



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: AUGUST 13, 2015

Continued from the April 23, 2015, May 7, 2015, and July 2, 2015 Hearings

Date: August 6, 2015
Case No.: 2013.0883DV; 2014.0884DV
Project Address: 1364-1370 PACIFIC AVENUE
Permit Application: 2014.0812.3674; 2014.0812.3679
Zoning: Pacific Avenue Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0155/020, 021
Project Sponsor: Riyad Ghannam
r-g architecture
560 3rd Street
San Francisco, CA 94107
Staff Contact: Kevin Guy (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The project is to demolish two existing one-story commercial buildings and construct two new four-story buildings, each reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The proposal includes two separate buildings on separate lots, filed under separate building permit applications. However, the projects are being proposed by the same sponsor and have been designed by the same architect. In addition, the requests for a Variance and a Rear Yard modification, and the requests for Discretionary Review, apply to both individual buildings. It should be noted that, although the project is the subject of a Discretionary Review request, the properties are located within a Neighborhood Commercial District. The Residential Design Guidelines apply only to properties within RH-, RM-, and RTO Residential Districts.

These items were originally scheduled for the April 23, 2015 Planning Commission hearing. Several days prior to that hearing, staff received allegations of violations occurring at the subject properties, including residential uses within both of the existing commercial buildings. The Commission continued the items to May 7, 2015, then again to July 2, 2015, to allow the Planning Department and the Department of Building Inspection (DBI) to investigate these allegations and catalog any violations on the properties. In addition, the Commission requested that the sponsor supplement the project plans with additional information regarding existing site conditions, as well as additional exhibits depicting the massing of the proposed buildings in the context of the subject block. On July 2, 2015, the Planning Commission granted an additional continuance to the August 13, 2015 hearing at the request of the Project Sponsor.

CURRENT TRANSMITTAL

Given the lapse in time and the number of hearings that have occurred since the publication of the original staff report, staff is re-transmitting materials from prior hearings and including relevant updated materials as follows:

A. Property Graphics:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs

B. Staff Report from April 23, 2015 hearing (including DR Analysis)

C. Update Memo from July 2, 2015 hearing (including discussion of code enforcement issues)

D. Discretionary Review Application (including correspondence and signatures in opposition)

E. Other Communications in Opposition to Project (including new correspondence from PANA and Ader Gandi, both dated July 30, 2015)

F. Communications in Support of Project (including DR Analysis from project sponsor, as well as new correspondence from Melinda Sarjapur, dated July 30, 2015)

G. & H. Updated Project Plans for 1364 Pacific Avenue and 1370 Pacific Avenue (dated July 29, 2015). Plans incorporate minor changes from previous iterations transmitted with staff report for July 2, 2015 hearing, including:

- Reconfigurations of interior spaces
- Addition of lightwell at 1364 Pacific Avenue, measuring 2 feet x 5 feet, along eastern property line at second story and levels above
- Narrowing of exterior glazing at third floor on north elevations
- Reconfiguration of exterior glazing at fourth floor on north elevations
- Residential entries on Pacific Avenue shifted forward by approximately 2 feet

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission would approve the projects as proposed without taking Discretionary Review. In addition, the Zoning Administrator would need to grant a Rear Yard Modifications for each project, as well as a Variance for driveway entry width for each project.

BASIS FOR RECOMMENDATION

- The project has incorporated the revisions requested by the Residential Design Team.
- The project reinforces the surrounding pattern of buildings with full lot coverage, with frontages on both Pacific Avenue and Lynch Street.

- The project, as expressed along the Lynch Street frontage, is compatible with the narrow, intimate scale of the alley and does not overwhelm the narrow street.
- The applicant has obtained permits to correct the previous violations at 1370 Pacific Avenue.

