

Bernal Heights Neighbors
c/o 2 Nebraska Street
San Francisco, CA 94110
November 23, 2015

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BOARD OF SUPERVISORS
SAN FRANCISCO

2015 NOV 24 PM 4:19

By E-Mail

Board of Supervisors, City and County of San Francisco
Attn: Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re: **Proposed Subdivision of 40 Bernal Heights Blvd (Block 5460, Lot 010)
Appellant Bernal Heights Neighbors Reply to Planning Department Memo
and Project Sponsor's Brief**

Dear President Breed and Board of Supervisors:

We are a group of 13 neighbors who live in close proximity to the proposed subdivision, representing over 140 homeowners and residents of the area who have gone on record in opposition to this project. On September 3, 2015, we filed an appeal of the Planning Department's decision to approve the subdivision of *this one lot* into four smaller parcels, on which the project sponsors intend to build four large, luxury houses.

We have read the Planning Department's Memo to the Board, dated September 23, 2015, and the Project Sponsor's Brief filed just last Friday. We are compelled to reply to these two documents because neither of them meaningfully addresses our core argument: that the proposed subdivision into four lots would advance a project that is out of scope and character with the rest of the neighborhood. Neither the Planning Department nor the Project Sponsor considers the possibility of a subdivision into three (rather than four) lots, which we have repeatedly suggested to them.

Both Planning Department and Project Sponsor summarily assert that the proposed subdivision is consistent with the Housing Element of the General Plan, but no analysis is performed. The Project Sponsor's Brief admits that the Planning Department *cannot* approve a subdivision unless the project would comply with the General Plan.¹ Numerous sections of the General Plan address our concern with neighborhood character, including but not limited to these Housing Element Policies:

POLICY 11.3 *Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.*

¹ Project Sponsor Brief, at 2, citing Govt. Code §66474(a)-(b).

Accommodation of growth should be achieved without damaging existing residential neighborhood character.

To ensure character is not impacted, the City should continue to use ***community planning*** processes to direct growth and change according to a community-based vision.

The Planning Department should utilize ***residential design guidelines, neighborhood specific design guidelines***, and other documents describing a specific neighborhoods character as guideposts to determine compatibility of proposed projects with existing neighborhood character.²

POLICY 11.5

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

Residential density controls should reflect prevailing building types in established residential neighborhoods. Particularly in RH-1 and RH-2 areas, prevailing height and bulk patterns should be maintained to protect neighborhood character.

POLICY 11.2

... Proposed buildings should relate well to the street and to other buildings, regardless of style. New and substantially altered buildings should be designed in a manner that conserves and respects neighborhood character.

Planning Department review of projects and development of guidelines should build on adopted local controls, including recently adopted Area Plans, neighborhood specific design guidelines, and historic preservation district documents. ...

... [T]hose guiding documents approved by the Planning Commission may be legally enforced by Planning staff.

² Emphasis added. The **San Francisco Design Guidelines**, which are also applicable here, also repeatedly reinforce the concept of neighborhood character. Available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5356>. It bears noting here that, contrary to the Project Sponsors' suggestions, the developers have no pre-ordained entitlement to build anything not expressly prohibited, as planning decisions are vested in the sound discretion of the Planning Department. See, e.g., *Guinnane v. SF City Planning*, 209 CA3d 732, 736-37 (1989) (affirming Planning Dept. discretion to "protect the character and stability of residential ... areas," even where the "plans and specifications for the project are in conformity with the applicable ordinances"). The neighbors' concern here is that Planning has not meaningfully exercised its discretion.

While the Planning Department Memo summarizes and selectively quotes from these Guidelines, there is no analysis of the numbers that define neighborhood character (and density), *as we presented them to the Department and in our Appeal. The Memo suggests that our concerns are planning issues, not subdivision issues, but we believe that allowing subdivision into four parcels creates a fait accompli, the legal basis for the project sponsors to build the maximum possible square footage on four lots rather than on three, and sets a dangerous precedent for the neighborhood.*

In an attempt to quantify our concerns, we looked first at the plans for this 7612 sq. foot subject parcel, the plans to divide it into lots averaging 1903 square feet. We then looked at the City Recorder's information about other lots and structures within three hundred (300) feet of the proposed development, and performed a statistical analysis of the average ratio of liveable square footage (the number reported by the Recorder) to total lot square footage as reflected in the recorded information. We then arranged this data in a spreadsheet attached hereto as **Exhibit A**. As apparent from this data, compared to a neighborhood average based on information from the Recorder's Office, the proposed project would put over 800 *additional* square feet of livable space on four lots that are already smaller than the neighborhood average.

