complies with the criteria of section 317. However, no explanation of how this conclusion is reached was provided.

Contrary to the unsupported conclusion, a review of the criteria enumerated in the Demolition Application and as required under section 317 positively leads to the conclusion that the project *does not* meet the criteria for a demolition under that Section. As set forth in the Demolition Application and in the Dept.'s motion, the criteria to be satisfied under Section 317 are as follows:

**Existing Value and Soundness**

1. Whether the Project Sponsor has demonstrated that the building is unsound or is not affordable or financially accessible housing.

*The project sponsor has not submitted a soundness report and no claim is made that the buildings is unsound; because it was recently and continuously occupied by tenants it is presumed to be sound. DOES NOT Meet Criterion to Approve a Demolition.*

2. Whether the housing is found to be unsound at the 50 percent threshold.

*The building is not unsound. DOES NOT Meet Criterion to Approve a Demolition.*

3. Whether the property is free of a history of serious, continuing code violations.

*There is no history of code violations at the site. DOES NOT Meet Criterion to Approve a Demolition.*

4. Whether the housing has been maintained in a decent safe and sanitary condition.



*Yes, the housing has been so maintained. DOES NOT Meet Criterion to Approve a Demolition.*

5. Whether the property is a historical resource under CEQA.

*The project was not found to be a historic resource. Meets Criterion*

6. Whether the removal of the resource will have a substantial adverse impact under CEQA. --**Not Applicable**

The Project satisfied only two of the six criteria under the above section to approve a demolition.

### **Rental Protection**

7. Whether in the project converts rental housing to other forms of tenure or occupancy.

*Yes, the Dept. failed to do the analysis required to retain an unauthorized unit and the new units will no longer be under Rent Control and may be sold as condos or rented at Market Rate. DOES NOT Meet Criterion to Approve a Demolition.*

8. Whether the project removes rental units subject to the rent stabilization and arbitration ordinance.

*Yes, if the unauthorized unit is retained, the project removes at least the two units subject to rent control DOES NOT Meet Criterion to Approve a Demolition.*

9. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity.

*The project removes 2 sound affordable rent controlled units. DOES NOT Meet Criterion to Approve a Demolition.*

10. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity.

*The project does not conserve neighborhood character and does not preserve neighborhood cultural and economic diversity by replacing the rent controlled units with market rate housing. DOES NOT Meet Criterion to Approve a Demolition.*

11. Whether in the project protects the relative affordability of existing housing.

*The project does not protect the relative affordability of existing housing and replaces the affordable rent controlled units with market rate housing. DOES NOT Meet Criterion to Approve a Demolition.*

12. Whether the project increases the number permanently affordable units is governed by section 415.

*Project does not provide and permanently affordable units. DOES NOT Meet Criterion to Approve a Demolition.*

The Project does not meet any of the above six criteria for approving a demolition and only satisfies 2 of the first 12 criteria.

### **Replacement Structure**

13. Whether the project located in fill housing on appropriate sites in established neighborhoods.

*If a project requires the destruction of sound affordable rent controlled housing, the site is NOT appropriate. DOES NOT Meet Criterion to Approve a Demolition.*

14. Whether the project creates quality, new family housing.

*The Project creates new large unit housing—NOT AFFORDABLE. Meets Criterion*

15. Whether the project creates new supportive housing.

*No supportive housing is created by the project. DOES NOT Meet Criterion to Approve a Demolition.*

16. Whether the project promotes construction of well-designed housing to enhance existing neighborhood character.

*Although the neighbors do not believe the project fits in with the existing neighborhood character, we can concede this point for the sake of argument. Meets Criterion*

17. Whether the project increases the number of on-site dwelling units.

*Project creates three new units. Meets Criterion*

18. Whether the project increases the number of on-site bedrooms.

*Project creates three new units with 9 bedrooms. Meets Criterion*

The project satisfies 4-5 of the above criteria. Overall, the Project *does not* satisfy even a bare majority of the needed criteria for a demolition and only meets 6 out of 18 of the above criterion. Further, when the Priority Policies are reviewed, the Sections of the Demolition Application for preserving Sound Affordable Rent Controlled Housing must take priority over the criteria for the replacement structure. The Dept.'s unexplained

conclusion that the Project somehow “on balance” meets the criteria of Section 317 and the General Plan Priority Policies is simply incorrect. The Project does not satisfy the requirements of Section 317 and the demolition must be denied.

**The Dept. Ignores the New Mandates of Section 317 Designed to Protect and Legalize “Unauthorized” Units as Naturally Affordable Housing**

This Board has acknowledged what has long been common knowledge in the City.... we have thousands of “granny units”, “in-laws” “illegal” or “unauthorized units.” These units are an important source of affordable housing in every neighborhood in San Francisco. The Planning Code, specifically Section 317 under which the present application is made, was amended to provide over-arching protection for these units from demolition ---just as proposed in this instance. The Dept. acknowledges that there is an “unauthorized” unit at the site and then ignores it and ignores the new code mandates designed to save and protect such units.

As of March 1, 2016, Section 317 was amended as follows:

*(6) **Removal of Unauthorized Units.** In addition to the criteria set forth in Subsections (g)(1) through (g)(4) above, the Planning Commission shall consider the criteria below in the review of applications for removal of Unauthorized Units:*

*(A) whether the Unauthorized Unit or Units are eligible for legalization under Section 207.3 of this Code;*

*(B) whether the costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code;*

*(C) whether it is financially feasible to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.*

*(D) If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.*

*(7) **Denial of Application to Remove an Unauthorized Unit; Requirement to Legalize the Unit.** If the Planning Commission denies an application to Remove an Unauthorized Unit, the property owner shall file an application for a building permit to legalize the Unit. Failure to do so within a reasonable period of time, as determined by the Zoning Administrator, shall be deemed to be a violation of the Planning Code.*

This new provision requires the Dept. to conduct a cost/benefit analysis of any unauthorized units in San Francisco which are slated for demolition ----as this unit is--- and to determine if the unit can be save and if affordable housing may be retained. In the present case the Dept. acknowledges time and again that there is an “unauthorized unit” at the site but then COMPLETELY IGNORES IT AND FAILS TO CONDUCT THE MANDATED ANALYSIS TO SEE IF IT IS FINACIALLY FEASIBLE TO SAVE THE UNIT....

