

Statement of Appeal:

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

see attached

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

see attached

Person to Whom
Notices Shall Be Mailed

Bruce Bowen
Name

4016 20th St, SE CA 94114
Address

415 533 0586
Telephone Number

Name and Address of Person Filing Appeal:

Bruce Bowen, member
Planning & Land Use Committee
Dolores Heights Improvement Club
Name

4016 20th St, SE CA 94114
Address

415 533 0586
Telephone Number

Bruce Bowen
Signature of Appellant or
Authorized Agent

Statement of Appeal:

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

The approval of Conditional Use Authorization No. 2013.1213CUA, including, among other things, to demolish a single family home, to merge lots at 313 Cumberland Street and 323 Cumberland Streets (Block 3601, Lots 043 and 044), and to construct a new three-story over garage, two-family dwelling.

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

Among other things, the project failed to meet the City's conditional use requirements to find that the proposed project is necessary or desirable for, and compatible with, the neighborhood or the community. The lot merger required by the project is unprecedented and removes a viable buildable lot, thus preventing the separate development of two moderately-sized independent homes with yards; when combined with the characteristics of the approved second unit, the Commission's decision opens the door to more houses in the City that are unaffordable by design. The proposed project is inconsistent with the scale and character of the neighborhood, violates the intent of the Dolores Heights Special Use District (Section 241 of the Planning Code), is inconsistent with the City's Housing Element, and does not comply with the City's Residential Design Guidelines. Denial of the conditional use will not prevent housing development; on the contrary, it would allow the modest development of each lot with a stand-alone single family home of a size and scale consistent with the neighborhood. We incorporate by reference: materials submitted and presented at the Planning Commission Conditional Use Hearing. We will provide further explanation, testimony, and materials in our brief and at the Board of Supervisors Hearing.

30 APR 2016

Planning Department
1650 Mission Street, Suite 400
San Francisco
CA 94103

Re: Conditional Use Appeal: 313-323 Cumberland Street;

Board of Supervisors Appeal Fee Waiver

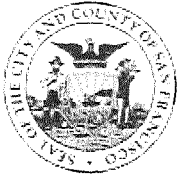
To Whom it May Concern,

Bruce Bowen is a member of the Dolores Heights Improvement Club and is authorized to file the above-referenced appeal on behalf of our organization.

The Dolores Heights Improvement Club was established in the 1960s and came into being around neighborhood issues including development pressures. The Dolores Heights Improvement Club is a volunteer residential neighborhood association. We come together in the interest of the community to maintain and enhance its appearance, safety, communication, and value. The Dolores Heights neighborhood has a demarcated area within it called the Dolores Heights Special Use District, which was established in 1980 in response to the demolition of housing and the construction of large buildings. San Francisco's Planning Code Section 241 describes the intent of the Special Use District. Given, among other things, that this project is within this Special Use District, and as currently designed does not meet the basic objectives of development in context and scale with established character and landscape, as described in Section 241, and given that the project involves a lot merger and second basement unit which we believe set dangerous precedents for neighborhood and City planning, we previously asked the Planning Commission to deny the request for a Conditional Use permit. We are appealing their decision [Case Number 2013.1213CUA] for this and other reasons as described in our previous two letters to the Commission opposing the project.



John O'Duinn
Chair, Board of Dolores Heights Improvement Club.



SAN FRANCISCO PLANNING DEPARTMENT

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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. 414)
- Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19604

HEARING DATE: MARCH 31, 2016

Case No.: 2013.1213CUA
 Project Address: 313-323 Cumberland Street
 Permit Application: 2014.0627.9813 and 2014.0627.9820
 Zoning: RH-1 (Residential - House, One-Family)
 40-X Height and Bulk District
 Dolores Heights Special Use District
 Block/Lot: 3601/043-044
 Project Sponsor: Tuija Catalano
 Reuben, Junius & Rose, LLP
 One Bush Street, Suite 600
 San Francisco, CA 94104
 Staff Contact: Erika Jackson - (415) 558-6363
erika.jackson@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 207, 209.1, 303, AND 317 OF THE PLANNING CODE TO DEMOLISH A SINGLE-FAMILY STRUCTURE AND CONSTRUCT A NEW TWO-FAMILY STRUCTURE ON A 5,700 SQUARE FOOT LOT WITHIN AN RH-1 (RESIDENTIAL - HOUSE, ONE-FAMILY) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DOLORES HEIGHTS SPECIAL USE DISTRICT.

PREAMBLE

On December 9, 2015 Tuija Catalano (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 207, 209.1, 303 and 317 to demolish a single-family structure and construct a new two-family structure on a 5,700 square foot lot in an RH-1 (Residential - House, One-Family) Zoning District, a 40-X Height and Bulk District, and the Dolores Heights Special Use District.

On March 31, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1213CUA.

On January 21, 2016 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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. 2013.1213CUA, 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 project is located on the southern side of Cumberland Street, between Noe and Sanchez Streets, Block 3601, Lots 043-044. The property is located within a RH-1 (Residential – House, One-Family) Zoning District and a 40-X Height and Bulk District. The property consists of two lots measuring 25 feet by 114 feet. Lot 043 is developed with a two-story single-family residence and lot 044 is vacant.
3. **Surrounding Properties and Neighborhood.** The Project site is located within an RH-1 (Single-Family Residential) District situated in the Castro/Upper Market Neighborhood. Land uses in the immediate vicinity of the site are typical of an RH-1 District with primarily residential uses. Most of the buildings in the vicinity range from one to three stories over garage. Ground level open space and landscaping at the front and rear are usually abundant. The Project site is located within a cluster of RH-1 (Residential – House, One-Family) zoned lots approximately 5 blocks long by 2 blocks wide surrounded by blocks zoned RH-2 (Residential House, Two-Family) Districts, RH-3, and RM-1. Lots in the area have widths ranging from 25 to 75 feet, although the majority are 25 feet wide. The lot immediately across the street and the lot immediately behind the subject property are 50 feet wide, however, the adjacent lot on Cumberland Street is 25 feet wide.
4. **Project Description.** The Proposed Project is to merge lots 043 and 044, demolish the existing dwelling on lot 043, and construct a new three-story over garage, two-family dwelling. Lot 044 is currently vacant. A small portion of the building would extend 12' towards the rear below grade level. The proposal requires a Conditional Use Authorization for the construction dwelling units at a density of one unit per 3,000 square feet of lot area. The proposed combined lots result in an area of 5,700 square feet.

5. **Project History.** The Proposed Project was initially filed with the Planning Department as the merger of lots 043 and 044 into one 5,700 square foot lot, the demolition of the existing single-family dwelling on lot 043, and construction of a new three-story over garage, single-family dwelling. The dwelling unit demolition was reviewed and approved administratively on February 3, 2015 because the structure has a value greater than 80% of the combined land and structure values of single-family homes in San Francisco. Neighborhood notification for the new construction pursuant to Planning Code Section 311 was mailed on May 7, 2015 and expired on June 8, 2015. The proposal has since been modified to propose the construction of a two-family structure to replace the existing dwelling unit with a comparable unit and preserve the predominant density in the neighborhood of one unit per 25 foot wide lot.

6. **Discretionary Review Applications.** Two neighbor initiated Discretionary Review Applications were filed on June 8, 2015. The concerns of the Discretionary Review Requestor are outlined in the Motion. The DR Applications are attached to this packet. The applications were subsequently superseded by this Conditional Use Application. The Discretionary Review Applications were withdrawn and the fees refunded to the applicants.

7. **Residential Design Team Review.** The RDT reviewed the DR requestor's concerns related to building scale and massing, neighborhood compatibility, rooflines, and front setback of the new structure. The RDT requested several revisions in order for the proposed new construction to be compatible with the Residential Design Guidelines. The Project Sponsor modified the project to comply with the following comments:
 - In order to improve upon the vertical proportions of the building, and reinforce a more neighborhood-compatible scale and proportion:
 - On first floor, remove the interior storage area located at the NW corner of the building. (RDG, pg. 28-29)
 - Remove the wall to the east of the front entry, or limit it to a minimum railing height. (RDG, pg. 12-13, 28-29)
 - Limit the amount of glazing on the front façade; RDT recommends eliminating the panels of glass along the west side of the façade at the first and second floors, replacing them with a solid material. This will help to reduce the apparent width of the façade, minimize the overall glazing, and improve the solid-to-void ratio to be consistent with the neighborhood pattern. (RDG, pg. 28-29, 43-45)
 - Please provide additional information about the specific material choices for the metal finishes and colors. (RDG, pg. 46-48)

8. **Public Comment.** The Department has received 15 letters of support of the project, including letters from property owners of all immediately adjacent lots on Cumberland Street and Sanchez Street. The Department has received 2 neighbor Discretionary Review Applications, and 20 letters in opposition to the proposed project, including a letter from the Dolores Heights Improvement Club. The Department has also received petitions both in support and in opposition of the proposed project.

9. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings relate to the setbacks provided by adjacent buildings.

The proposed building is setback 7 feet 10 inches from the front property line, which is the average front setback between the two adjacent buildings.

- B. **Rear Yard.** Planning Code Section 134 establishes rear yard requirements for all districts. In the RH-1 District, a minimum 25 percent rear yard is required. Planning Code Section 241 states that properties within the Dolores Heights Special Use District must maintain a minimum rear yard of 45 percent of lot depth. The subject lot is required to maintain a 51 foot rear yard.

The subject building provides a rear yard setback that is 45 percent of lot depth of approximately 51 feet 3 inches.

- C. **Open Space.** Section 135 requires 300 square feet of private open space for each dwelling unit or 399 square feet of common open space for each dwelling unit.

The proposed rear yard provides approximately 2,550 square feet of open space and is directly accessible by both units and approximately 950 square feet of private open space that is accessible to one unit.

- D. **Exposure.** Section 140 requires that every dwelling unit have windows in at least one 120-square-foot-minimum-size room face directly onto an open area, such as a public street, public alley, an open area measuring 25 feet wide by 25 feet deep, or rear yard meeting the requirements of the Code.

Both dwelling units would face onto Cumberland Street.

- E. **Street Trees.** Section 143 requires street trees be planted in certain districts, including the RH-1 District. One street tree is required for each 20 feet of lot frontage and for each remaining segment of 10 feet.