	Neighborhood Average*	Proposed Project**
Livable space	1,313 sq. ft.	2,139 sq. ft.
Total lot size	2,064 sq. ft.	1,903 sq. ft.

* See spreadsheet, explanation above.

**Average of four proposed houses/lots.

The proposed project figures do not include approximately 1200 (on average) further square feet of proposed garage space and rooftop decks on these 2-3 story (over garage) houses. While the Planning Memo finds the neighborhood characterized by "two- to three-story single family homes," the truth is that many if not most homes in Bernal are one-story over a garage.

The developers can, of course, cherry-pick the data. The houses built to the immediate south of the proposed project are 1960-1970 box constructions built before the Bernal Guidelines and Special Use District, the exact sort of maximum envelope and massive façade structures that eventually led to the Guidelines (see Excerpts, **Exhibit B**, *infra*, at 5 and 7) and Special Use District. But even these houses, out of neighborhood character as they are, average only 1656 square feet of liveable space, and are set back 15' from the street. There are a few other houses in the neighborhood above the 2000 square foot mark, but *nowhere in the neighborhood is there a development of four such houses on what was one parcel*. These structures will present a wall to Powhattan Street, dwarfing the buildings across the street.

General Plan Policy 11.4 directs the Planning Department to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan, but the

Planning Department Memo does not address the Bernal Heights Special Use District, or the Bernal Heights Building Guidelines, both of which define the special character of the neighborhood. The **Bernal Heights Special Use District (Planning Code Section 242)** requires that any new construction “reflect the special characteristics and hillside topography of an area of the City that has a collection of older buildings situated on lots generally smaller than the lot patterns in other low-density areas of the City, and to encourage development in context and scale with the established character.”

Indeed, the Memo appears unaware of the many years that Bernal has fought to keep its special character - a village within the larger context of the urban city. Seminal moments in that development were the formation of the Northwest Bernal Block Club and publication of the Elsie Street Plan in 1978. In 1986, driven by recent development that was seen as out of step with Bernal’s rural character, developments that created “‘canyons’ blocking sunlight,” the Bernal Heights East Slope Preservation Committee published what it called the Bernal Heights East Slope Building Guidelines, which were accepted by the San Francisco Planning Commission on November 13, 1986. A true and correct copy of [excerpts of] these Guideline is attached hereto as Exhibit B.

The proposed project, while it observes the letter of some of the Guidelines, repeatedly violates their spirit. There are no setbacks from the streets – the developers’ four-building plan necessarily pushes the 30’ facades right up to the street. The proposed project has only 15’ backyards, dwarfed by the massive planned houses. There is little if any attempt to step the buildings with the slope of the lot. *All of this is driven by the decision to allow a four-parcel subdivision.* A three-lot subdivision would allow the developers to be more sensitive to the site and the neighborhood.

Section 132 of the City **Planning Code** quantifies the concern about setbacks:

Where one or both of the buildings adjacent to the subject property have front setbacks along a street or alley, any building or addition constructed, reconstructed or relocated on the subject property *shall be set back to the average of the two adjacent front setbacks*. If only one of the adjacent buildings has a front setback, or if there is only one adjacent building, then the required setback for the subject property shall be equal to one-half the front setback of such adjacent building.³

The houses immediately east of the proposed development are “adjacent” – as they are less than 50’ away⁴ – and are set back approximately 15 feet. Even a generous reading of this statute would require 7.5’ setbacks on the Powhattan houses, *which will be impossible if the one*

³ Planning Code § 132 (emphasis added). The **San Francisco Design Guidelines** also reiterate the importance of a setback. See Design Guidelines, at Section III (“Site Design”), at 12 (“Treat the front setback so that it provides a pedestrian scale and enhances the street”).

⁴ See Planning Code §232(d)(1).

lot recently purchased by the project sponsors is subdivided into four rather than three parcels. The Planning Department Memo does not address this issue, although the community has repeatedly raised it.

Most importantly, this planned subdivision is going forward without regard to community input, and indeed in the face of the fact that the neighbors of the planned project are largely opposed to it. 125 neighbors signed a letter opposing the project before the Appeal (which letter should be in your files). Since then, others have come forward to announce their opposition. Attached as **Exhibit C** is a collection of further neighborhood letters/signatories in opposition. This opposition exists notwithstanding the sponsor's claims to include landscaping and a staircase in their plans.⁵

We wish to stress that *we are not opposed to all development on this parcel.* We have repeatedly suggested to the developers that we would not oppose the development of three reasonably sized houses on this parcel. The developers have not responded to our offer.