The Dept. should have started with an analysis of the unauthorized unit and a determination whether it could be legalized at a reasonable cost. The use of the directive word “shall” makes the analysis under this section mandatory and the Dept. failed to address any of the requirements of the new code section. The Dept. failed to analyze whether:

1. Whether the unauthorized unit could be legalized;
2. Whether the cost to legalize the unauthorized unit is reasonable;
3. Whether the cost to legalize the unauthorized unit is financially feasible; and,
4. Whether City funds are available to assist the owner in legalizing and updating the unauthorized unit.

The Department’s analysis, memorandum and motion presented to the Planning Commission do not mention or provide answers to any of these mandatory inquiries. The Department simply processed the Conditional Use Application as if these mandatory code requirements did not exist. Accordingly, the Conditional Use Authorization granted by the Planning Commission must be overturned by the Board of Supervisors and every effort must be made to retain these affordable rent-controlled units.

#### **There is an Over-Arching Policy Goal for Preserving Unauthorized Units**

The goal of the new controls is to impose a high scrutiny over removal of Unauthorized Units first and foremost to protect their tenants from eviction, and second to preserve our existing housing stock. These units are subject to rent control and should be preserved unless there is some extraordinary reason to allow for the demolition. Compared to other rent-control units or other rental units, they maintain a more affordable rent due to physical characteristics or long-term tenancy. If these tenants were to be evicted due to removal of the unit, finding replacement housing at the same affordability rate in the same neighborhood could prove difficult.

The displacement of tenants transforms the neighborhoods and weakens the social ties and resources that people shape during the years of living in one place. Preserving these units therefore is also a strategy for neighborhood stabilization at the time when displacement and gentrification are the highest concerns of San Franciscans.

#### **Unauthorized Units in Single-Family Homes Are Perhaps the Most Important**

A snapshot of the Department’s alteration permits filed over the past 3 years includes over 180 permits filed for removal of illegal units of which at least 110 are located in single-family homes. Similar pattern is also present in permits to legalize Unauthorized Units: approximately 60% of the applications received are for Unauthorized Units located in single-family homes. Based on this data, it is safe to assume that single-family homes are the most common building types where Unauthorized Units exist. This is exactly the

London Breed, President  
San Francisco Board of Supervisors

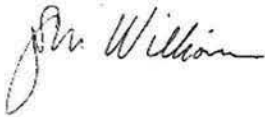
August 15, 2016

situation in the present case. The Dept. cannot simultaneously promote a “new” policy to save and legalize unauthorized units and continue to routinely permit the demolition of such units. In the present case the Dept. did not even bother to go through the mandatory analysis before granting the permit to destroy this sound affordable housing.

**Conclusion**

The Proposed Project violates numerous priority policies which mandate the decision to save affordable, rent controlled housing. The Dept. failed to apply the new Code section and the authorization must be revoked. The proposed construction is simply too much for a single development lot. The requested height and bulk of the buildings will overwhelm the lot size and the neighbors in this residential neighborhood. The neighbors request that the Board overturn the Planning Commission decision and deny the demolition permit and direct the developer to explore options to retain the existing housing.

VERY TRULY YOURS,

A handwritten signature in cursive script, appearing to read "Stephen M. Williams".

STEPHEN M. WILLIAMS

CL SF bay area >  
san francisco >  
housing >  
sublets & temporary

Posted 2016-08-11 8:19am

## \$980 bedroom for rent \$980 (portola district)

image 1 of 8



1 bedroom available in our home for rent. Plenty of natural light in this room. It is located in the heart of Portola District along San Bruno Ave. Currently residing 3 other SFSU students (mid 20s, 3 males), who have their own bedrooms. You will be sharing the bathroom with only 2 housemates since one has his own bathroom. Everyone in the house is neat and clean so we expect you to do the same.

- Ideally looking for another student but will consider others
- \$980 per month (room not available for sharing)
- Quiet neighborhood
- Easily accessible to many great restaurants & cafés less than 5 min away
- Ideal for commuters: easy public transportation to downtown (bus line 8X, 8AX, 8BX, 9, 9L, 54, 44, 29), Hwy 101/280

- No laundry in building but laundromat 4 blocks away
- Located near schools, shopping and Pelaga playground.
- No Smoking, no 420, or pets
- Utilities not included (average about \$65/month for gas, electric, water and trash per person)
- Looking for individuals who are clean, respectful, responsible and can live with housemates

Moving-In Conditions:

- 3 month contract with potential for month-to-month after
- Security Deposit and first month rent due at signing, deposit = 1x monthly rent.
- Move in available as soon as August 22nd.
- Provide credit score, bank statements, and/or pay stubs