RECOMMENDATION: Do not take DR and approve the projects as proposed.
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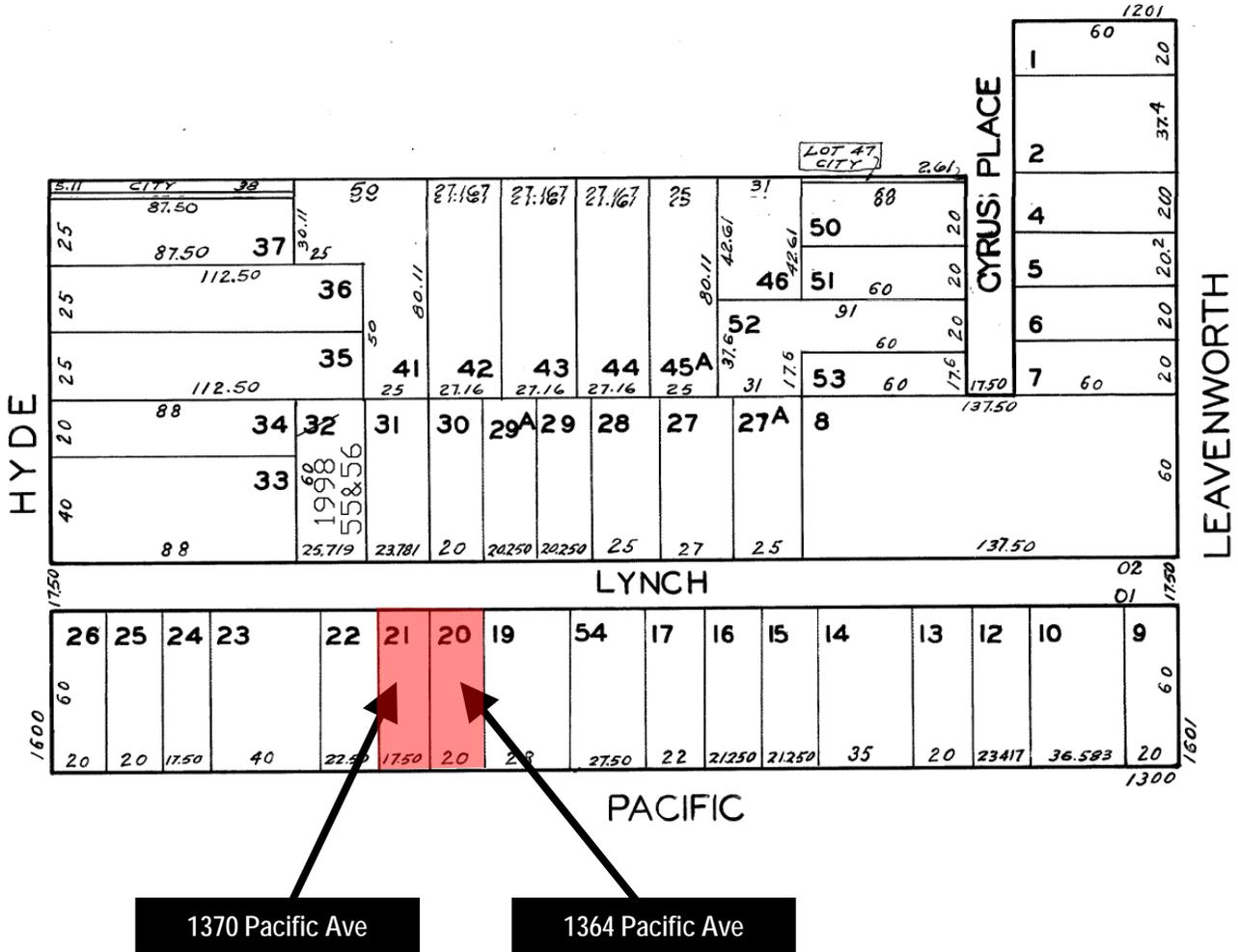
Attachments:

(As described under "Current Transmittal" above)