In conclusion, we urge you to affirm the Appeal, and send this subdivision application back to the Planning Department and project sponsors, so that a plan more in keeping with neighborhood character can be adopted.

Very truly yours,



Chris Witteman & Betsy Brown

On behalf of fellow Appellants and other neighbors in opposition

⁵ Nowhere is there any provision for ongoing maintenance of the landscaping or staircase, and indeed future owners could remove the landscaping or block access to the staircase (as has been done elsewhere in the neighborhood). The Bernal neighbors are also concerned that the environmental review done by the Planning Department seemed to rubber-stamp approval without thoroughly considering public safety dangers, such as the excavation into potentially asbestos-laden serpentine soil greater than 18 inches.

40 Bernal Heights Blvd, Neighborhood Property Comparisons

Ratio of Building to Parcel Square Footage				
For Properties within 300 Feet of 40 Bernal Heights Blvd, 965, 985 and 1025 Powhattan Avenue				
Data from CCSF Assessor's Property Search Database as of 7/15/15				
		Bldg sq ft	Parcel sf	Bldg:Lot
Average Square Footage		1313	2064	66%
Address				
House #	Street	Bldg sq ft	Parcel sf	Bldg:Lot
70	Bernal Heights Blvd	1456	1589	92%
76	Bernal Heights Blvd	1148	1760	65%
82	Bernal Heights Blvd	1272	1894	67%
88	Bernal Heights Blvd	1456	2060	71%
94	Bernal Heights Blvd	1456	2374	61%
44	Bradford	2000	1750	114%
45	Bradford	1118	1498	75%
49	Bradford	1335	1498	89%
50	Bradford	1005	1750	57%
51	Bradford	1258	1698	74%
52	Bradford	1620	1750	93%
54	Bradford	1053	1500	70%
57	Bradford	1815	3497	52%
58	Bradford	825	1498	55%
59	Bradford	950	1746	54%
62	Bradford	825	1500	55%
65	Bradford	1600	1746	92%
66	Bradford	825	1498	55%
70	Bradford	1034	1498	69%
71	Bradford	1000	1750	57%
73	Bradford	1700	1750	97%
74	Bradford	2099	2350	89%
77	Bradford	1350	1746	77%
79	Bradford	900	1750	51%
81	Bradford	656	not listed	n/a
110	Bradford	750	2600	29%
35	Carver	1068	1750	61%
43	Carver	320	1746	18%
43	Carver	630	1746	36%
55	Carver	800	1746	46%
56	Carver	800	1629	49%
57	Carver	875	1746	50%
60	Carver	800	1750	46%
61	Carver	875	1746	50%
64	Carver	800	1746	46%
65	Carver	874	1750	50%
68	Carver	1340	1746	77%

EXHIBIT
A 7/15/15

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Address				
House #	Street	Bldg sq ft	Parcel sf	Bldg:Lot
69	Carver	900	1750	51%
72	Carver	800	1750	46%
73	Carver	1112	1750	64%
76	Carver	800	1746	46%
77	Carver	875	1746	50%
81	Carver	2252	2411	93%
120	Chapman	2102	1750	120%
130	Chapman	1610	1750	92%
140	Chapman	1085	1750	62%
150	Chapman	1650	1750	94%
1	Nebraska	650	1250	52%
2	Nebraska	1250	3250	38%
3	Nebraska	1550	3250	48%
7	Nebraska	1764	2500	71%
8	Nebraska	1100	3249	34%
9	Nebraska	857	2473	35%
11	Nebraska	2464	2500	99%
12	Nebraska	1100	2495	44%
15	Nebraska	1610	2495	65%
18	Nebraska	1500	2500	60%
22	Nebraska	1100	2500	44%
28	Nebraska	1125	2495	45%
38	Nebraska	1716	2500	69%
39	Nebraska	1785	2500	71%
56	Nebraska	2129	2500	85%
41	Nevada	2340	3500	67%
42	Nevada	1504	1750	86%
68	Nevada	1140	1746	65%
73	Nevada	1050	1750	60%
74	Nevada	1275	1750	73%
77	Nevada	1466	1750	84%
98	Nevada	1477	2448	60%
100	Nevada	1247	3393	37%
104	Nevada	950	2421	39%
108	Nevada	1750	2421	72%
109	Nevada	2235	2495	90%
114	Nevada	975	2425	40%