**\*\*PREFERENCE WILL BE GIVEN TO THOSE WHO CAN PROVIDE A DEPOSIT/AGREEMENT THE QUICKEST.**

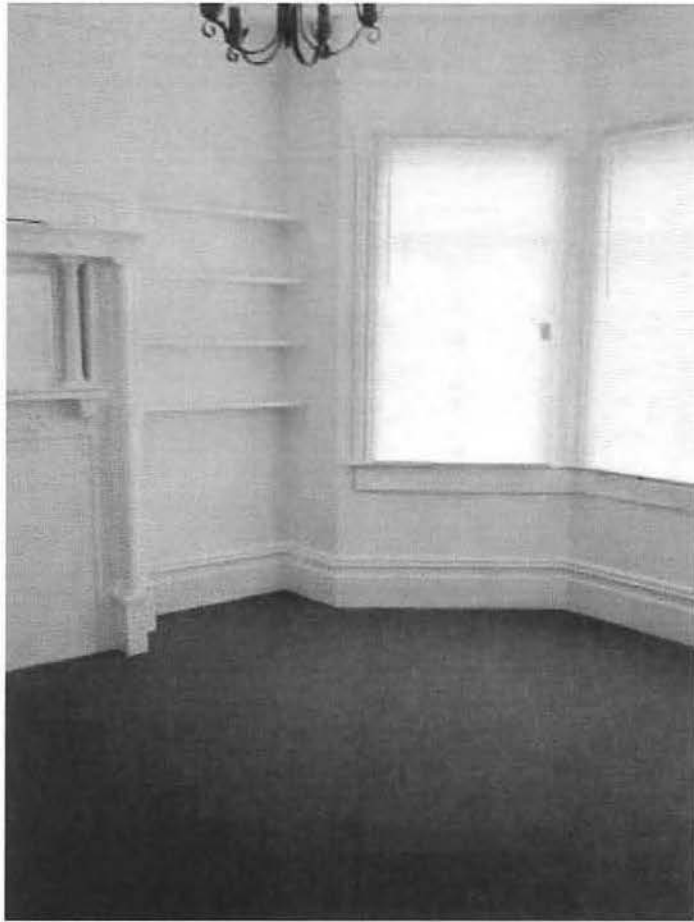
Serious Inquires Only-Please email me for a viewing with available dates, times and phone number. Also tell me about yourself (age/gender/occupation and more if you like), have you had roommates before, and why you are moving or looking for a new place.

do NOT contact me with unsolicited services or offers



8/15/2016

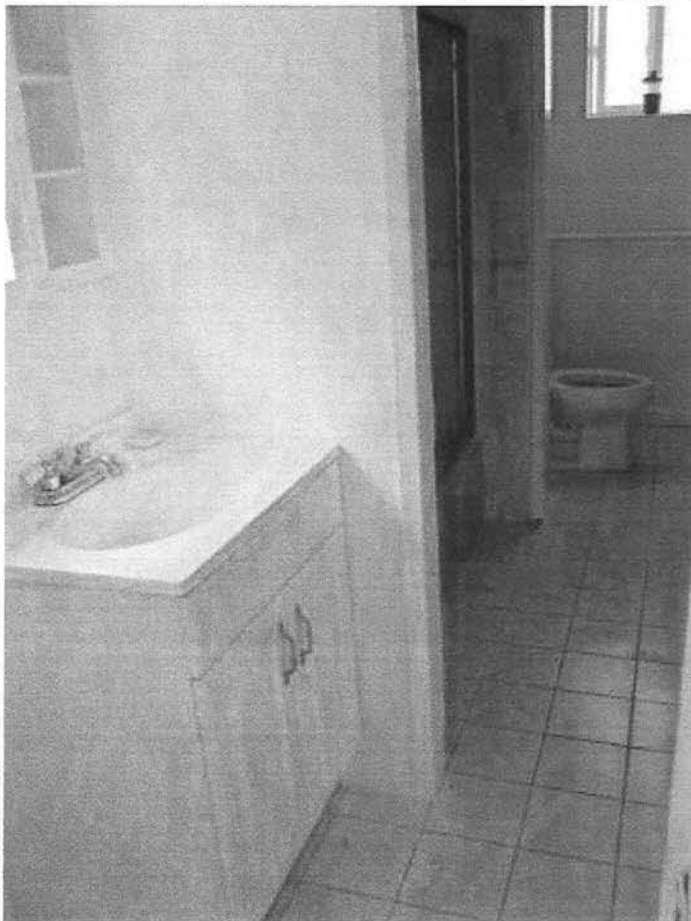
bedroom for rent \$980





8/15/2016

bedroom for rent \$980



8/15/2016

bedroom for rent \$980





available sep 01

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private room

no private bath

street parking

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# SAN FRANCISCO PLANNING DEPARTMENT

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BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 AUG 15 PM 2: 28

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)

- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414A) *BT*
- Other

1650 Mission St.  
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Planning  
Information:  
415.558.6377

## Planning Commission Motion No.19702

HEARING DATE: JULY 14, 2016

Case No.: 2014-003173CUA  
 Project Address: 2785 San Bruno Avenue  
 Zoning: NC-2 (Small Scale Neighborhood Commercial) District  
 40-X Height and Bulk District  
 Block/Lot: 5450/018  
 Project Sponsor: Brian Kaufman  
 77 Van Ness Avenue  
 San Francisco, CA 94103  
 Staff Contact: Jeffrey Speirs – (415) 575-9106  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 317(D) OF THE PLANNING CODE TO DEMOLISH A ONE-STORY SINGLE FAMILY DWELLING WITH AN UNAUTHORIZED UNIT, AND TO CONSTRUCT A FOUR STORY MIXED-USE BUILDING WITHIN AN NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On May 10, 2016, Brian Kaufman of Brian Kaufman Design (Project Architect) for Linda Huang (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a one-story single family dwelling with an unauthorized unit, and to construct a four-story mixed-use building at 2785 San Bruno Avenue within an NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District.

On June 13, 2016, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2013-003173ENV. The Commission has reviewed and concurs with said determination.