Three street trees are required for the new 50 foot wide lot.

- F. **Parking.** Planning Code Section 151 establishes off-street parking requirements for all uses. One parking space per dwelling unit is required.

The project proposes two off-street parking spaces in a garage.

- G. **Height.** Section 260 establishes height limits in all districts, with height being measured to the highest point on the finished roof in the case of a flat roof and at the mid-point of the roof

pitch in the case of a pitched roof. The Project site is within the 40-X Height and Bulk District, which allows buildings up 40 feet in height. For upsloping lots, the maximum height should be measured from curb level within the first 10 feet of the lot from the front property line; and at every other point should be taken from the average existing grade. Planning Code Section 241 states that properties within the Dolores Heights Special Use District cannot exceed 35 feet above grade.

For upsloping lots, the height is measured from curb level within the first 10 feet. At all other points on the lot, the height is measured at a cross-section from the average existing grade. The height of the proposed building is approximately 32 feet 10 inches within the first 10 feet of the lot as measured from curb level, and does not exceed 34 feet 9 inches on all other points on the lot as measured from average existing grade.

10. **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 Project will result in two dwelling units on a 5,700 square foot (50 feet by 114 feet) which is compatible with the density in this neighborhood. Although the subject block and immediate vicinity predominantly consists of 25 foot wide lots, there are several other lots that are similarly sized to the subject property, including one immediately across the subject property on Cumberland (Block 3601, Lot 45), another immediately behind the subject property (fronting 20th Street) (Block 3601, Lot 15) and one adjacent thereto (Block 3601, Lot 16) and another just few properties from the subject property on Cumberland (Block 3601, Lot 50). The project will be compatible with the surrounding neighborhood density by proposing two units on a double-wide lot.

The existing project site consists of a vacant lot (at 313 Cumberland), which is proposed to be merged with the adjacent lot that is currently improved with an approximately 877 square foot one-story over basement building (at 323 Cumberland). By including two units in the proposed project, the project is desirable by avoiding any potential loss or elimination of dwelling units or potential sites for dwelling units. The project will construct two new dwelling units, including one family-sized unit, and replace a vacant and debilitated single-family residence. The new residential units, and in particular the unit suitable for a family, is in dire need in San Francisco, which currently has an unmet need for housing and a decreasing number of families.

The Project is further necessary and desirable because it will create a high-quality residential building with two units within an established residential neighborhood, complying with existing zoning control standards, and General Plan policies that encourage quality housing.

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 project has been designed to be compatible with its surroundings, and the project sponsors have worked closely with the neighbors to ensure compatibility and neighborhood support. The project includes a significant front setback, with an additional setback at the top floor. The replacement structure's proposed approximate height of approximately 32 feet 10 inches within the first 10 feet of the lot as measured from curb level, and approximately 34 feet 9 inches on all other points on the lot as measured from average existing grade is below the maximum height permitted in the 40-X Height and Bulk District, and is appropriate for the site location and size. The proposed size, shape, and arrangement of the project will also match that of neighboring structures and the project overall will aesthetically enhance the neighborhood.

By demolishing the existing structure and constructing a new replacement structure, the project will increase the structural and seismic safety.

- 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;

The Planning Code requires two off-street parking spaces for a proposed two-unit project. The project is compliant with the off-street parking requirements by proposing a two-car garage. The project will also result in the elimination of one existing curb cut along Cumberland Street, thus contributing to the increase of street parking.

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

The Project consists of a high-quality single-family residence, and is not expected to generate any noxious or offensive emissions, noise, glare, dust or odors.

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

The proposed project is intended to result in a high-quality residential building providing an attractive, safe and comfortable environment. The Project included a number of landscaping and other design features to ensure that the project massing, size and overall design is desirable and compatible with the 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 Neighborhood Commercial District.

The proposed project is not located within a Neighborhood Commercial District.

11. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months).

Project meets criterion.

The Project Sponsor has prepared an appraisal report, dated December 14, 2015, that valued the home at \$1,680,000, which is above the 80% average price of single-family homes (currently set at \$1,630,000).

- ii. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

Project does not meet criterion.

The Project Sponsor has not submitted a soundness report.

- iii. 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 showed no enforcement cases or notices of violation for the subject property.

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

Project meets criterion.

The structures appear to be in decent condition, although the property is vacant and is not maintained on a daily basis.

- v. Whether the property is an "historic resource" under CEQA;

Project meets criterion.

Although the existing structures are more than 45 years old, a review of the supplemental information resulted in a determination that the structure is not an historical resource.

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

Project meets criterion.

Not applicable. The structures are not historical resources.

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

Project meets criterion.

The Project does not convert rental housing to other forms of tenure or occupancy, as existing building is currently vacant. There are no restrictions on whether the two new units will be rental or ownership.

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

Project meets criterion.

No rent controlled units will be removed.

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

Project meets criterion.

Although the Project proposes demolition of a one-bedroom single-family unit, the number of units is maintained at the project site increases by one. The replacement structure will contain two units – a two-bedroom and a three-bedroom unit.

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

Project meets criterion.

The replacement building conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms from one to five, which provides family-sized housing. The project would result in a net gain of one unit by adding a new two-bedroom unit and provides a net gain of four bedrooms to the City's housing stock.

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

Project does not meet criterion.

The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building and construction of a new building. However, it should be taken into consideration that the existing building is not considered to be affordable or financially accessible housing because it is below the 80% average price of single-family homes in San Francisco. The proposed structure also offers a variety of unit sizes.

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

Project meets criterion.

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

- xiii. 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.

- xiv. Whether the Project creates quality, new family housing;

Project meets criterion.

The Project proposes one opportunity for family-sized housing on a lot that previously had none. One three-bedroom unit and one two-bedroom unit is proposed within a two-unit building.

- xv. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

- xvi. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

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.

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

Project meets criterion.

The Project would increase the number of on-site units from one to two.

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

Project meets criterion.

The project proposes five bedrooms; four bedrooms more than the existing building.

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

HOUSING

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The Project site is underused and is near underutilized. The Project site is an ideal infill site that is currently vacant and partially undeveloped. The project site is zoned RH-1. The proposed project will replace a one-bedroom single-family unit with one two-bedroom unit and one three-bedroom within a two-family residence.

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 one existing single-family structure and construction of a new two-family structure, thus creating new family housing.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

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 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

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

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

As described above, the Project would develop a partially empty site that is zoned for single-family residential development. The Project appropriately locates housing units at a site zoned for residential use and increases the supply of housing in conformity with the allowable density limits of the RH-1 zoning district. The Project provides housing that has a range of unit types for residents with different needs.

The Project's architectural design is compatible with the existing scale and character of the neighborhood given the unique characteristics and scale of the Project site. The proposed building massing is considerably smaller than the maximum allowable under the Planning Code with 40 foot height and 50 foot width limits. The proposed structure is setback from the front to the average of the two adjacent structures and provides several setbacks along the east side property line. The proposed structure height is stepped to provide a transition between the heights of the adjacent structures. The top floor of the proposed structure is setback to visually reduce the massing of the structure.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4

**PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE
IN EVERY SAN FRANCISCO NEIGHBORHOOD.**

Policy 4.5

Require private usable outdoor open space in new residential development.

The Project will create approximately 2,550 square feet of common open space area and approximately 950 square feet in a new residential development. The project will not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Cumberland Street. The Project would improve the appearance of the neighborhood. At present, the Project site comprises of one improved and one unimproved lot. The height of the proposed building is approximately 32 feet 10 inches within the first 10 feet of the lot as measured from curb level, and does not exceed approximately 34 feet 9 inches on all other points on the lot as measured from average existing grade, which is within the legally permissible height range of 40 feet, and is in conformity with the low-scale horizon of neighboring buildings in the area. The landscaping and ample open space would improve the aesthetic appeal of the neighborhood. The building is setback approximately 8 feet from the front property line and the top floor is setback an additional approximately 20 feet from the front building wall to provide a smaller massing at the pedestrian scale.

OBJECTIVE 28

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3

Provide parking facilities which are safe, secure, and convenient.

The Project includes two Class 1 bicycle parking spaces in the garage area.

OBJECTIVE 34

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Planning Code requires two off-street parking spaces for a proposed two-unit project. The project is compliant with the off-street parking requirements by proposing a two-car garage. The project will also result in the elimination of one existing curb cut along Cumberland Street, thus contributing to the increase of street parking.

URBAN DESIGN ELEMENT

Objectives and Policies

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 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

The Subject Property is located in the Castro/Upper Market neighborhood. The Property is located on a residential block that is predominantly defined by single-family dwellings constructed between the 1900's and 2000's in a mix of architectural styles, ranging from modern to historic constructed with a variety of building materials. Building heights are generally one to three stories over garage, with most buildings having ground floor garage entrances.

The replacement building is compatible with the established building scale at the street. The proposed height at the street is approximately 32 feet 10 inches. The top floor is setback approximately 28 feet from the front property line. The neighborhood building scale at the street is mixed with taller three-story over garage buildings and shorter single-story buildings. Although the building is larger than its neighbors, it is compatible in scale to the surrounding smaller buildings because of this mixed character. The height and depth of the building are compatible with the existing mid-block open space. The subject lots are located adjacent to lots that front on Sanchez Street; and therefore, the subject lots are near the corner of the mid-block open space. The proposed building has been designed at a depth less than the adjacent building to the east and has incorporated setbacks along the eastern side property line that abuts rear yards. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context. The proposed side setbacks along the eastern side property line give the proposed building a width that is less than the full 50 foot lot width by stepping back 3 feet on the first, 4 feet on the second, and 14 feet on the third. The roof deck is located entirely within the buildable area of the property and does not directly face any adjacent windows. The roofline on the proposed building, which reads as 40 feet wide on the third floor, is compatible with other longer rooflines in the immediate vicinity ranging up to 50 feet wide.

**OBJECTIVE 4
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL
SAFETY, COMFORT, PRIDE AND OPPORTUNITY.**

Policy 4.5

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13

Improve pedestrian areas by providing human scale and interest.

The Project will improve the neighborhood environment by providing a high quality residential development. The new building will be compatible in use and design with other buildings in the neighborhood. The Project will result in an improvement to the neighborhood by eliminating the existing empty and un-landscaped lot that exists on the Project site.

13. **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.

