

REUBEN, JUNIUS & ROSE, LLP

October 22, 2014

Sent Via E-mail

Supervisor Scott Wiener
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re: Summary Street Vacation – Portion of Raccoon Drive
Ordinance Number: 140980
Hearing Date: October 27, 2014
Our File No.: 7943.01

Dear Supervisor Wiener:

Our firm represents Judge Vaughn Walker (the “Sponsor”), owner of property located at 301 Twin Peaks Boulevard (the “Property”). On October 27, 2014, the Land Use and Economic Development Committee will consider an ordinance ordering the summary street vacation of a portion of Raccoon Drive adjacent to the Property (“Vacation Area”), approving a quitclaim of the City’s interest in the Vacation Area, and approving a public access easement over a portion of the Vacation Area, as well as related approvals. The Project was found to be in conformity with the General Plan in the Planning Department General Plan Referral on September 11, 2013, and the Department of Public Works recommended passage of the Ordinance on September 2, 2014.

The Vacation Area is a paper street that was never built as part of the development of the neighborhood. It is a triangular piece of land of approximately 2,500 square feet next to the Sponsor’s home that is currently an unsightly, unbuildable parcel subject to erosion, with dirt from the Vacation Area regularly falling into the street. Vacation of the land would allow the Sponsor to improve the Vacation Area for the benefit of the entire neighborhood. The Sponsor proposes to add retaining walls and landscaping, beautifying the Vacation Area and addressing the erosion problems that have long existed at that corner. The Sponsor further proposes to grant an Easement to the City (the “Easement”) on which the Sponsor would construct public stairways to improve pedestrian access, surrounded by attractive landscaping and retaining walls (the “Project”). A current photograph of the Property and a proposed Site Plan is included in **Exhibit A**. As you can see, the Project seeks to beautify and improve a major access point to Twin Peaks, an area enjoyed by countless City residents and visitors.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin

Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevlin

Lindsay M. Petrone | Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Jared Eigerman^{2,3} | John McInerney III²

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The Sponsor has been proactive in communicating with, and soliciting feedback from, area residents. Neighbors have expressed strong support for the Project, which they feel will address erosion of the Vacation Area and beautify Twin Peaks. Duanne and Patricia Pellervo, who own the property across the street at 201 Raccoon Drive, express "very strong support" for the Project in the letter sent to your office and attached as **Exhibit B**. There is no known opposition to the Project.

Thank you for your consideration. We look forward to presenting this matter to you at the hearing on October 27.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

Enclosures

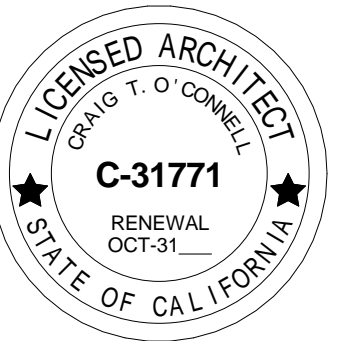
cc: Supervisor Jane Kim
Supervisor Malia Cohen
Director of Real Estate John Updike