On July 14, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-003173CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-003173CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located on the east side of San Bruno Avenue, between Bacon and Wayland Streets, Lot 018 in Assessor's Block 5450. The subject lot is 25 feet wide and 85 feet deep, with an area of approximately 2,121 square feet. The property contains a 15-foot 6-inch tall, one-story single-family dwelling of 1,293 gross square feet, constructed circa 1907. The Unauthorized Unit portion of the existing building is 391 square feet.
3. **Surrounding Properties and Neighborhood.** The project site is located off of a small-scale commercial corridor along San Bruno Avenue in the Excelsior neighborhood. Buildings in the neighborhood contain a mixture of use types, most with residential uses over ground floor retail. The general massing of the neighborhood is a mix of two and three-story buildings, with a new 4-story mixed-use development one block south of the project site. Immediately north of the site at 2779 San Bruno Avenue is a two-story single-family dwelling. To the immediate south at 2791-2793 San Bruno Avenue, on the corner of San Bruno Avenue & Wayland Street, is a three-family dwelling over commercial, with a split massing of two and three stories. To east of the site is the James Lick Freeway (U.S. Route 101), and to the west of the subject property, across San Bruno Avenue, is a one-story automobile repair shop. The subject property is also within .25-miles of stops for the following MUNI transit lines: 8, 8AX, 8BX, 9, 9R, 29, 44, 54, 90. The project site is located at the southeast end of an NC-2 Zoning District, and north of an RM-1 (Residential – Mixed, Low Density) Zoning District and just east of an RH-2 (Residential – House, Two Family) Zoning District.
4. **Project Description.** The project proposes demolition of the existing one-story single-family dwelling, demolition of an unauthorized unit, and new construction of a four-story, 40 foot tall, mixed-use building. The proposed building will consist of two commercial spaces and three dwelling units. The new building contains no off-street automobile parking spaces, and five Class 1 & four Class 2 bicycle parking spaces. The project is not seeking any exceptions or variances from the Planning Code.

5. **Public Comment/Community Outreach.** The Department has not received any public comment on the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an NC-2 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the project requires Conditional Use Authorization per the requirements of Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8 "Additional Findings pursuant to Section 317" below.*

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback shall be based on the average of adjacent properties or a Legislated Setback.

*The average front setback of the two adjacent buildings is 10.5 inches; therefore, the front setback requirement for the proposed building is 10.5 inches. The Project proposes a 10.5 inch front setback, thus complying with Planning Code Section 132.*

- C. **Rear Yard Requirement.** Planning Code Section 134 requires a minimum rear yard equal to 25%, but in no case less than 15 feet, and shall be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling.

*The subject property is 85 feet deep; therefore, the rear yard requirement is 21 feet 3 inches at the second level and above. The proposal provides a code-complying rear yard that is 21 feet 3 inches.*

- D. **Useable Open Space.** Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or 399 square feet of common usable open space.

*The Project provides access to the rear yard area for the lower level unit, and access to a private roof deck for each of the two upper level units. The private open space areas for all units exceed the 100 square feet required; therefore, the Project provides code-complying open space for all dwelling units*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley, at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*All three units have direct exposure; two units face the code-complying rear yard of 21 feet 3 inches, and one unit facing San Bruno Avenue.*

- F. **Off-Street Parking.** Planning Code Section 151 requires parking for commercial uses over 5,000 square feet, and one parking space for each dwelling unit.

*As the Project provides less than 5,000 square feet of commercial space, no automobile parking spaces are required. Per Planning Code Section 150(e) and 155.1(d), the required parking for the dwelling units has been reduced as the Project provides code-complying bicycle parking for all proposed uses.*

- G. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and each 7,500 square feet of commercial space; and a minimum of two Class 2 bicycle parking spaces for each commercial space.

*The Project is required to provide five Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces. The Project proposes five Class 1 bicycle parking spaces at the ground level, and four Class 2 bicycle parking spaces on the adjacent sidewalk along San Bruno Avenue.*

- H. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in NC-2 Zoning Districts, height is measured at the center of the building starting from curb to a point of 40 at the front setback.

*The existing building is approximately 15 feet. The Project will construct a four-story mixed-use building that is 40 feet at the street front, and thereby complies with the Planning Code and the Height and Bulk District.*

- I. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a building that results in two net new dwellings. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

- J. **Transportation Sustainability Fee.** Planning Code Section 411A requires that any new construction of a Non-Residential use in excess of 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a building that results in Non-Residential use of 2,326 gross square feet. Therefore, the Project is subject to the Transportation Sustainability Fee and must comply with the requirements outlined in Planning Code Section 411A.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:



- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The use and size of the proposed project is compatible with the immediate neighborhood. The proposal demolishes an existing dwelling unit and unauthorized unit, but increases the density of the property in a code-complying design-sensitive manner. Housing is a top priority for the City of San Francisco, and the construction of new family-sized housing is necessary and desirable for the immediate neighborhood and larger community.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The four-story massing at the street front is appropriate given the two- to-four-story context of the neighborhood. The proposed building will be the one story higher than other building on the subject block but it remains compatible with the neighborhood's numerous three-story structures. The immediate block to the south has a new four-story development.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*While the Planning Code requires three off-street parking spaces for the proposed dwelling units; the addition of three Class 1 bicycle parking spaces provides for alternative means of transit. By providing additional bike parking and no automotive parking, the Project is supportive of the City's transit first policies. The commercial uses require no automobile parking spaces, and the existing curb cut will be removed to restore space for on-street parking. The general scale of this project is not expected to impact accessibility or traffic patterns.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*Noxious or offensive emissions are not typically associated with the residential uses proposed. The proposed commercial spaces, even though commercial tenants have not been identified, are not anticipated to create a nuisance.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*As designed, the facade treatment and materials of the new building are appropriate given the surrounding neighborhood context.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable NC-2 District.