Attachment A:
Property Graphics

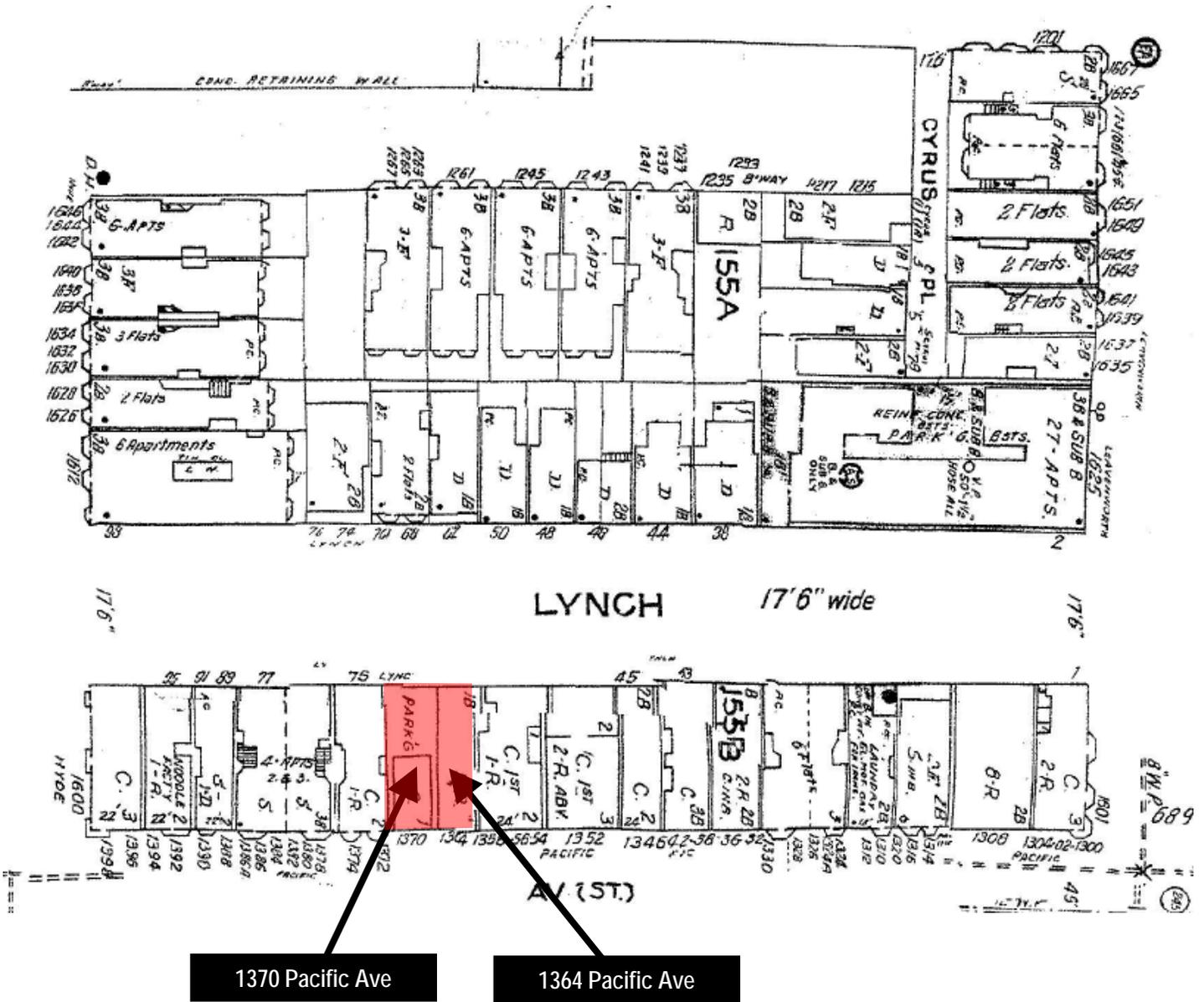
Parcel Map

BROADWAY



Case No. 2013.0883DV, 2014.0884DV
 1364-1370 Pacific Ave
 DR/Variance/Rear Yard Mod