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Data from CCSF Assessor's Property Search Database as of 7/15/15				
		Bldg sq ft	Parcel sf	Bldg:Lot
Average Square Footage		1313	2064	66%
Address				
House #	Street	Bldg sq ft	Parcel sf	Bldg:Lot
115	Nevada	1210	2495	48%
119	Nevada	894	2500	36%
120	Nevada	1213	2421	50%
124	Nevada	1117	2421	46%
125	Nevada	1957	2500	78%
130	Nevada	925	2425	38%
133	Nevada	2736	3497	78%
134	Nevada	1535	2425	63%
137	Nevada	1167	3000	39%
140	Nevada	1760	2360	75%
141	Nevada	1336	2996	45%
143	Nevada	1344	2495	54%
144	Nevada	1911	2425	79%
147	Nevada	1250	2500	50%
150	Nevada	1625	1750	93%
151	Nevada	1175	2495	47%
155	Nevada	1175	2495	47%
156	Nevada	1250	2909	43%
159	Nevada	1175	2495	47%
684	Peralta	1144	1750	65%
688	Peralta	1144	1750	65%
690	Peralta	1144	1750	65%
694	Peralta	1452	1746	83%
698	Peralta	2119	1746	121%
900	Powhattan	1606	1999	80%
1010	Powhattan	870	2000	44%
1051	Powhattan	1656	1484	112%
1057	Powhattan	1656	1484	112%
1063	Powhattan	1656	1481	112%
1069	Powhattan	1656	1481	112%
1075	Powhattan	1656	1484	112%
1108	Powhattan	1303	2470	53%
1112	Powhattan	700	2975	24%
67	Prentiss	600	1746	34%
93	Prentiss	1180	1746	68%
101	Prentiss	1705	1750	97%
107	Prentiss	1000	1750	57%

A-3

7/15/15

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Data from CCSF Assessor's Property Search Database as of 7/15/15				
		Bldg sq ft	Parcel sf	Bldg:Lot
Average Square Footage		1313	2064	66%
Address				
House #	Street	Bldg sq ft	Parcel sf	Bldg:Lot
115	Prentiss	1000	1746	57%
119	Prentiss	1337	1750	76%
125	Prentiss	1365	1750	78%
131	Prentiss	1005	1746	58%
67	Rosenkranz	1052	1746	60%
68	Rosenkranz	1777	1750	102%
70	Rosenkranz	1052	1750	60%
71	Rosenkranz	2340	1750	134%
74	Rosenkranz	1566	1746	90%
75	Rosenkranz	1800	1746	103%
76	Rosenkranz	1275	1750	73%
80	Rosenkranz	924	1750	53%
Average Square Footage		1313	2064	66%

A-4

BERNAL HEIGHTS EAST SLOPE BUILDING GUIDELINES

Prepared by the:

BERNAL HEIGHTS
EAST SLOPE
PRESERVATION
COMMITTEE

October 1986

Accepted by the
San Francisco Planning Commission
November 13, 1986



B
EXHIBIT

It is our hope that the following guidelines will serve as an aid to designers and builders of homes on Bernal Heights' East Slope. These building guidelines are the result of the community's desire to see the special qualities of the East Slope preserved and enhanced by any new development. The Bernal Heights East Slope is a special neighborhood and the qualities that make it that way are cherished by all those whose commitment to seeing them preserved has produced these building guidelines.

The history of the East Slope has been one of benign neglect by the City of San Francisco, however, while dirt roads and undeveloped hillsides have given the East Slope its rural character, the lack of roads and services has periodically presented real danger to the residents.

Much recent development is not only inconsistent but often at odds with the smaller scale existing structures. As a result, the East Slope's rural characteristics rapidly are disappearing along with views, open space and trees. Some new buildings have created "canyons" blocking sunlight and presenting building facades, which are all copies of a single undistinguished design.

In preparing these guidelines we have made a thorough inventory of present housing stock, vacant lots, open spaces, public areas, and streets, both developed and undeveloped.

Predominant architectural components have been examined along with the relationship of individual buildings to their lots and their immediate neighbors. These guidelines are an effort to retain the spirit of our neighborhood and to establish criteria for new housing design that will ensure, as much as possible, the continued existence of the East Slope's unique character.