*The proposed project is consistent with the stated purpose of the NC-2 Districts and brings the property into greater conformance with the NC-2 District controls.*

8. **Planning Code Section 317** establishes additional criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- 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;

*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 the single-family dwelling is not subject to 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 and unauthorized unit, the new construction project will result in an additional two-bedroom unit.*

- 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 two legal dwelling units to the City's housing stock.*

- 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 two-bedroom dwellings. Currently the property only contains one two-bedroom dwelling, and an unauthorized unit.*

- 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 compliment the neighborhood character with a 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, and an unauthorized 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. However, the existing legal dwelling unit has 902 square feet of habitable area and two bedrooms, with an unauthorized unit of approximately 391 square feet at the rear. The proposed second floor dwelling unit has one bedroom and is 592 square feet in size. The third and fourth floors have two townhouse-style dwelling units of approximately 1,412 square feet and 1,447 square feet in size, each with two bedrooms. The new units provide more than the existing square footage and bedroom count.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**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, and an unauthorized unit with one bedroom. However, the new construction proposal will result in three units, two 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 3.1:**

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

**Policy 3.3:**

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

**Policy 3.4:**

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

*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.*

**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.

*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.

*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 an additional unit, 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.

*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.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

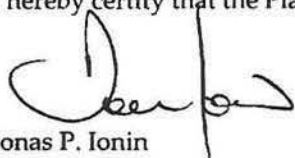
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-003173CUA**, subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19702. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on July 14, 2016.



Jonas P. Ionin  
Commission Secretary

AYES: Fong, Richards, Wu, Moore, Johnson, Hillis,

NAYS: Antonini

ABSENT: None

ADOPTED: July 14, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a one-story single-family dwelling and an unauthorized unit, and to construct a four-story three-family dwelling, located at 2785 San Bruno Avenue, Lot 018 in Assessor's Block 5450, pursuant to Planning Code Section(s) 303 and 317(d) within the NC-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated April 20, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2014-003173CUA and subject to conditions of approval reviewed and approved by the Commission on July 14, 2016 under Motion No. 19702. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 14, 2016, under Motion No. 19702.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19702 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
  - a. More specifically, if a fourth unit were to be added in the future the project shall comply with all codes and add an elevator.

## DESIGN

6. **Roof Access.** No stair penthouses shall be proposed at the roof level; however, roof hatches or sliding skylights are an acceptable alternative.
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than five Class 1 and four Class 2 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

9. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

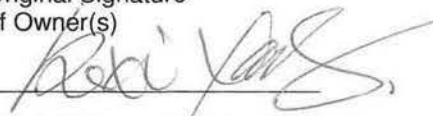
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BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 AUG 15 PM 2:29

City Planning Commission  
Case No. 2014-003173 CUA

The undersigned declare ~~that~~ they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>475 GIRARD STREET</u>	<u>6048/01B</u>	<u>DE XI YANG TRUST</u>	 <u>TRUSTEE FOR THE DE XI YANG</u> <u>TRUST</u>
2.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	467 Girard St.	6048/019	Angelique Teupel	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2724-2726 SAN BRUNO</u>	<u>6048/002</u>	<u>LUO FAMILY TRUST</u>	<u>[Signature]</u> TRUSTEE FOR THE LUO FAMILY TRUST
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	<u>2724 2726 SAN BRUNO</u>	<u>6048/002</u>	<u>LUO FAMILY TRUST</u>	<u>[Signature]</u> TRUSTEE FOR THE LUO FAMILY TRUST
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2791-2793 SAN BRUNO AVE.</u>	<u>5450/017</u>	<u>MICHAEL S. WONG</u>	<u>Michael S. Wong</u>
2.	<u>2791-2793 San Bruno</u>	<u>5450/017</u>	<u>Kathleen Jiang</u>	<u>Kathleen Jiang</u>
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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City Planning Commission  
Case No. 2014-003173 CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2767 SAN BRUNO AVE.</u>	<u>5450/021</u>	<u>JEFFREY TSE</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2779 SAN BRUNO AVE</u>	<u>5450 019</u>	<u>GIANNINI TRUST</u>	<u>Ronnie Giannini, TRUSTEE</u>
2. _____	_____	_____	<u>OF THE GIANNINI TRUST</u>
3. <u>2779 SAN BRUNO<sup>AVE</sup></u>	<u>5450-019</u>	<u>GIANNINI TRUST</u>	<u>Paul Glenn, Trustee</u>
4. _____	_____	_____	<u>of the GIANNINI TRUST</u>
5. <u>2780 SAN BRUNO AVE</u>	<u>6048 012</u>	<u>GIANNINI TRUST</u>	<u>Louise Giannini, TRUSTEE</u>
6. _____	_____	_____	<u>OF THE GIANNINI TRUST.</u>
7. <u>2780 SAN BRUNO AVE</u>	<u>6048-012</u>	<u>GIANNINI TRUST</u>	<u>Paul Glenn, Trustee</u>
8. _____	_____	_____	<u>of the GIANNINI TRUST</u>
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2803 San Bruno Ave</u>	<u>5457/032</u>	<u>Maggie Khueyan Luo</u>	
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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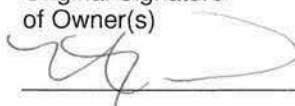
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2809-2813 SANBRUNO AVE</u>	<u>5457/030</u>	<u>Linda Yu</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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BOARD OF SUPERVISORS  
SAN FRANCISCO

City Planning Commission  
Case No. 2014-003173 CVA

2014 AUG 15 PM 2:00  
BY 139  
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2820 San Bruno Ave</u>	<u>6049 003</u>	<u>1999 REVOCABLE TRUST</u>	<u>Julian Perez</u> <u>TRUSTEE FOR THE</u> <u>1999 REVOCABLE TRUST</u>
2. _____	_____	_____	_____
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2830 San Bruno Ave</u>	<u>6049/004</u>	<u>CINDY THE REVOCABLE TRUST</u>	<u>Cindy, Trustee for the</u>
2. _____	_____	_____	<u>CINDY THE REVOCABLE TRUST</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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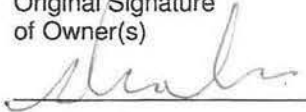