No neighborhood-serving retail use would be displaced by the Project.

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

The replacement building conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of bedrooms from one to five, which provides family-sized housing. The project would result in a net gain of one unit by adding a new two-bedroom unit and provides a net gain of four bedrooms to the City's housing stock.

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

No affordable housing is removed for this Project.

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

Due to the nature of the Project there are no anticipated adverse effects upon MUNI service or on neighborhood parking.

- 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 Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does 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 have an impact on open spaces.

14. 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.
15. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

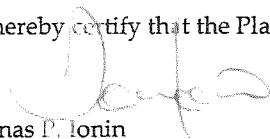
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1213CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 10, 2015, and stamped "EXHIBIT B", 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. 19604. 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 94102.

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 March 31, 2016.


Jonas P. Ionin
Commission Secretary

AYES: Commissioners Fong, Antonini, Hillis, Johnson

NAYS: Commissioners Richards, Moore

ABSENT: Commissioner Wu

ADOPTED: March 31, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a two-family residence located at 313-323 Cumberland Street, Block 3601, Lots 043-044 pursuant to Planning Code Section(s) 207, 209.1, 303, and 317 within a RH-1 Zoning District, a 40-X Height and Bulk District, and the Dolores Heights Special Use District; in general conformance with plans, dated December 10, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1213CUA and subject to conditions of approval reviewed and approved by the Commission on March 31, 2016 under Motion No 19604. 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 March 31, 2016 under Motion No 19604.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19604 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
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
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
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
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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. Project Sponsor will 1) work with Staff on improved exposure for the second unit; 2) provide a 1:1 parking ratio, without compromising the second unit; and 3) record an NSR identifying the property as a two-unit building.

PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than two Class 1 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
12. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two (2) independently accessible off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
13. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

14. **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

OPERATION

15. **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>
16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business

address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2013.1213CUA, a conditional use authorization regarding (address) 313-323 Cumberland St, District 8. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

J. Gluck

4-26-16

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -2 PM 1:25

(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2013.12.13CUA, a conditional use authorization regarding (address) 313-323 Cumberland St, District B. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

David Camp

4-25-16

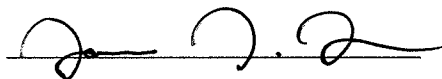
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BOARD OF SUPERVISORS
SAN FRANCISCO
2016 MAY -2 PM 1:25

(Attach copy of Planning Commission's Decision)

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SIGNATURE

DATE



4/28/16

BY _____

2016 MAY -2 PM 1:25

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BOARD OF SUPERVISORS
SAN FRANCISCO

(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2013.1213CUA, a conditional use authorization regarding (address) 313-323 Cumberland St, District 8. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

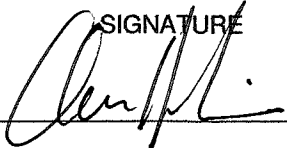
 ERIC MAR

4-26-16

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BOARD OF SUPERVISORS
SAN FRANCISCO
2016 MAY -2 PM 1:25

(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2013.1213CUA, a conditional use authorization regarding (address) 11323 CUMBERLAND, District 8. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE


DATE
4-20-16

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2016 MAY -2 PM 1:25

(Attach copy of Planning Commission's Decision)

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SAN FRANCISCO

City Planning Commission
Case No. 2013-1243 CUA

2013-1243 CUA-2 PM 1:25

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. 80

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. <u>3917-19th St.</u>	<u>3601/001</u>	<u>KARL W. LEICHUM</u>	<u>[Signature]</u>
2. <u>3917-19th St.</u>	<u>3601/001</u>	<u>LILLEMOR E. LEICHUM</u>	<u>[Signature]</u>
3. _____	_____	_____	_____
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SAN FRANCISCO

City Planning Commission
Case No. 2013-1213CUA MAY -2 PM 1:25

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. <u>3911 19th ST</u>	<u>3601/1B</u>	<u>SCOTT A. HERBST SCOT LIVING TRUST / HERBST</u>	<u>Scott Herbst, Trustee</u>
2. _____	_____	_____	_____
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SAN FRANCISCO

City Planning Commission
Case No. 2013-12430UA MAY -2 PM 1:25

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. <u>3992-20th Street</u>	<u>3600/026</u>	<u>Christine T. Mahoney</u> <i>as Trust</i>	<u>Christ T. Mahoney</u> <i>as Trust</i>
2. _____	_____	_____	_____
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3/17

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 MAY -2 PM 1:25

City Planning Commission
Case No. 2013.1213C4A *70*

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>614-616 SANCHEZ STREET</u>	<u>3601-084</u>	<u>ROBERT B. HIGGINBOTHAM</u>	<u>Robert B. Higginbotham</u>
2.	<u>377 Cumberland</u>	<u>3601-032</u>	<u>Catherine Kellison</u>	<u>[Signature]</u>
3.	<u>377 Cumberland</u>	<u>3601-032</u>	<u>LINDY JOFFE</u>	<u>[Signature]</u>
4.	<u>360 CUMBERLAND</u>	<u>3601-100</u>	<u>M. THOMAS</u>	<u>[Signature]</u>
5.	_____	_____	_____	_____
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4/17

City Planning Commission
Case No. 2013, 1213 CVA

MAY -2 PM 1:25

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. 323 CUMBERLAND ST	3601/045	HENRIETTA S. CURTNER, ^{Trustee} AS	[Signature], as trustee
2. 348 Cumberland	3601/050	Elizabeth KANTOR Tte.	[Signature] as trustee
3. 289 CUMBERLAND	3600/031	SUSAN M BRILLANT	[Signature]
4. 279 Cumberland	3600/033	M M	Mary D'Isabel & [Signature]
5. 608 SANCHEZ ST	3601/101	SUZANNE E. TUBLEY, AS TRUSTEE	[Signature] (as Trustee)
6. _____	_____	_____	_____
7. 606 SANCHEZ ST	3601/100	MICHAEL THOMAS	[Signature]
8. 606 Sanchez St.	3601/100	ARIC J. OLVES	[Signature]
9. 360 CUMBERLAND ST	3601/	AVSHIM CHAUDHURI	[Signature]
10. _____	_____	_____	_____
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S/17

2016 MAY -2 PM 1:25

City Planning Commission
Case No. 2013-1213 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.	<u>300 CUMBERLAND</u>	<u>3601/103</u>	<u>DIANE MORAN AS TRUSTEE</u>	<u>[Signature]</u>
2.	<u>322 CUMBERLAND</u>	<u>3601/102</u>	<u>DIANE MORAN AS TRUSTEE</u>	<u>[Signature]</u>
3.	_____	_____	_____	_____
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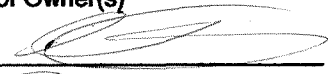


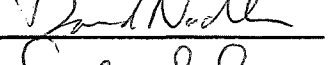


2016 MAY -2 PM 1:25

City Planning Commission
Case No. 2013-1213CUA

go

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. <u>378 Cumberland St</u>	<u>3601-054</u>	<u>Steven H. Deutsch</u>	
2. <u>378 Cumberland St.</u>	<u>3601-054</u>	<u>Andrea T. Seebaum</u>	
3. <u>332 Cumberland</u>	<u>3601-048</u>	<u>Laura B. Nadler</u>	
4. <u>332 Cumberland</u>	<u>3601-048</u>	<u>David Nadler</u>	
5. <u>650 SANDLER</u>	<u>3601/007A</u>	<u>Lillian Johnson</u>	
6. <u>300 Cumberland</u>	<u>3601/055</u>	<u>DANIEL Z. ORLANDO</u>	
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7/17


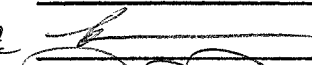
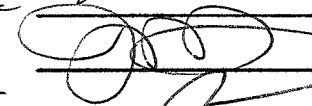
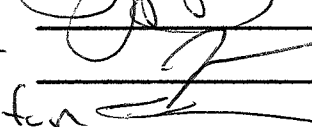
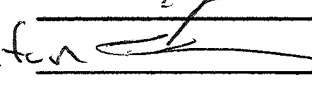
2016 MAY -2 PM 1:25

City Planning Commission

Case No. 2013-1213CVA 

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.	<u>285 Cumberland</u>	<u>3600/052</u>	<u>Bruce Frazier</u>	
2.	<u>285 Cumberland</u>		<u>Bruce Frazier</u>	
3.	<u>286 Cumberland</u>	<u>3600/052</u>	<u>Meredith Osborne</u>	
4.	<u>282 CUMBERLAND</u>	<u>3600/051</u>	<u>Janice Holland</u>	
5.	<u>657 MOE ST</u>	<u>3601/027</u>	<u>Nicole Diller</u>	
6.	<u>657 MOE ST</u>	<u>3601/027</u>	<u>James Telfer</u>	
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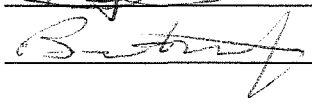
8/17

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

City Planning Commission MAY -2 PM 1:25
Case No. 2013-1213 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.	328 CUMBERLAND ST	3601/047	Heather Thompson	
2.	328 CUMBERLAND ST	3601/047	Brent Horowitz	
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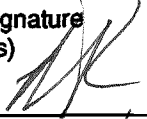
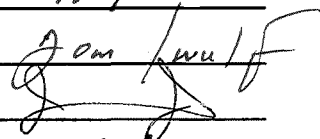
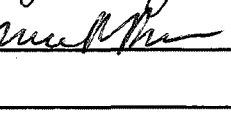

9/17

2016 MAY -2 PM 1:25

City Planning Commission
Case No. 2013.1213CUA *JP*

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>402020¹⁷ ST AEGEY,</u>	<u>3601/015</u>	<u>PETER LARSEN</u>	
2.	<u>San Francisco, CA 94114</u>	<u>3601/015</u>	<u>JOAN WULF</u>	
3.	<u>4016-20th ST</u>	<u>3601/014</u>	<u>JUNONA^A JONAS</u>	
4.	<u>San Francisco CA 94114</u>	<u>3601/014</u>	<u>Bruce R. Bowen</u>	
5.	_____	_____	_____	_____
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10/17