It is impossible to be fully comprehensive since nearly each vacant lot has its own peculiarities. There can be no guarantee that if every guideline is met the resulting structure will be an architectural jewel. However, we hope these guidelines will point the way toward minimizing monotony and enhancing the visual appeal of new housing.

We have tried very hard to make the guidelines prescriptive rather than restrictive. The intent is not to induce dull uniformity but rather to encourage inventive diversity while conforming to the patterns of development which have made Bernal Heights as humanly scaled as it is today.

In an interview recorded earlier in 1986, architect Hugh Jacobsen, a four-time winner of the National Honor Award of the American Institute of Architects is quoted as saying:

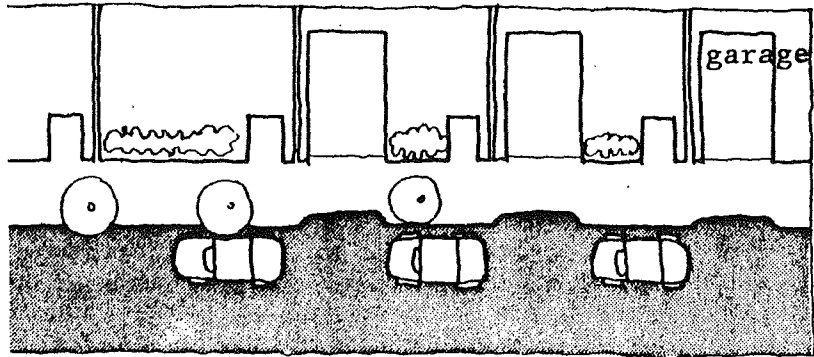
"From the beginning, I've looked at all architecture as a matter of good manners, being part of the whole street, being part of the fabric of the city. Good architecture, rather than beating its chest or shouting at neighbors, behaves like a well-mannered lady. There is politeness in every great city— Florence, Rome, and especially Paris. The streets have continuity but each building also has its own individuality. The buildings are at once proud and humane, standing strong in their mutual respect."

Certainly San Francisco is considered one of the great cities of the world. We fervently hope that newcomers to the East Slope, as part of a great city, will be architecturally polite so that we, the old and the new, stand strong in our mutual respect.

entry: space for one car on street in front of each 25'-0" lot—street maximized.

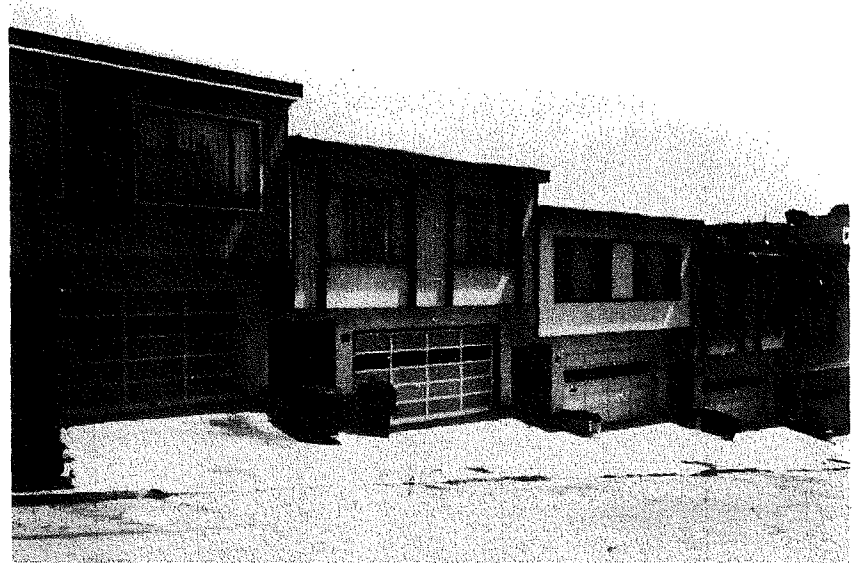


Situation

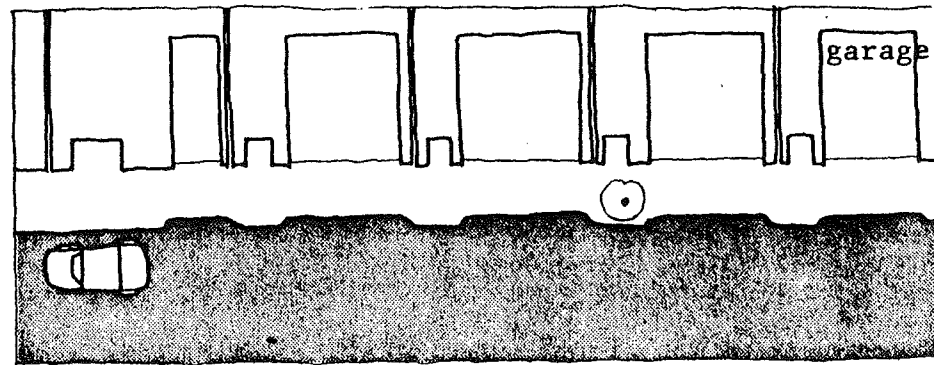


Scheme

Double car entry: no full on-street curb space—street parking eliminated.