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1. <u>2840 SAN BRUNO AVE.</u>	<u>6049 005</u>	<u>LAD FLORA</u>	
2. <u>2840 SAN BRUNO AVE.</u>	<u>6049 005</u>	<u>MO RUI PING</u>	
3. _____	_____	_____	_____
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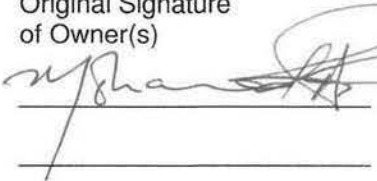
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1.	<u>2845 SAN BRUNO AVE</u>	<u>5457/038</u>	<u>MOHAMMED A. KHAN</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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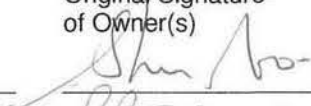
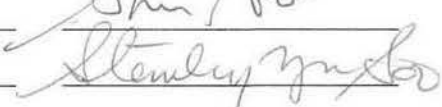

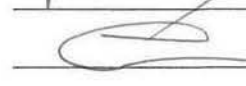
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2848 San Bruno AVE</u>	<u>6049 006</u>	<u>SHONE SOO</u>	
2.	<u>2848 SAN BRUNO AVE</u>	<u>6049 006</u>	<u>STANLEY YU SOO</u>	
3.				
4.	<u>2805-2807 San Bruno AVE</u>	<u>5457-031</u>	<u>Phillip Guan</u>	
5.	<u>2805-2807 San Bruno AVE</u>	<u>5457 031</u>	<u>Cindy <sup>Ngo</sup> Guan</u>	
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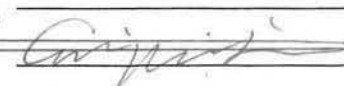
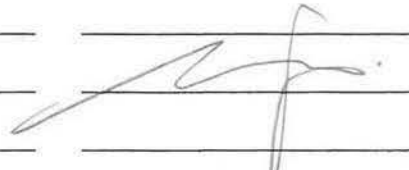
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SAN FRANCISCO

City Planning Commission  
Case No. 2014-003173 CUA

2016 AUG 15 PM 2:30

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
NO ONE 永	1. 2849 SAN BRUNO AVE		LO LILY W.S.	
	2. 2724-2726 SAN BRUNO AVE		LUO FAMILY TRUST	
	3. 2728-2734 SAN BRUNO AVE 6048/032		FANG WENDY	
	4. 2728-2734 SAN BRUNO AVE 6048/032		FANG RUN CH	
	5. 2774 SAN BRUNO AVE 6048/010		LU JIN HUI LI YI	
	6. 2774 SAN BRUNO AVE 6048/010		LU LI YI	
	7. 1895 EGBERT AVE		MOY 1993 TRUST	
	8. 1871 EGBERT AVE		PRADO GEORGE T SR.	
	9. 485 BAYSHORE BLVD		HARNZY CHRISTOPHER J	
	10. 1355 BAYSHORE BLVD		LIM PATRICIA HWEE	
	11. <del>2864 SAN BRUNO AVE</del>		<del>PHAN GIANG</del>	
	12. <del>2864 SAN BRUNO AVE</del>		<del>PHAN GIANG</del>	
	13. _____			
	14. 2831-2833 SAN BRUNO AVE 5457/027		YIP MICHELLE	
	15. _____			
	16. _____			
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>25 Wayland St</u>	<u>5457/035</u>	<u>Kaz Pietras</u>	
2. <u>25 Wayland St</u>	<u>5457/035</u>	<u>Boris Goykhman</u>	
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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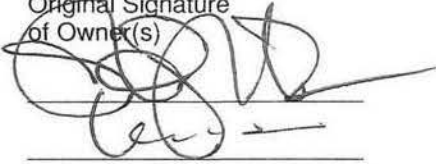
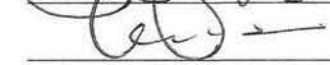
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Case No. 2014-003173 CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>137 WAYLAND ST</u>	<u>6049 030</u>	<u>Stanley Lee</u>	
2. <u>137 WAYLAND ST</u>	<u>6049 030</u>	<u>Millie Lee</u>	
3. _____	_____	_____	_____
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5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
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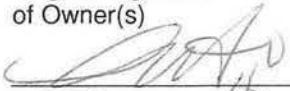
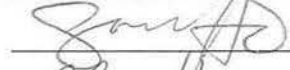
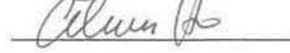
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City Planning Commission  
Case No. 2014-003173CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 140 WAYLAND ST	6048017	ANNIE HO	
2. 140 WAYLAND ST	6048017	GINA HO	
3. 140 WAYLAND ST	6048 017	ALVIN HO	
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
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9. _____	_____	_____	_____
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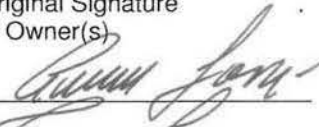
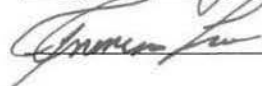
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City Planning Commission  
Case No. 2014-003173 CVA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 151 WAYLAND ST.	6049 029	LARA AURORA	
2. 151 WAYLAND ST	6049 029	FRANCISCO AURORA	
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
	1. 130 WAYLAND ST	6048/015	KHALIL AYSHA J	
DEP PROP	2. 131 WAYLAND ST		DIAZ RAMON OO	
PROP	3. 131 WAYLAND ST		CAROLINA TIA	
	4. 125 WAYLAND ST		CHEN SIANG SIAN	
	5. 125 WAYLAND ST		NING TONG	
	6. 136 WAYLAND ST	6048/016	HYLAND SEAN	
	7. 136 WAYLAND ST	6048/016	HYLAND NICHELMINA	
	8. 136 Wayland St	6048/016	Hyland Samantha	
	9. 1855-1859 EGBERT AVE		LOPEZ MARIA YES	
	10. 1855-1859 EGBERT AVE		LOPEZ ARSENIO XAR	
	11. 1863 EGBERT AVE		YU ZHEN YONG	
	12. 1863 EGBERT AVE		WING MUI TAM	
	13. 1867 EGBERT AVE		TSE-CHEN MICHELLE MEI	
	14. 1867 EGBERT AVE		CHEN DANNY GUO ON	
	15. 1875 EGBERT AVE	5447/024	CHEN YAO ZHONG	
	16. 1879 EGBERT AVE	5447/023	HUANG YUEAN	
	17. 1879 EGBERT AVE		HUANG WENDY KING HUA	
	18. 1883 EGBERT AVE		HO FRANK YU FAN	
31 BACK	19. <del>ELIZA PUI LING</del>		ELIZA PUI LING	
10	20. 1883 EGBERT AVE		ELIZA PUI LING	
	21. _____			
	22. _____			