2016 MAY -2 PM 1:25

City Planning Commission
Case No. 2013.1213CWA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>4072 20th ST</u>	<u>3601/022</u>	<u>SUSAN ROMER - ^{UNB. 112} DW/407</u>	<u></u>
2.	<u>4072 20th ST</u>	<u>3601/022</u>	<u>SUSAN ROMER</u>	<u></u>
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11/17

2016 MAY -2 PM 1:25

City Planning Commission
Case No. 2013-1213CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>462 Liberty St</u>	<u>3604/082</u>	<u>Judith J Payne</u>	<u>Judith J Payne</u>
2.	_____	_____	_____	_____
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12/17

2016 MAY -2 PM 1:26

City Planning Commission
Case No. 2013.1213CWA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	4080 20TH ST	3601/024	JOE LAUGHEAD	
2.	"	3601/024	SHANNON FOCH	
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13/17

City Planning Commission

Case No. 2013.12013 MAY 12 PM 1:26

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>4045 20th St</u>	<u>3604/084</u>	<u>Edward Ada</u>	<u>[Signature]</u>
2. <u>4045 20th St</u>	<u>3604/084</u>	<u>Michael Griffin</u>	<u>MICHAEL GRIFFIN</u>
3. _____	_____	_____	_____
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19/17

From: ~~REDACTED~~
 Subject:
 Date: April 25, 2016 at 7:05 PM
 To:

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO



2016 MAY -2 PM 1:26

67 _____ *JC*

7

City Planning Commission
 Case No. 2013.1213 CUA

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 710 SANCHEZ ST SF 94114	3604 003	NANCY L KOKOWITSI	<i>[Handwritten Signature]</i>
2. _____	_____	_____	_____
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2016 MAY -2 PM 1:26

City Planning Commission

Case No. 2013.1213CUA *jo*

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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>4067 20th St</u>	<u>3604/071</u>	<u>GEORGE HOMBEN</u>	<u><i>George Homben</i></u>
2. <u>4071 20th St</u>	<u>3604/070</u>	<u>ANNA M. CARTER</u>	<u><i>Anna M Carter</i></u>
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14/17

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

City Planning Commission
Case No. 2013.12.13 CUA 2 PM 1:26

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>424 Liberty</u>	<u>3604/045</u>	<u>SUZANNE S LYON</u>	<u>Suzanne S Lyon</u>
2.	_____	_____	_____	_____
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16/17

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 MAY -2 PM 1:26

CERTIFICATION OF TRUST

BY _____

I, CHRISTINE T. NAHNSEN, Trustee of the CHRISTINE T. NAHNSEN 2011 TRUST confirm the following facts:

1. The CHRISTINE T. NAHNSEN 2011 TRUST (hereinafter referred to as "Trust") is currently in existence and was created by me under declaration of revocable living trust on the same date this document was signed below.

2. The Settlor of said Trust is CHRISTINE T. NAHNSEN.

3. The CHRISTINE T. NAHNSEN 2011 TRUST is revocable.

4. The currently acting Trustee of said Trust is CHRISTINE T. NAHNSEN as the sole Trustee.

5. The Trustee has all powers conferred by California law.

6. Title of trust assets should be as follows:

CHRISTINE T. NAHNSEN, Trustee of the
CHRISTINE T. NAHNSEN 2011 TRUST established
under Declaration of Revocable Living Trust
dated September 21, 2011.

7. The CHRISTINE T. NAHNSEN 2011 TRUST has not been revoked, modified, or amended in any manner which would cause the representations contained in this certification of trust to be incorrect.

8. This certification is being executed in conformity with the provisions of California Probate Code Section 18100.5, Chapter 5320, Statutes of 1993.

Dated: September 21, 2011.


CHRISTINE T. NAHNSEN, Trustee

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
)
COUNTY OF SAN FRANCISCO)

On SEPT 21, 2011, before me, GUNVANT PATEL,
Notary Public, personally appeared CHRISTINE T. NAHNSEN who
proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

Signature _____

[Handwritten Signature]
GUNVANT PATEL

(Seal)



RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 07-35405627-BJ
Locate No.: CACTI7738-7738-2354-0035405627
Title No.: 07-35405627-RM

BUYER'S COPY

**When Recorded Mail Document
and Tax Statement To:**

Karl W. and Lillemor E. Leichum
413 Hillsborough Blvd
Hillsborough, Ca 94010

APN: Lot 001A, Block 3601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

**The undersigned grantor(s) declare(s)
Documentary transfer tax is \$15,712.50**

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of **San Francisco,**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jac Michael Luna, a single man
hereby GRANT(S) to Karl W. Leichum and Lillemor E. Leichum, Trustees of the Karl W. and Lillemor E. Leichum
Revocable Trust Dated 05/03/1995,

the following described real property in the City of San Francisco, County of San Francisco, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: November 27, 2007

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO,)
ON November 30, 2007 before me,
M. Jimenez - Notary Public
(here insert name and title of the officer), personally
appeared Jac Michael Luna

Jac Michael Luna

Jac Michael Luna

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.



Witness my hand and official seal.

Signature M. Jimenez (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 07-35405627-BJ
Locate No.: CACTI7738-7738-2354-0035405627
Title No.: 07-35405627-RM

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF 19TH STREET, DISTANT THEREON 70 FEET WESTERLY FROM THE WESTERLY LINE OF SANCHEZ STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 19TH STREET 35 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 57 FEET; THENCE AT A RIGHT ANGLE EASTERLY 35 FEET; AND THENCE AT A RIGHT ANGLE NORTHERLY 57 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 107.

APN: Lot 001A, Block 3601

CERTIFICATE OF TRUST

I, Elizabeth Kantor, hereby declare under penalty of perjury under the laws of the State of California and certify that:

1. On March 11, 1993, the undersigned, as Settlor and Trustee, signed a Declaration of Trust, which established a revocable living trust known as the Elizabeth Kantor Trust (the "Original Trust"). Subsequent thereto and on June 21, 2006, the Settlor and Trustee amended and restated the Original Trust in its entirety (the "Amended and Restated Trust"). The Settlor and Trustee executed a First Amendment to the Amended and Restated Trust on September 17, 2012 (the "First Amendment"). The Amended and Restated Trust and the First Amendment thereto are hereinafter referred to as the "Trust".

2. This Certificate of Trust is a true and correct representation of the terms of the trust instrument.

3. Elizabeth Kantor is the currently acting Trustee of the Trust.

4. The Trust is not of record in any court of law and has not been recorded in the public records of any county.

5. The Trust has not been revoked, modified, or amended in any manner, which would cause the representations contained herein to be incorrect.

6. Elizabeth Kantor has reserved the sole right and authority to amend and revoke the Trust as long as she is alive.

7. Elizabeth Kantor is the sole current beneficiary of the Trust.

8. Title to assets of the Trust should be taken in substantially the following form:

Elizabeth Kantor, Trustee, or her successor in trust under the Elizabeth Kantor Trust dated March 11, 1993, and any amendments thereto.

9. The Trust can be identified by the social security number of the Settlor and will be provided upon request.

10. This Certificate of Trust is intended to serve as a "Certification of Trust" under California Probate Code Section 18100.5, as amended. Its purpose is to certify the existence of the Trust, the identity and powers of the Trustee, the manner of taking title to assets, and to summarize some of the more important provisions of the Trust so that the Trustee can deal with third parties, such as financial institutions, stock transfer agents, brokerage houses, title companies, insurance companies, and others, without disclosing the entire Declaration of Trust, which is a private and confidential document.

**FIRST AMENDED AND RESTATED
TRUST
DATED JUNE 21, 2006**

Recitals:

A. Elizabeth Kantor ("Elizabeth Kantor"), as settlor and trustee, signed a Declaration of Trust, which established a revocable living trust known as the Elizabeth Kantor Trust (the "Original Trust"), on March 11, 1993.

B. Elizabeth Kantor now desires to amend and restate her trust (the "First Amended and Restated Trust"), so that no reference need be made to the original Trust, as follows:

Operative Provisions:

ARTICLE I

DECLARATIONS

Section 1.1 **Conveyance to Trustee**. Elizabeth Kantor, (referred to herein as the "settlor" or the "trustee," depending on the context) designates herself as trustee and declares that she has set aside and holds, IN TRUST, the property described in Schedule A attached to this instrument.

Section 1.2 **Name of Trust**. The trust created in this instrument may be referred to as the "Elizabeth Kantor Trust."

Section 1.3 **Trust Estate**. All property subject to this instrument from time to time, including the property listed in Schedule A, is referred to as the trust estate and shall be held, administered and distributed according to this instrument.

Section 1.4 **Definitions**. In general a "settlor" (or trustor) is an individual or entity that creates a trust; a "trustee" is an individual or entity that holds legal title to trust assets and manages such assets for the benefit of trust beneficiaries pursuant to a trust agreement; and a "beneficiary" is an individual or entity with a beneficial interest in the trust assets for whose benefit such assets are managed. The settlor of this trust is also the initial trustee and beneficiary.

ARTICLE 2

DISTRIBUTIONS DURING LIFETIME OF SETTLOR

Section 2.1 **No Allocation Between Principal and Income**. During the settlor's lifetime, the trustee shall not be required to allocate receipts and disbursements between income and principal. All receipts collected by the trust shall be deemed principal and expenses shall be charged to principal.

THE HENRIETTA S. CURRIER TRUST

ARTICLE ONE CREATION OF TRUST

1.1. **Declaration**. HENRIETTA S. CURRIER of San Francisco County, California, who is herein referred to as "the Trustor" or "the Trustee," depending on the context, hereby declares that she holds certain property (the "trust estate") in trust, to be held, administered, and distributed according to the terms of this instrument.

1.2. **Names of Trusts**. The trusts created by this instrument shall be known collectively as the HENRIETTA S. CURRIER TRUST, and each separate trust created under this instrument shall be referred to by adding the name or designation of that separate trust as it appears in the appropriate section of this instrument.

1.3. **Effective Date**. This declaration shall be effective immediately on execution by all the parties.

1.4. **Marital Status**. The Trustor is not married.

1.5. **Identification of Living Children**. The Trustor has no living children.

1.6. **No Deceased Children**. The Trustor has no deceased children.