LIST OF EXHIBITS

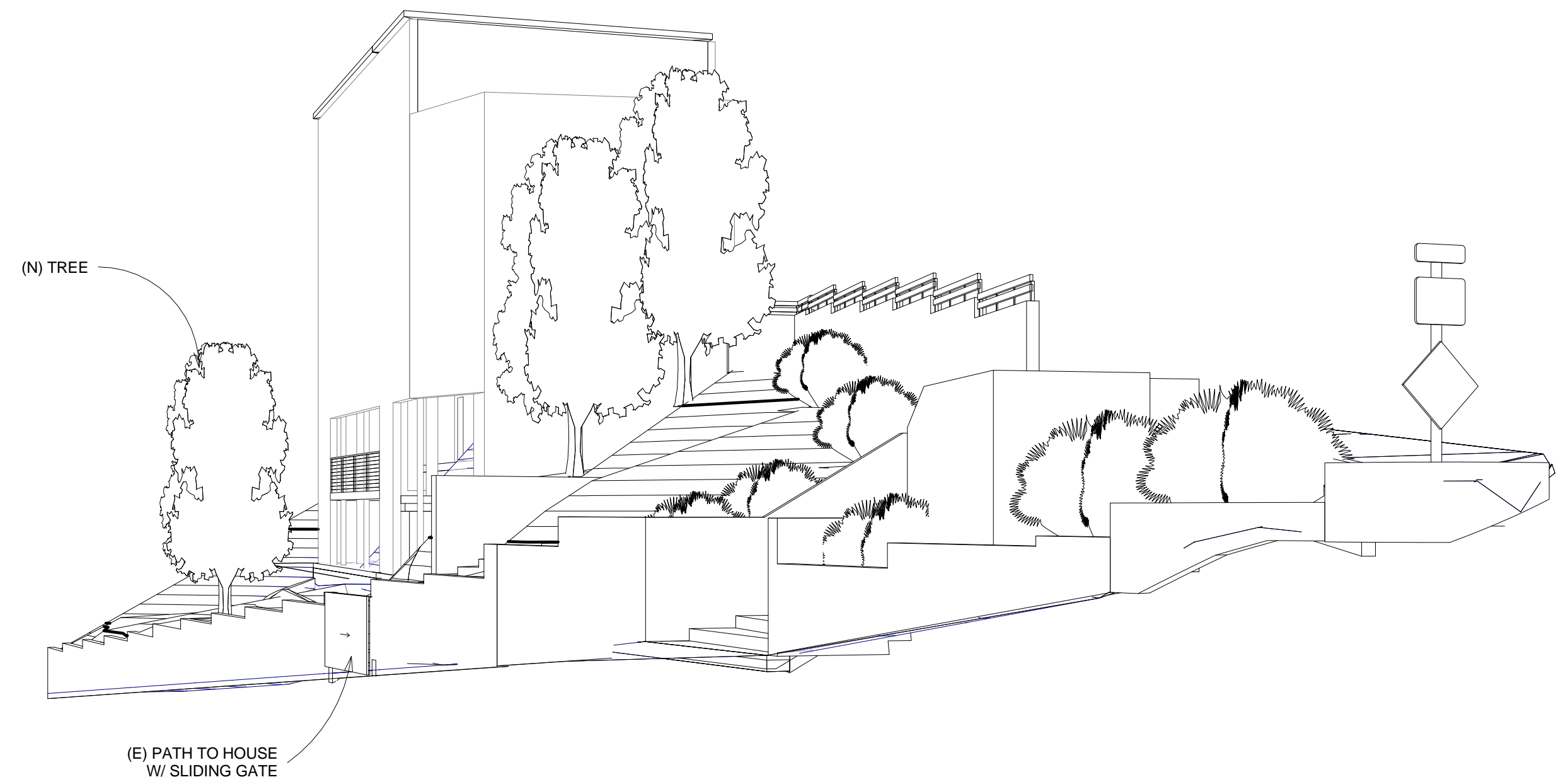
Exhibit A– Current photograph of the Property and a proposed Site Plan

Exhibit B – Support Letter from Duanne and Patricia Pellervo, Adjacent Neighbors

EXHIBIT A

[illegible]

Project number	1
Date	
Drawn by	cto
Checked by	-
A102	
Scale	AS SHOWN



2 SITE-1 VIEW



EXHIBIT B

201 Raccoon Drive
San Francisco, CA 94114
October 15, 2014

Mr. Andres Power
Office of Supervisor Scott Weiner
City Hall, Room 244
1 Dr Carlton B Goodlett Place
San Francisco, CA 94102-4689

Re: Street Vacation, 301 Twin Peaks Blvd

Dear Mr. Power:

Our neighbor Vaughn Walker has advised us that the City is considering his proposal to construct retaining walls and landscape the property adjacent to his home at 301 Twin Peaks Blvd on land that currently is owned by the City of San Francisco.

We are writing to express our very strong support for Mr. Walker's proposal and to encourage its rapid approval by the City. Because our home is directly across Raccoon Drive from the area in which Mr. Walker is proposing his improvements and in fact is the only home (other than Mr. Walker's) that is directly adjacent to this area, we are the neighbors most directly affected by his proposal.

We have reviewed Mr. Walker's proposal and are convinced that it not only will enhance the appearance of his home but will beautify the entire neighborhood. An additional benefit of his proposal is that it will guard against erosion along Raccoon Drive since the area in question currently is a fairly steep side hill leading down to Raccoon Drive. This area is not maintained by the City and frankly is an unsafe eyesore in its current state.

We believe Mr. Walker's proposal also will have broader benefits for the City, its residents, and tourists. Many pedestrians are attracted to Raccoon Drive and Twin Peaks for our outstanding views of the City, and Mr. Walker's proposed improvements will enhance the experience of all who visit the area.

Please feel free to contact us at 415.717.6410 or duane.pellervo@us.pwc.com if you wish to discuss this matter or if we can be of any other assistance as you consider Mr. Walker's proposal.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is on the left and the second is on the right. Both appear to be cursive and fluid.

Duane & Patricia Pellervo

cc: Vaughn Walker