Actual Situation



Plan of scheme

LANDSCAPING • FRONT YARD SETBACKS • STREET TREES

It is recognized that landscaping and the inclusion of street trees in residential areas is one of the most important factors in providing an area with intimacy of scale and character.

LANDSCAPING

Greenery helps to provide privacy without barriers, soft edges in the built environment, and a reminder of our relationship to the earth. The fantastic geometry of biology combines well with the more rigid geometry of building forms. Landscaping can be used as a device for bringing color and texture into the urban scene. More functionally, if properly planned, it can serve to disguise unsightly foundation work and the like.

FRONT YARD SETBACKS

Front yard setbacks pave the way towards increased opportunities for landscaping and variety of entry approaches. With structures placed back from the property line, a feeling of openness is maintained and the access of light and air to the street is maximized. When a house is placed up to the sidewalk on sloped terrain, all sense of the topography of the lot is lost.

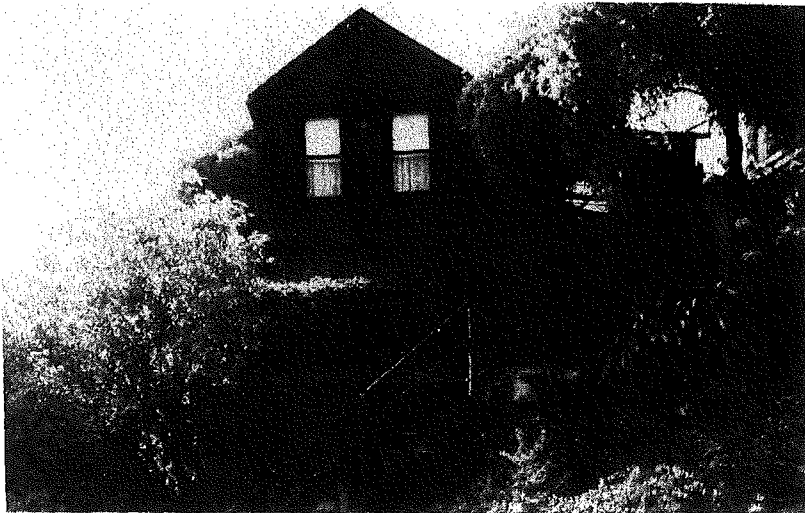
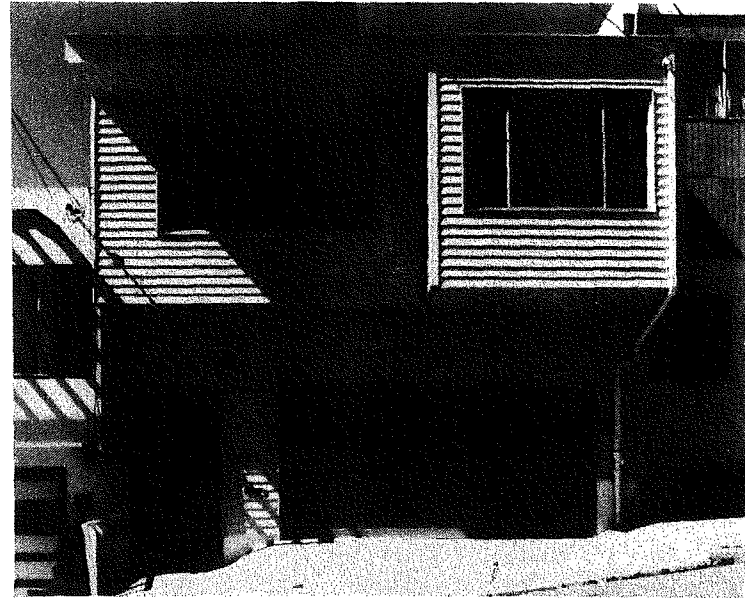
STREET TREES