1.7. **Definitions of Child, Children, and Issue**. The terms "child" and "children" shall include natural-born and legally adopted children of the Trustor. The terms "issue" and "descendants" shall include natural-born and legally adopted lineal descendants of the Trustor indefinitely. The terms "issue" and "descendants" shall not include any stepchild of a lineal descendant of the Trustor unless such stepchild is a legally adopted lineal descendant of the Trustor. The words "living" and "surviving" shall include unborn persons in the period of gestation.

ARTICLE TWO TRUST ESTATE

2.1. **Definition of Trust Estate**. All property subject to this instrument from time to time is referred to as the "trust estate" and shall be held, administered, and distributed as provided in this instrument. The Trustee shall hold, administer, and distribute the property described in any schedules of property (which are attached hereto and made a part of this trust instrument), any

8.9. **Severability Clause.** If any provision of this instrument is invalid, that provision shall be disregarded, and the remainder of this instrument shall be construed as if the invalid provision had not been included.

8.10. **California Law to Apply.** All questions concerning the validity, interpretation, and administration of this instrument, including any trusts created under this instrument, shall be governed by the laws of the State of California, regardless of the domicile of any Trustee or beneficiary.

8.11. **Gifts to "Heirs".** For any gift to heirs of the Trustor that is made in this instrument, those heirs shall be determined as if the Trustor had died intestate at the time for distribution prescribed in this instrument, and the identity and shares of those heirs shall be determined according to the California laws of succession that concern separate property not acquired from a previously deceased spouse and that are in effect at the time the Trustor is deemed to have died.

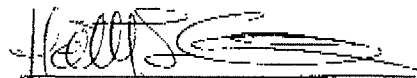
ARTICLE NINE

SIGNATURE AND EXECUTION

9.1. **Execution.** I certify that I have read the foregoing declaration of trust and that it correctly states the terms and conditions under which the trust estate is to be held, administered, and distributed. As Trustee of the trusts created by this declaration of trust, I approve this declaration of trust in all particulars, and agree to be bound by its terms and conditions. As Trustor of the trusts created by this declaration of trust, I approve this declaration of trust in all particulars, and agree to be bound by its terms and conditions.

Dated March 29, 2010.

TRUSTOR-TRUSTEE



HENRIETTA S. CURRIER

ACKNOWLEDGMENT

State of California)
County of *Colusa*) ss

On *March 29, 2020* before me, the undersigned notary public in and for the State of California, personally appeared HENRIETTA S. CURRIER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *David Bromley*



THE JACKSON-TURLEY FAMILY TRUST

ARTICLE ONE

CREATION OF TRUST

1.1. **Declaration.** WILLIAM R. JACKSON and SUZANNE E. TURLEY, husband and wife, of San Francisco County, California, who are herein referred to as "the Trustors" or "the Trustees," depending on the context, hereby declare that they hold certain property (the "trust estate") in trust, to be held, administered, and distributed according to the terms of this instrument.

1.2. **Names of Trusts.** The trusts created by this instrument shall be known collectively as the JACKSON-TURLEY FAMILY TRUST, and each separate trust created under this instrument shall be referred to by adding the name or designation of that separate trust as it appears in the appropriate section of this instrument.

1.3. **Effective Date.** This declaration shall be effective immediately on execution by all the parties.

1.4. **Identification of Living Children.** The Trustors have no living children.

1.5. **No Deceased Children.** The Trustors have no deceased children.

1.6. **Definitions of Child, Children, and Issue.** The terms "child" and "children" shall include natural-born and legally adopted children of either Trustor. The terms "issue" and "descendants" shall include natural-born and legally adopted lineal descendants of either Trustor indefinitely. The terms "issue" and "descendants" shall not include any stepchild of a lineal descendant of either Trustor unless such stepchild is a legally adopted lineal descendant of either Trustor. The words "living" and "surviving" shall include unborn persons in the period of gestation. No child born to or adopted by the Surviving Trustor after the death of the Deceased Trustor, or issue of such child, shall be considered a "child", "issue" or "descendant" for the purpose of receiving any share of TRUST B or TRUST C.

ARTICLE TWO

TRUST ESTATE

2.1. **Definition of Trust Estate.** All property subject to this instrument from time to time is referred to as the "trust estate" and shall be held, administered, and distributed as provided in this instrument. The Trustee shall hold, administer, and distribute the property

RECORDING REQUESTED)
BY)

AND WHEN RECORDED)
MAIL TO)

DAVID A. BROMLEY)
1855 Olympic Blvd. #200)
Walnut Creek, CA 94596)

UNIFORM STATUTORY FORM POWER OF ATTORNEY
(California Probate Code Section 4401)

Springing Durable Power of Attorney

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY LATER IF YOU WISH TO DO SO.

I, WILLIAM R. JACKSON, the principal, appoint SUZANNE E. TURLEY as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

If SUZANNE E. TURLEY is unable or unwilling to act, then I appoint the following in the order named as my agent:

FIRST ALTERNATE:	HENRIETTA S. CURRIER
SECOND ALTERNATE:	GLENN REID
THIRD ALTERNATE:	HARDY L. THOMAS

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE MARKED WITH A (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL

- _____ (A) Real Property Transactions.
- _____ (B) Tangible Personal Property Transactions.
- _____ (C) Stock and Bond Transactions
- _____ (D) Commodity and Option Transactions.
- _____ (E) Banking and other Financial Institution Transactions.
- _____ (F) Business Operating Transactions.
- _____ (H) Estate, Trust, and other Beneficiary Transactions.
- _____ (I) Claims and Litigation.
- _____ (J) Personal and Family Maintenance.
- _____ (K) Benefits from Social Security, Medicare, Medicaid, or other governmental programs, or civil or military service.
- _____ (L) Retirement plan Transactions.
- _____ (M) Tax matters.
- WRJ (N) ALL OF THE POWERS LISTED ABOVE.

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

SPECIAL INSTRUCTIONS:

1. This durable power of attorney shall become effective only upon my incapacity. If, after being determined incapacitated, I should regain my capacity, the powers conferred by this instrument shall terminate.

2. I shall conclusively be deemed incapacitated for purposes of this instrument when the agent receives a written and signed opinion from a licensed physician that I am physically or mentally incapable of managing my own finances. Such written opinion when received shall be attached to this instrument. Third parties may rely on the agent's authority without further evidence of incapacity when this instrument is presented with such physician's statement attached. No licensed physician who executes a medical opinion of incapacity shall be subject to liability because of such execution. I hereby waive any privilege that may apply to release of information included in such medical opinion.

3. After a determination of incapacity, I shall be deemed to have regained capacity upon a written and signed opinion from a licensed physician that I am physically or mentally capable of managing my own finances.

4. While I am not incapacitated, I may modify this durable power of attorney at any time by giving written notice to the agent and I may terminate this power of attorney at any time by either myself or by my agent by written notice given by the terminating party to the other party.

5. The Agent shall have the following powers:

A. To execute and deliver revocable living Trust agreements, to make additions to any existing or future living trust of which I am the Trustor; and to amend or terminate such Trusts, all so long as such acts do not substantially alter distribution of my estate during my lifetime or on my death, and so long as all such acts do not cause adverse tax consequences for my estate or my Agent's estate.

B. To prepare and file all income and other federal and state tax returns which the principal is required to file; to sign the principal's name; hire preparers and advisors and pay for their services; and to do whatever is necessary to protect the principal's assets from assessments for income taxes and other taxes. The agent is specifically authorized to receive confidential information; to receive checks in payment of any refund of taxes, penalties, or interest; to execute waivers (including offers of waivers) of restrictions on assessment or collection of tax deficiencies and waivers of notice of disallowance of claims for credit or refund; to execute consents extending the statutory period for assessment or collection of taxes; to execute closing agreements under Internal Revenue Code section 7121, or any successor statute; and to delegate authority or substitute another representative with respect to all above matters.

C. To have access to all safe deposit boxes in the principal's name or to which the principal is an authorized signatory; to contract with financial institutions for the maintenance and continuation of safe deposit boxes in the principal's name; to add to and remove the contents of all such safe deposit boxes; and to terminate contracts for all such safe deposit boxes.

D. To make direct payments to the provider for tuition and medical care for the principal's issue under Internal Revenue Code section 2503(e) or any successor statute, which excludes such payments from gift tax liability.

E. To make gifts to continue any pattern of gift giving established by the principal.

F. To make gifts on my behalf to a class composed of my children, any of their issue, or both to the full extent of the federal annual gift tax exclusion under Internal Revenue Section 2503(b) of any successor statute.

G. To make gifts and other transfers without consideration or with less than full consideration, including forgiveness of loans and completion of charitable pledges made by me; provided, however, that the Agent shall not make gifts to the Agent unless the gifts are for the Agent's health, support and maintenance and do not exceed Five Thousand Dollars (\$5,000) in any calendar year; provided, however, that if a gift is made to any of my children, the Agent shall make a substantially similar concurrent gift to each of my other children.

H. To consent to split gifts made by my spouse to third persons under Internal Revenue Code Section 2513 or any successor statute, and similar provisions of any state or local gift tax laws.

6. On my death, this power shall terminate and the assets of the principal shall be distributed to the duly appointed personal representative of the principal's estate; or, if no estate is being administered, to the persons who lawfully take the assets without the necessity of administration including the Trustee of any Trust which is the beneficiary of the principal's estate when they have supplied the agent with satisfactory documents as provided by law.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED EVEN THOUGH YOU BECOME INCAPACITATED.

This power of attorney will continue to be effective even though I become incapacitated.

(STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.)

EXERCISE OF POWER OF ATTORNEY WHERE MORE THAN ONE AGENT DESIGNATED:

If I have designated more than one agent, the agents are to act SEPARATELY.

(IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" IN THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE, OR IF YOU WRITE THE WORD "JOINTLY," THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.)

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effect as to a third party until the third party has actual knowledge of revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 2-17, 2006.

William R Jackson
WILLIAM R. JACKSON

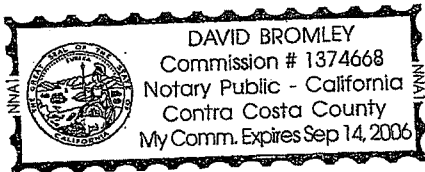
BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

On Feb 17, 2006, before me, the undersigned, a Notary Public, personally appeared WILLIAM R. JACKSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

clwbs
Notary Public



DIANE S. MORAN REVOCABLE TRUST

ARTICLE ONE

CREATION OF TRUST

1.1. Declaration. Diane S. Moran of Marin County, California, also known as Dawn Moran, or Diane Susanne Moran who is herein referred to as "the settlor" or "the trustee," depending on the context, hereby declares that she holds certain property (the "trust estate") in trust, to be held, administered, and distributed according to the terms of this instrument.