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>457-459 GIRARD ST</u>	<u>6048/039</u>	<u>LEE JOE JO KAN</u>	<u>[Signature]</u>
2. <u>457-459 GIRARD ST</u>	<u>6048/039</u>	<u>MEL MEL QIN</u>	<u>[Signature]</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
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14. _____	_____	_____	_____
15. _____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
	1. 425 GIRARD ST	6048/026	IBARRA IRMA VIELA	<i>[Signature]</i>
	2. 425 GIRARD ST	6048/026	IBARRA ARTURO	<i>[Signature]</i>
Drop off	3. 457-459 GIRARD ST		LEE JOE JO KAN	
Drop off	4. 457-459 GIRARD ST		MEI MEI QIN	
Drop off	5. 445 GIRARD ST		YU WEI YOU	
Drop off	6. 445 GIRARD ST		TRACY YU EN	
	7. 443 GIRARD ST	6048/025	CHEW JIN MING	<i>Jimmy chen</i>
	8. 443 GIRARD ST	6048/025	XU NANCY	<i>XU NANCY</i>
	9. _____			
	10. 1758 FITZGERALD AVE		<del>GALIZA FAMILY TRUST</del>	
	11. 1758 FITZGERALD AVE	5447/009	HUANG CHUN LIN	<i>Chun Lin Huang</i>
	12. 1758 FITZGERALD AVE	5447/009	GUO JIN HONG	<i>Tin hui Guo</i>
	13. _____			
	14. 1750 FITZGERALD AVE	5447/007	GALIZA FAMILY TRUST	<i>Hermann Galiza</i> Trustee of Galiza Family Trust
	15. _____			
	16. 1754 FITZGERALD AVE	5447/008	CHENG FAMILY TRUST	<i>[Signature]</i> TRUSTEE OF THE CHENG FAMILY TRUST
	17. _____			
	18. _____			
	19. _____			
	20. _____			
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Case No. 2014-003173 CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2800 SAN BRUNO AVE</u>	<u>6049 001</u>	<u>EDWARD &amp; ELAINE LIM 2012</u>	<u>Elaine L., TRUSTEE</u>
2. _____	_____	<u>FAMILY TRUST</u>	<u>FOR THE EDWARD &amp; ELAINE</u>
3. _____	_____	_____	<u>LIM 2012 FAMILY TRUST</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
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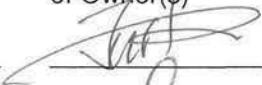

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>2775 San Bruno Ave</u>	<u>5450 020</u>	<u>Justin TIN</u>	
2. <u>2775 SAN BRUNO AVE</u>	<u>5450 020</u>	<u>Siu Wan Chan</u>	
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>1355 BAYSHORE BLVD.</u>	<u>5447/048</u>	<u>LIM PATRICIA HWEE</u>	<u></u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	2715 SAN BRUNO AVE	5450/035	3rd SYLVAN LLC	Kelly Neunen Manager, 3rd SYLVAN LLC
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## Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, August 09, 2016. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	3RD SYLVAN, LLC.
Entity Number:	200400710197
Date Filed:	01/02/2004
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	PO BOX 347300
Entity City, State, Zip:	SAN FRANCISCO CA 94134
Agent for Service of Process:	KELLY NGUYEN
Agent Address:	45 CORONA ST
Agent City, State, Zip:	SAN FRANCISCO CA 94127

\* Indicates the information is not contained in the California Secretary of State's database.

\* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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City Planning Commission  
Case No. 2014 - 003173 CVA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property).

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <del>2750-2772 San Bruno</del>	<del>6048 036</del>	<del>GRINSELL DORLAND LLC</del>	
2. _____	_____	_____	_____
3. 2750 San Bruno	6048 036	Grinsell Dorland LLC (Ray Grinsell)	<i>[Signature]</i> , owner Grinsell Dorland LLC
4. _____	_____	_____	_____
5. 2770 San Bruno	6048 037	Grinsell Dorland LLC (Ray Grinsell)	<i>[Signature]</i> Owner Grinsell Dorland LLC
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
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14. _____	_____	_____	_____
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17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

## Business Entity Detail

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Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, August 09, 2016. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	GRINSELL DORLAND LLC
Entity Number:	200824610046
Date Filed:	08/28/2008
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	1248 NORIEGA ST
Entity City, State, Zip:	SAN FRANCISCO CA 94122
Agent for Service of Process:	RAYMOND ALFRED GRINSELL
Agent Address:	1248 NORIEGA ST
Agent City, State, Zip:	SAN FRANCISCO CA 94122

\* Indicates the information is not contained in the California Secretary of State's database.

\* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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City Planning Commission  
Case No. 2014-003173 CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>2817 SAN Bruno Ave</u>	<u>5457 029</u>	<u>San Bruno Avenue Property LLC</u>	 <u>President,</u> <u>SAN BRUNO AVE PROPERTY</u> <u>LLC.</u>
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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19.	_____	_____	_____	_____
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## Business Entity Detail

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Entity Name:	SAN BRUNO AVENUE PROPERTIES LLC
Entity Number:	200506210024
Date Filed:	03/03/2005
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	2323 NORIEGA STREET STE 208
Entity City, State, Zip:	SAN FRANCISCO CA 94122
Agent for Service of Process:	KWOK-YUNG CHAN
Agent Address:	800 SLOAT BLVD
Agent City, State, Zip:	SAN FRANCISCO CA 94132

\* Indicates the information is not contained in the California Secretary of State's database.

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Justin Tin	Dds	Justin Lam La DDS	See Details	Buy Report
Justin Tin	Managing Dentist	Sunset Premier Dental Office	See Details	Buy Report
Justin Tin	Prin	San Bruno Avenue Properties LLC	See Details	Buy Report
JUSTIN HO TIN PIK	Secretary	CAPITAL NEUROSURGERY PTY LTD	See Details	
JUSTIN HO TIN PIK	Director	CAPITAL NEUROSURGERY PTY LTD	See Details	
Jay Tin	General Manager	OPERA CONSULTING PTY LIMITED	See Details	Buy Report
Justin Taylor	Owner	JUSTIN TAYLOR	See Details	Buy Report
Justin Dahl	V Pres	TIN MEN SUPPLY INC	See Details	Buy Report
JUSTIN WAYNE TRIVETT	Director	JUS TIN PTY LIMITED	See Details	

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Case No. 2014-003173 CUA

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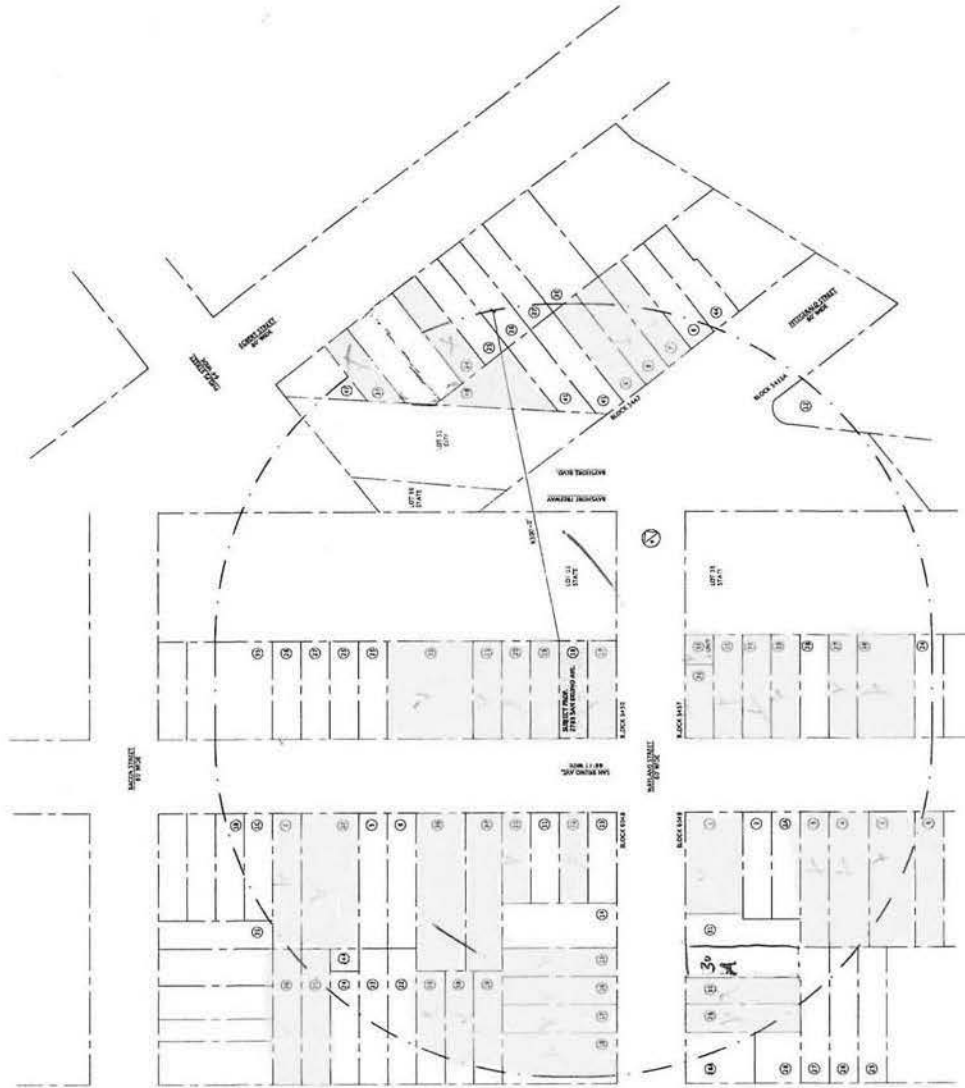
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	465 Girard St	6048/038	Wafa Shatarq	Wafa Shatarq
2.	1887 EGBERT AVE	5447/037	ROBERT L. OSBORNE	Robert L Osborne
3.				
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2785 SAN BRUNO AVE.  
300' RADIUS MAP  
SCALE: 1:50

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**LAW OFFICE OF STEPHEN M. WILLIAMS**  
**ATTORNEY/CLIENT TRUST ACCOUNT**  
1934 DIVISADERO ST.  
SAN FRANCISCO, CA 94115  
PH: (415) 292-3656

1141  
11-35/1210 CA  
91299

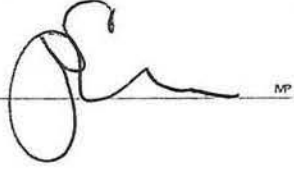
8-15-16

Pay To The Order of San Francisco Planning Dept \$ 562-  
Five Hundred and Sixty-Two ~~00~~ Dollars

**Bank of America** 

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To 2785 San Bruno C.U. Appel

 MP

Harold Clarke