"The livability, an enhanced by tree (Fundamental Pr Urban Design Pla 1971.) Street tree the sidewalk, are roost. They refle connecting us to

.E:

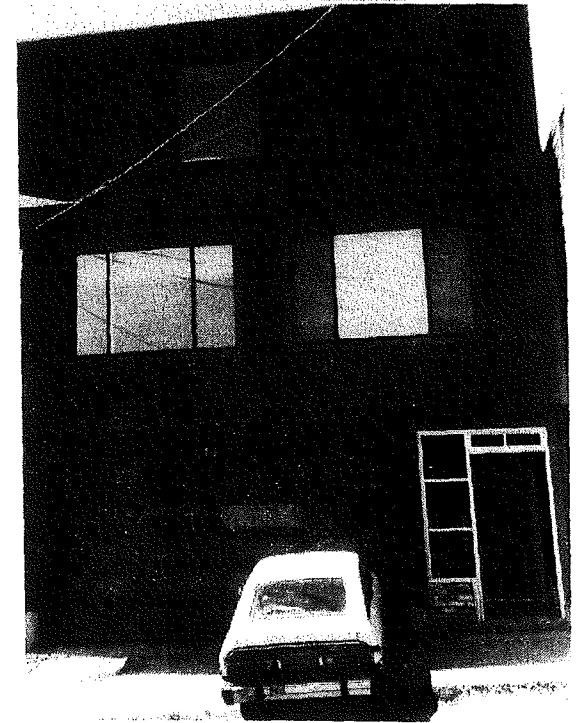
Building Setbacks are essential, and must be established by:

1. conforming to existing setbacks on adjacent or near-adjacent houses;
2. averaging when lot in question is between two existing structures;
3. topographic considerations.



Example of a well-landscaped front yard.

Examples of buildings built up to the property line with little or no provision for front landscaping.



BUILDING BULK & ARCHITECTURAL MASSING

It has been recognized by the City of San Francisco, as well as by the residents of Bernal Heights, that the character of new construction is destined to have a long term effect on the nature of our city and its neighborhoods. The Urban Design Element of the Comprehensive Plan for San Francisco supposedly includes design principles, which provide guidance to potential developers, in order to assure that new development be compatible with the delicate scale and character of the existing houses in hillside residential areas. If planning principles are to be judged by the success of the products, those set forth thus far have failed.

On Bernal Heights there are still many vacant lots, and in the last few years, development pressure has skyrocketed. The new "vernacular form" is the maximum-building-envelope-shoebox. The box presents an image more reminiscent of apartment units than of a house form. It is a solution without a context, which isolates itself from its setting by not acknowledging its neighbors, its views, its orientation towards light and air paths. It is a non-specific plan which developers scatter around the city wherever open lots occur.

When the box first appeared, the dull streetscape that it presented drew a lot of criticism. People called for a form more in keeping with the spirit of San Francisco's architecture. The bays and minuscule balconies which were tacked on have proven to be no more than band-aid solutions. The dressed-up box has not fooled anyone. Its token accoutrements, rather than being a part of the organic whole, are elements that deny the overall integrity of the building.



Older houses



Newer "shoebox" houses

TO: San Francisco Board of Supervisors
FR: Bernal/Powhattan Neighbors
RE: 40 Bernal Heights Blvd/965-1025 Powhattan Avenue —
Protest & Objection to DPW Tentative Approval of Subdivision Map

Joining more than 125 neighbors who signed a letter to the San Francisco Planning Department and City & County Surveyor/DPW in March 2015, ***I am writing to oppose the subdivision of the above-referenced lot into four properties on which developers plan to build four large luxury homes.***

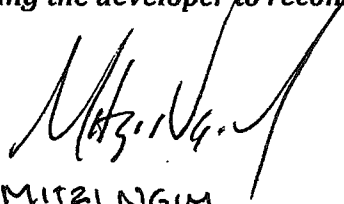
I share my neighbors' concern that subdividing this single lot into four will pave the way for four houses that, as currently planned by the developer, are significantly larger in proportion to the size of their lots than most nearby homes.

Houses in the vicinity of this lot average 1313 square feet on lots averaging 2064 square feet. Developers propose to flip that ratio, building four houses averaging 2139 square feet of livable space each — plus garages and roof decks — on lots averaging only 1903 square feet.

Created on what is now a small, steep, irregularly shaped single lot of open space, this project will result in a densely built block out of keeping with the unique character of our neighborhood. The City's General Plan, its Residential Design Guidelines, the Bernal Heights East Slope Building Guidelines, and the Bernal Heights Special Use District all place a premium on retaining neighborhood character.