1.2. Names of Trusts. The trusts created by this instrument shall be known collectively as the Diane S. Moran Revocable Trust, and each separate trust created under this instrument shall be referred to by adding the name or designation of that separate trust as it appears in the appropriate section of this instrument.

1.3. Effective Date. This declaration shall be effective immediately on execution by all the parties.

1.4. Marital Status. The settlor is not currently married.

1.5. Identification of Living Child. The settlor has one living child, Mark A. Moran, born July 20, 1972.

1.6. No Deceased Children. The settlor has no deceased children.

1.7. Definitions of Child, Children, and Issue. As used in this instrument, the terms "child" and "children" refer to natural children and to children who have been legally adopted during minority by the parent or parents from or through whom their right to inherit or to take is determined or derived, and the term "issue" refers to all lineal descendants of all generations, with the relationship of parent and child at each generation being determined by the definitions of "child" and "children" set forth in this

RECORDING REQUESTED BY
Heather Robertson

AND WHEN RECORDED MAIL TO
Heather Robertson
Heather Robertson
8 Mount Tenaya Court
San Rafael, California 94903

CONFORMED COPY of document recorded

12/01/2011, 2011J309434

on _____ with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

APN: 3601-047

Space above line for Recorder's Use
NO TAX DUE.

TRUST TRANSFER DEED

The undersigned Grantors declare under the penalty of perjury that the following is true and correct:

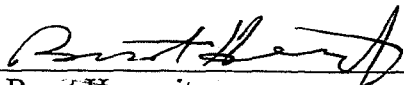
Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. A transfer into a revocable trust. Rev. & Tax Code Section 11930.

_____ Unincorporated area City of San Francisco

This is a transfer into a revocable trust excludable from reassessment under Rev. & Tax Code Section 62(d).

FOR NO CONSIDERATION, **GRANTORS** Brent Horowitz and Heather Thompson, husband and wife, as Community Property, hereby **GRANT TO** Brent Horowitz and Heather Thompson, Trustees of the Horowitz Family Trust dated September 22, 2011, that real property in the City of San Francisco, County of San Francisco, State of California, described in Exhibit "A" attached hereto and incorporated herein.

Dated: September 22, 2011


Brent Horowitz


Heather Thompson

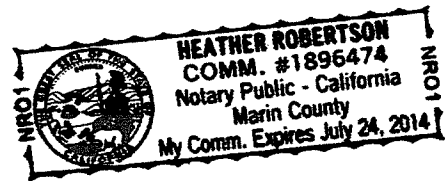
ACKNOWLEDGMENT

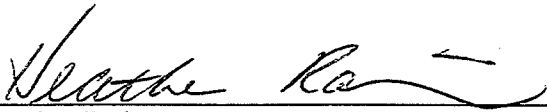
State of California)
)
County of San Francisco)

On September 22, 2011, before me, Heather Robertson, a notary public, personally appeared Brent Horowitz and Heather Thompson, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Heather Robertson (Seal)

My commission expires on: July 24, 2014

Mail tax statements to: Brent Horowitz and Heather Thompson, 328 Cumberland Street, San Francisco, California 94114

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the northerly line of Cumberland Street, distant thereon 155 feet westerly from the westerly line of Sanchez Street; and running thence westerly along said line of Cumberland Street 25 feet; thence at a right angle northerly 114 feet; thence at a right angle easterly 25 feet; and thence at a right angle southerly 114 feet to the point of beginning.

Being part of Mission Block No. 107.

APN: Lot 047, Block 3601

THIRD AMENDED AND RESTATED TRUST AGREEMENT

OF

NANCY L. KOKOLJ TRUST

THIS AMENDMENT TO AND RESTATEMENT OF TRUST AGREEMENT is entered into on JULY 21, 2015, between **NANCY L. KOKOLJ**, referred to hereinafter, as the Settlor, and **NANCY L. KOKOLJ**, as the Trustee. ←

The Settlor and the Trustee have heretofore entered into a Trust Agreement dated August 12, 1997, establishing the **NANCY L. KOKOLJ TRUST**, which was amended and restated in its entirety on August 8, 2000, and was further amended and restated in its entirety on January 15, 2004 (hereinafter for convenience referred to as the "Trust Agreement"). Pursuant to the power reserved to the Settlor it is the desire of the Settlor to further amend the Trust Agreement in its entirety and completely restate the terms thereof as hereinafter set forth.

ARTICLE I

NAME OF TRUST AND TRUST ESTATE

1.1. Name of Trust. This trust name shall remain as the **NANCY L. KOKOLJ TRUST**.

ARTICLE II

FAMILY DECLARATION

2.1. Family Information. The Settlor is unmarried and does not have a domestic partner. The Settlor has no children or descendants.

ARTICLE III

DISTRIBUTION

The Trustee will apply and distribute the trust estate and the income from it in the following manner:

3.1. During Settlor's Lifetime.



ABSTRACT OF TRUST

REVOCABLE TRUST AGREEMENT

THE ANNA M. CARTER AND DONALD RAY CARTER REVOCABLE TRUST

Anna M. Carter and Donald Ray Carter, Trustors and Trustees

August 15, 1996

ABSTRACT OF TRUST

**FIRST AMENDMENT TO
REVOCABLE TRUST AGREEMENT**

THE ANNA M. CARTER AND DONALD RAY CARTER REVOCABLE TRUST

Anna M. Carter and Donald Ray Carter, Trustors

and

Anna M. Carter, Trustee

August 29, 2005

as the donor's executor), accrued income so transferred shall be treated as income and shall not be included in "inventory value."

PART EIGHT

If any person for any reason or in any manner whatever, directly or indirectly, contests this agreement in whole or in part, on any ground whatever, or opposes or objects to any of the provisions hereof or seeks to invalidate any such provisions, or seeks or endeavors to succeed to the trust property or any part thereof otherwise than through the trust agreement, as amended to date, then such person shall neither take nor receive any of such trust property, and any gift or other interest in the trust property to which such person would otherwise be entitled by virtue of the provisions of the trust agreement, as amended to date, shall be revoked and be canceled and rendered void and of no effect whatever, and such trust property shall instead be given to those persons who would be entitled thereto under the provisions of the trust agreement, as amended to date, had such person predeceased both trustors without issue.

IN WITNESS WHEREOF, the parties hereto have executed this agreement effective the day and year first above written.

Anna M. Carter
Anna M. Carter, Trustor

Deceased

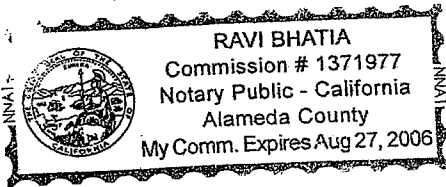
Donald Ray Carter by Anna M. Carter
Donald Ray Carter, Trustor
By Anna M. Carter, his attorney-in-fact

Anna M. Carter
Anna M. Carter, Trustee

STATE OF CALIFORNIA)
COUNTY OF Alameda)

On this 29th day of August, 2005, before me, the undersigned Notary Public, personally appeared Anna M. Carter, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same in her authorized capacities as trustor and as trustee and as attorney-in-fact of Donald Ray Carter (trustor), and that, by her signature on the instrument, the persons or the entity upon behalf of which she acted, executed the instrument.

WITNESS my hand and official seal.



Ravi Bhatia
Notary Public

My commission expires Aug 27, 2006

THE PETER D. LARSEN AND JOAN L. WULF TRUST,

Dated December 19, 1995

TRUSTEES' CERTIFICATION OF TRUST

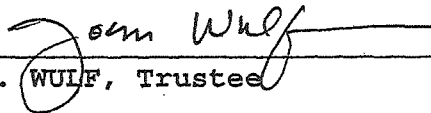
1. Identity of Trustors and Trustees; Date of Trust. We, PETER D. LARSEN and JOAN L. WULF, certify that we are the Trustors and original and presently serving Trustees of "THE PETER D. LARSEN AND JOAN L. WULF TRUST, Dated December 19, 1995," as restated on February 13th, 2008
2. Existence of Trust; Trust is Revocable. Said Trust is a revocable inter vivos grantor trust. The Trust is in full force and effect. The Trustors have the power to revoke the Trust.
3. Signature Authority; Powers of Trustees. The enclosed copy of pages 1, 29-38, and 55 of the Trust are true and correct copies of said pages; list the identity of the Trustees; define the signature authority of the Trustees; and list relevant powers of the Trustees.
4. Taxpayer Identification Number. U.S. Treasury Regulation Sections 1.671-4, 1.6012-3(a)(9) and 301.6109-1(a)(2) provide that either Trustor's Social Security Number ([REDACTED] for PETER D. LARSEN or [REDACTED] for JOAN L. WULF) may be used in lieu of a separate taxpayer identification number for the Trust.
5. Title to Trust Assets. Title to Trust assets should be taken as follows: Peter D. Larsen and Joan L. Wulf, Trustees of "The Peter D. Larsen and Joan L. Wulf Trust, Dated December 19, 1995."

6. Certification is Current. The Trust has not been revoked, modified or amended in any manner which would cause the representations in this certification to be incorrect. This certification is being signed by all currently acting Trustees of the Trust.
7. Enforceability; Authority. This certification is made pursuant to California Probate Code Section 18100.5 and California Commercial Code Section 8403(4)-(6), true and correct copies of which are attached hereto. Any transaction entered into by a person acting in reliance upon this certification shall be enforceable against the Trust assets.
8. Liability of Persons Refusing to Accept Certification. Probate Code Section 18100.5(h) provides that any person refusing to accept this certification shall be liable for damages, including attorney's fees, if the court determines that the person acted in bad faith.
9. Certification. We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: 2/13, 2008, at San Francisco, California.



PETER D. LARSEN, Trustee



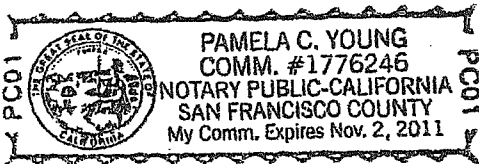
JOAN L. WULF, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On FEBRUARY 13, 2008, before me, PAMELA C. YOUNG, a Notary Public for the State of California, personally appeared **PETER D. LARSEN** and **JOAN L. WULF**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Pamela C. Young
Notary Public

1/13/12

Declaration of Trust

The Lyon 1999 Revocable Trust

March 9, 2012

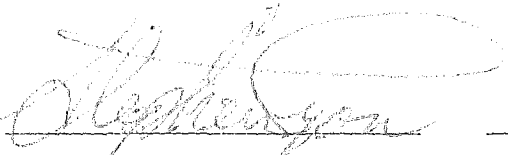
Stephen C. Lyon and Suzanne S. Lyon, husband and wife, sometimes referred to herein as "Settlors" and sometimes as "Trustees", declare that they are setting aside in trust, various assets described in Schedule "A", which is attached hereto, which are to be held subject to the following terms and conditions:

1. **COMMUNITY PROPERTY:** Any community property transferred to the Trust shall remain community property after its transfer. Additionally, Settlers, hereby declare that any separate property contributed to the trust is hereby deemed to be and is converted to community property. It is the Settlers' intention that the Trustees shall have no more extensive power over any community property transferred to the trust estate than either of the Settlers would have had under California Civil Code, concerning community property, had this Trust not been created, and this instrument shall be so interpreted to achieve this intention. This limitation shall terminate on the death of either Settlor should the surviving Settlor so choose.

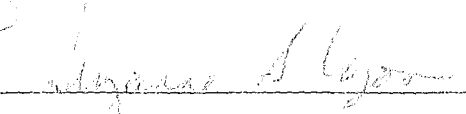
2. **LIFETIME USE:** The Settlers shall have the right to occupy, without paying rent, the house and real property owned by the trust and to use the furniture and furnishings located therein. Husband and wife have two children, now living, Adam W. Lyon and Chad H. Lyon, both adults and all

Initial SEC/SSC

Settlers:

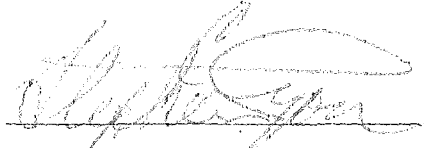


Stephen C. Lyon

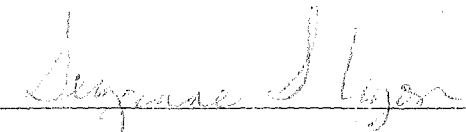


Suzanne S. Lyon

Trustees:



Stephen C. Lyon



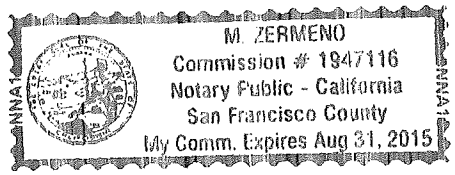
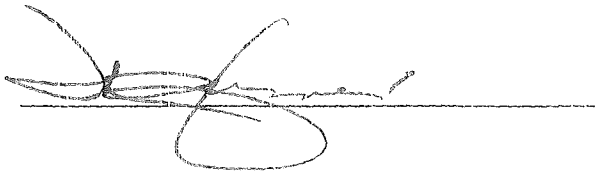
Suzanne S. Lyon

State of California
County of San Francisco

On March 9, 2012 before me, M. Zermeno, Notary Public, personally appeared Stephen C. Lyon and Suzanne S. Lyon who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



SAN FRANCISCO

3052013187429

CERTIFICATE OF DEATH

3201338004393

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) STEPHEN		2. MIDDLE CRAIG	
3. LAST (Family) LYON		4. DATE OF BIRTH mm/dd/yyyy 02/13/1942	
5. AGE Yrs. 71		6. IF UNDER ONE YEAR Months: _____ Days: _____	
7. IF UNDER 24 HOURS Hours: _____ Minutes: _____		8. R. SFX M	
9. BIRTH STATE/FOREIGN COUNTRY CA		10. SOCIAL SECURITY NUMBER 571-52-9643	
11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS/SRDP (at Time of Death) MARRIED	
13. EDUCATION - Highest Level/Degree (List worksheet on back) SOME COLLEGE <input type="checkbox"/> YES		14. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (If yes, see worksheet on back) <input checked="" type="checkbox"/> NO	
15. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		16. DATE OF DEATH mm/dd/yyyy 10/05/2013	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED SALES		18. HOUR (24 Hours) 2233	
19. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) FLOOR COVERINGS		20. YEARS IN OCCUPATION 48	
21. DECEDENT'S RESIDENCE (Street and number, or location) 424 LIBERTY STREET			
22. CITY SAN FRANCISCO		23. COUNTY/PROVINCE SAN FRANCISCO	
24. ZIP CODE 94114		25. YEARS IN COUNTY 48	
26. STATE/FOREIGN COUNTRY CA		27. INFORMANT'S NAME, RELATIONSHIP SUZANNE LYON, SPOUSE	
28. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 424 LIBERTY STREET, SAN FRANCISCO, CA 94114		29. NAME OF SURVIVING SPOUSE/SRDP - FIRST SUZANNE	
30. MIDDLE SMITH		31. LAST (BIRTH NAME) SMITH	
32. NAME OF FATHER/PARENT - FIRST JAMES		33. MIDDLE HUDSON	
34. LAST (BIRTH NAME) LYON		35. BIRTH STATE CO	
36. NAME OF MOTHER/PARENT - FIRST THELMA		37. MIDDLE ARLENE	
38. LAST (BIRTH NAME) RUTT		39. BIRTH STATE CO	
40. DISPOSITION DATE mm/dd/yyyy 10/09/2013		41. PLACE OF FINAL DISPOSITION RESIDENCE OF SUZANNE LYON 424 LIBERTY STREET, SAN FRANCISCO, CA 94114	
42. TYPE OF DISPOSITION(S) CR/RES		43. SIGNATURE OF EMBALMER NOT EMBALMED	
44. LICENSE NUMBER FD1306		45. SIGNATURE OF LOCAL REGISTRAR TOMAS ARAGON, MD, DR.P.H.	
46. DATE mm/dd/yyyy 10/09/2013		47. NAME OF FUNERAL ESTABLISHMENT NEPTUNE SOCIETY OF NORTHERN CALIFORNIA	
101. PLACE OF DEATH OWN RESIDENCE		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
103. COUNTY SAN FRANCISCO		104. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 424 LIBERTY STREET	
105. CITY SAN FRANCISCO		106. DEATH REPORTED TO CORONER? Time Interval Between Onset and Death: 1YR <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
107. CAUSE OF DEATH Enter the chain of events --- diseases, injuries, or complications --- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. (A) MELANOMA		108. PERSONAL NUMBER NC2013-2539	
109. SEQUENTIALLY LIST CONDITIONS, IF ANY, LEADING TO CAUSE ON Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (B)		110. BIOPSY PERFORMED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
111. UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (C)		111. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE		112. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) SHAVE SKIN BIOPSY 10/30/2012, WIDE EXCISION ON SKIN LESION ON CHEST 11/09/2012		113A. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since: _____ Decedent Last Seen Alive: _____		115. SIGNATURE AND TITLE OF CERTIFIER JEFFREY ALAN BEANE M.D.	
116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE JEFFREY ALAN BEANE M.D. 4131 GEARY BLVD, SAN FRANCISCO, CA 94116		117. LICENSE NUMBER G49203	
118. DATE mm/dd/yyyy 10/10/2006		119. DATE mm/dd/yyyy 10/04/2013	
120. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		121. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
122. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)			
123. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
124. LOCATION OF INJURY (Street and number, or location; and city, and zip)			
125. SIGNATURE OF CORONER / DEPUTY CORONER		126. DATE mm/dd/yyyy	
127. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		FAX AUTH.#	
A B C D E		CENSUS TRACT	

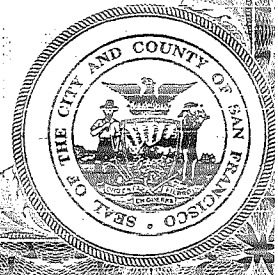
STATE OF CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO
This is to certify that the image reproduced hereupon is a true copy of the record on file in the SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH as of the date issued.

DATE ISSUED

OCT 11 2013

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the City and County Health Officer.

Tomás Aragón
Tomás Aragón, M.D., Dr.P.H.
Health Officer and Local Registrar



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

ASSIGNMENT AND DECLARATION OF INTENT

The undersigned, GEORGE HOMSEY, hereby declares that as Trustee of the - GEORGE W. HOMSEY TRUST, he is acquiring and will hold in the name of GEORGE W. HOMSEY TRUST but without further reference to his fiduciary capacity all items listed on the Schedule A of Trust Assets attached hereto and incorporated herein as amended from time to time as well as household furnishings, automobiles, jewelry, bank accounts, securities, bonds, clothing and other personal property of any kind in his name and henceforth such assets shall and will belong to said Trust and not to him individually. Unless specifically included in the Schedule A of the Trust, this Declaration shall not apply to retirement plans including, but not limited to: Individual Retirement Accounts, pension accounts, 401(k) plans, 403(b) plans, 457 plans, profit sharing plans, Keogh plans, SEP IRAs, annuities, insurance policies, pay on death accounts, Totten Trusts, assets titled in joint tenancy and any qualified plans not listed above.

He further declares as Trustee that he accepts all of the above-referenced items as trust property. He further declares that, except to the extent of the interest provided to him under the terms and provisions of said Trust, he has no personal interest in any of the above itemized personal properties, it being intended that this Declaration constitutes an affirmation of trust ownership which shall be binding on his heirs, administrators, executors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this instrument

this 19th day of October, 2005.