I join my neighbors in respectfully asking that you deny the approval of this subdivision, encouraging the developer to reconsider the size, scale, and density of this project.

Signature:



Date:

19 NOVEMBER 2015

Name:

MITZI NGIM

Address:

70 BERNAL HTS BLVD

Email:

mitzi

EXHIBIT
C

TO: San Francisco Board of Supervisors
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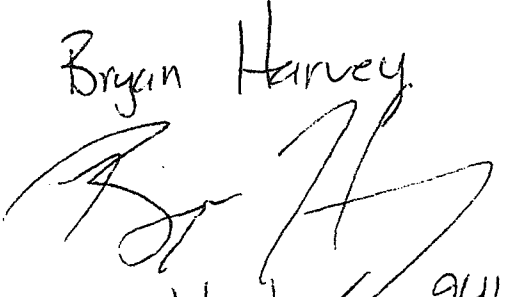
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Signature: *Aisling Harvey*
Name: Aisling Harvey
Address: 33 Nebraska Street, 94110
Email: aisling

Date: November 17, 2015

Bryan Harvey

33 Nebraska St 94110
bryan

I support a smaller size development.

TO: San Francisco Board of Supervisors

FR: Bernal/Powhattan Neighbors

RE: **40 Bernal Heights Blvd/965-1025 Powhattan Avenue —**
Protest & Objection to DPW Tentative Approval of Subdivision Map

Joining more than 125 neighbors who signed a letter to the San Francisco Planning Department and City & County Surveyor/DPW in March 2015, ***I am writing to oppose the subdivision of the above-referenced lot into four properties on which developers plan to build four large luxury homes.***

I share my neighbors' concern that subdividing this single lot into four will pave the way for four houses that, as currently planned by the developer, are significantly larger in proportion to the size of their lots than most nearby homes.

Houses in the vicinity of this lot average 1313 square feet on lots averaging 2064 square feet. Developers propose to flip that ratio, building four houses averaging 2139 square feet of livable space each — plus garages and roof decks — on lots averaging only 1903 square feet.

Created on what is now a small, steep, irregularly shaped single lot of open space, this project will result in a densely built block out of keeping with the unique character of our neighborhood. The City's General Plan, its Residential Design Guidelines, the Bernal Heights East Slope Building Guidelines, and the Bernal Heights Special Use District all place a premium on retaining neighborhood character.

I join my neighbors in respectfully asking that you deny the approval of this subdivision, encouraging the developer to reconsider the size, scale, and density of this project.

Signature:

T D

Date:

11/19/15

Name:

TOM DONALD

Address:

70 Bernal Heights Blvd. (next door)

Email:

tdonald@u

u

Further Signatories to Additional November Letter in Opposition to Subdivision as Proposed

1. Tom Donald 70 Bernal Heights Blvd
2. Mitzi Ngim 70 Bernal Heights Blvd
3. Dan Burger 1101 Powhattan Ave
4. Dean Allen Taylor 624 Peralta Ave
5. Christian Cruz 624 Peralta
6. Nicole Foley 130 Chapman
7. Nicolas Garcia 236 Prentiss
8. Raegan Hall 76 Carver
9. David Hamdani 617 Peralta
10. Steve Rudman 137 Nevada
11. Sandy Carlson 137 Nevada
12. Andrea Elzie 698 Peralta
13. Aisling Harvey 33 Nebraska ("I support a smaller size development")
14. Bryan Harvey 33 Nebraska
15. Bryan Olson 619 Peralta
16. Lisa Rofel 51 Bradford
17. Graciela Trevisan 51 Bradford
18. Raul Sanchez 179 Prentiss
19. Pauline Sanchez 179 Prentiss
20. Omar Serang 673 Peralta
21. Nancy Slepicka 608 Peralta
22. Michael Spinato 694 Peralta
23. Milton Brown 77 Bradford
24. Felicitas Brown 77 Bradford
25. Shirley Ng 665 Peralta
26. David Dumanis 614 Peralta
27. Stephen Sun 681 Peralta
28. Martin Takai 688 Peralta
29. Laura Reyes Takai 688 Peralta
30. Shirley Yia 620 Peralta
31. Lisa Leighton 651B Peralta

We include copies of only the first three letters; all other signatories signed identical letters. We will have copies of all letters available for inspection at the December 1, 2015 hearing.

EXHIBIT
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