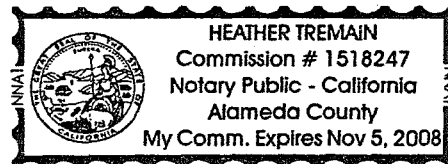
BY: George Homsey Trustee/Settlor
GEORGE HOMSEY

State of California }
County of Alameda }

On October 19, 2005, before me, Heather Tremain, a Notary Public in and for said State, personally appeared GEORGE HOMSEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Heather Tremain
Signature and Seal



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 MAY -2 PM 1:31

BY *[Signature]*

90-7118-3211

1087

DOLORES HEIGHTS IMPROVEMENT CLUB
AN UNINCORPORATED ASSOCIATION

MAY 1, 2016

Date

Pay to the order of SAN FRANCISCO PLANNING DEPARTMENT \$ *562.00

***** FIVE HUNDRED SIXTY-TWO & .00/100 *****
dollars

Security Features
Included
Details on Back.

citibank

CITIBANK, N.A. BR. #961
444 CASTRO ST
SAN FRANCISCO, CA 94114

for RE: DHIC APPEAL
323 CUMBERLAND PROJECT

Joseph [Signature]

MP

CASE NUMBER:
For Staff Use only

APPLICATION FOR Board of Supervisors Appeal Fee Waiver

1. Applicant and Project Information

APPLICANT NAME: Bruce Bowen	TELEPHONE: (415) 533 0586
APPLICANT ADDRESS: 4016 20th St San Francisco CA 94114	EMAIL: bruce.r.bowen@gmail.com
NEIGHBORHOOD ORGANIZATION NAME: Dolores Heights Improvement Club	TELEPHONE: () n/a
NEIGHBORHOOD ORGANIZATION ADDRESS: PO Box 14426 San Francisco CA 94114	EMAIL: info@doloresheights.org
PROJECT ADDRESS: 313-323 Cumberland St	DATE OF DECISION (IF ANY): March 31, 2016
PLANNING CASE NO.: 2013.1213 CUA	BUILDING PERMIT APPLICATION NO.: 2014.0627.9813 2014.0627.9820

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 MAY -2 PM 1:27

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Appeal Waiver Attachment

- John O'Duinn, Chair of the Board of the Dolores Heights Improvement Club (DHIC), authorizes Bruce Bowen, member of Dolores Heights Improvement Club and member of its Planning and Land Use Committee, to file an appeal of the 313-323 Cumberland Street Conditional Use Authorization Case No. 2013.1213CUA on behalf of DHIC.
- DHIC is a neighborhood organization registered with the Planning Department as referenced by the Planning Department on the spreadsheet available here: <http://sf-planning.org/neighborhood-groups-map>, and as shown in the attached list of neighborhood organizations
- DHIC encompasses 313 and 323 Cumberland Street. The boundaries of the DHIC encompass homes within the area approximately bounded by the following four streets: Castro, 18th Street, Dolores Street and 22nd Street.
- DHIC was established in the 1940s and was directly involved in the establishment of the Dolores Heights Special Use District (Planning Code Section 241) as referenced in the San Francisco Planning Commission Resolution No. 8472 (January 10, 1980). See also <http://doloresheights.org/> and <http://www.sfgate.com/bayarea/place/article/Dolores-Heights-architecture-is-like-a-tapestry-4766006.php>. See also attached Meeting Notice from September 25, 1990, and front pages of the Dolores Heights Residential Design Guidelines, issued by DHIC in March 1998.
- DHIC is an organization that is affected by the project. Among other things, the project affects the goals of the Dolores Heights Special Use District, the provisions of the Dolores Heights Residential Design Guidelines, and unique character of the neighborhood.

30 APRIL 2016

Planning Department
1650 Mission Street, Suite 400
San Francisco
CA 94103

Re: Conditional Use Appeal: 313-323 Cumberland Street;

Board of Supervisors Appeal Fee Waiver

To Whom it May Concern,

Bruce Bowen is a member of the Dolores Heights Improvement Club and is authorized to file the above-referenced appeal on behalf of our organization.

The Dolores Heights Improvement Club was established in the 1960s and came into being around neighborhood issues including development pressures. The Dolores Heights Improvement Club is a volunteer residential neighborhood association. We come together in the interest of the community to maintain and enhance its appearance, safety, communication, and value. The Dolores Heights neighborhood has a demarcated area within it called the Dolores Heights Special Use District, which was established in 1980 in response to the demolition of housing and the construction of large buildings. San Francisco's Planning Code Section 241 describes the intent of the Special Use District. Given, among other things, that this project is within this Special Use District, and as currently designed does not meet the basic objectives of development in context and scale with established character and landscape, as described in Section 241, and given that the project involves a lot merger and second basement unit which we believe set dangerous precedents for neighborhood and City planning, we previously asked the Planning Commission to deny the request for a Conditional Use permit. We are appealing their decision [Case Number 2013.1213CUA] for this and other reasons as described in our previous two letters to the Commission opposing the project.



John O'Duinn
Chair, Board of Dolores Heights Improvement Club.

Alan Beach-Nelson
President
Castro/Eureka Valley Neighborhood
Association
P.O. Box 14137
San Francisco, CA 94114-2827

Bruce Murphy
President
Eureka Valley Trails/Art Network
170 Yukon Street
San Francisco, CA 94114-2306

Donald Bateman
0
Twin Peaks Eastside Neighborhood Alliance
(TPENA)
70 Crestline Drive, #11
San Francisco, CA 94131

Jason Henderson
Vice Chariman
Market/Octavia Community Advisory
Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Lucia Bogatay
Board Member
Mission Dolores Neighborhood Association
3676 20th Street
San Francisco, CA 94110

Peter Cohen
0
Noe Street Neighbors
33 Noe Street
San Francisco, CA 94114

Richard Magary
Administrator
Merchants of Upper Market & Castro
(MUMC)
584 Castro Street #333
San Francisco, CA 94114

Ted Olsson
Member
Market/Octavia Community Advisory
Comm.
30 Sharon Street
San Francisco, CA 94114-1709

Andrea Aiello
Administrator
Castro Upper Market Community Benefit
District
584 Castro Street #336
San Francisco, CA 94114

Carol Glanville
President
Mt. Olympus Neighbors Association
290 Upper Terrace
San Francisco, CA 94117

Edward Scruggs
0
Eureka/17th Street Neighbors
4134 17th Street
San Francisco, CA 94114

Jeff Parker
Steering Committee Member
Friends of Upper Douglass Dog Park
750 27th Street
San Francisco, CA 94131

Planning and Land Use Committee 0
0
Dolores Heights Improvement Club-DRC
P.O. Box 14426
San Francisco, CA 94114

Peter Heinecke
President
Liberty Hill Neighborhood Associaton
30 Hill Street
San Francisco, CA 94110

Scott Wiener
Supervisor, District 8
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Bill Tannenbaum
0
Sharon Street Neighborhood Association
46 Sharon Street
San Francisco, CA 94114

David Villa-Lobos
Executive Director
Heart of the Triangle
P.O. Box 642201
San Francisco, CA 94164

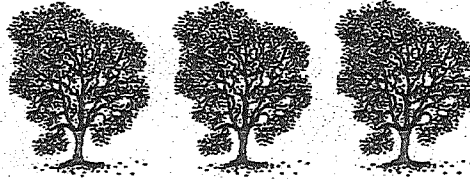
Gary Weiss
President
Corbett Heights Neighbors
78 Mars Street
San Francisco, CA 94114

Joe Curtin
President
Castro Area Planning + Action
584 Castro Street, Suite 169
San Francisco, CA 94114

David Troup
President
Duboce Triangle Neighborhood Association
2261 Market Street PMB #301
San Francisco, CA 94114

Priscilla Botsford
President
Eureka Heights Neighborhood Association
382 Eureka Street
San Francisco, CA 94114

Sean Quigley
President
Valencia Corridor Merchant Association
1038 Valencia Street
San Francisco, CA 94110



**DOLORES HEIGHTS
IMPROVEMENT CLUB**

Meeting Notice

September 25, 1990

Dear Dolores Heights Neighbor:

Dolores Heights Improvement Club will be holding our next meeting:

Time and Place

Wednesday, October 3, 1990, at 6:30 pm at the Noe Valley Ministry, 1021 Sanchez Street (at 23rd Street).

Agenda

1. Dolores-Park Crime
2. Rezoning and the Dolores Heights Special Use District
3. Utility undergrounding

Speaker

Captain Michael Hebel, San Francisco Police Mission Station
Captain Hebel will discuss the current status of the measures recently taken by the Police Department against drug dealing and crimes around Dolores Park and the Dolores Heights area.

I urge everyone take this opportunity to voice your opinions and concerns on two important issues for our neighborhood. This is an excellent time to meet and have a dialogue with Captain Hebel of Mission Station, who has been working very hard on our behalf.

We hope to see you there!

Sincerely,

Bruce Muncil
Chairperson

About the DOLORES HEIGHTS IMPROVEMENT CLUB

History and Purpose

Established in 1940's, the Club was formed to preserve and enhance the quality of the special neighborhood on Dolores Heights hill. Throughout it's history, the Club has been active in neighborhood and city issues such as zoning, safety, traffic regulation, beautification, garden projects, etc.

The Club was responsible for the drafting and implementation of the Dolores Height Special Use District legislation in 1980 and implementation of the undergrounding of utilities of several blocks on the Dolores Heights hill.

Membership

The Club is open to membership by residents of the area generally bounded by Church, 19th Street, Noe Street and 22nd Street. Residents of adjoining blocks are also welcome to join.

If you are interested in becoming a member, we invite you to attend a meeting of your neighbors of our special area of the City. Membership dues are \$10.00 per year. Send dues to:

Dave Evers, Treasurer
Dolores Heights Improvement Club
345 Liberty Street
San Francisco, CA 94114

Information can also be obtained by calling:
Tom Holder, Club Secretary, at 285-9530.

Board of Directors

Jean Burbank 760 Church	Dave Evers 345 Liberty	Tom Holder 3680 21st	Bob Killian 3640 22nd	Rick Lobshure 3676 21st	David Meyer 346 Liberty
Bruce Muncil 336 Cumberland	Ron Rice 10 Rayburn	Henry Shapiro 361 Hill			

dues Pd 10-6-90

DOLORS HEIGHTS
RESIDENTIAL DESIGN GUIDELINES

March 1998

**PREPARED BY THE DESIGN REVIEW COMMITTEE
OF THE DOLORES HEIGHTS IMPROVEMENT CLUB**

**Donald E. Earlenbaugh
Stephen Lomika
Philip Mathews, Architect
Stephen O'Connell, Urban Planner
Jerry Pike, Architect**

DHIC
3732 21st Street, San Francisco, CA 94114
E-mail: doloresheights@hotmail.com
Telephone: 647-4228