Sanborn Map*

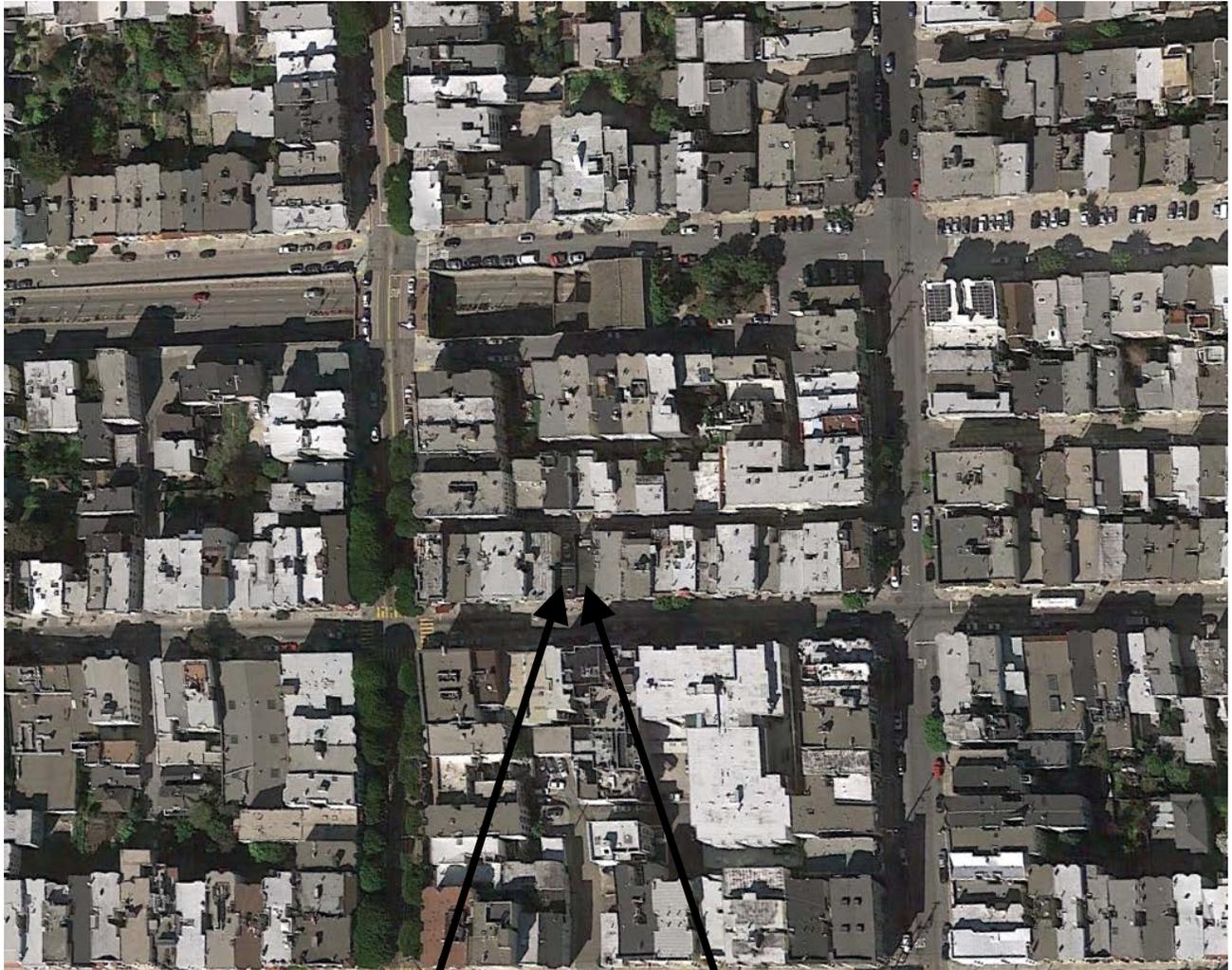


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Case No. 2013.0883DV, 2014.0884DV
 1364-1370 Pacific Ave
 DR/Variance/Rear Yard Mod

Aerial Photo



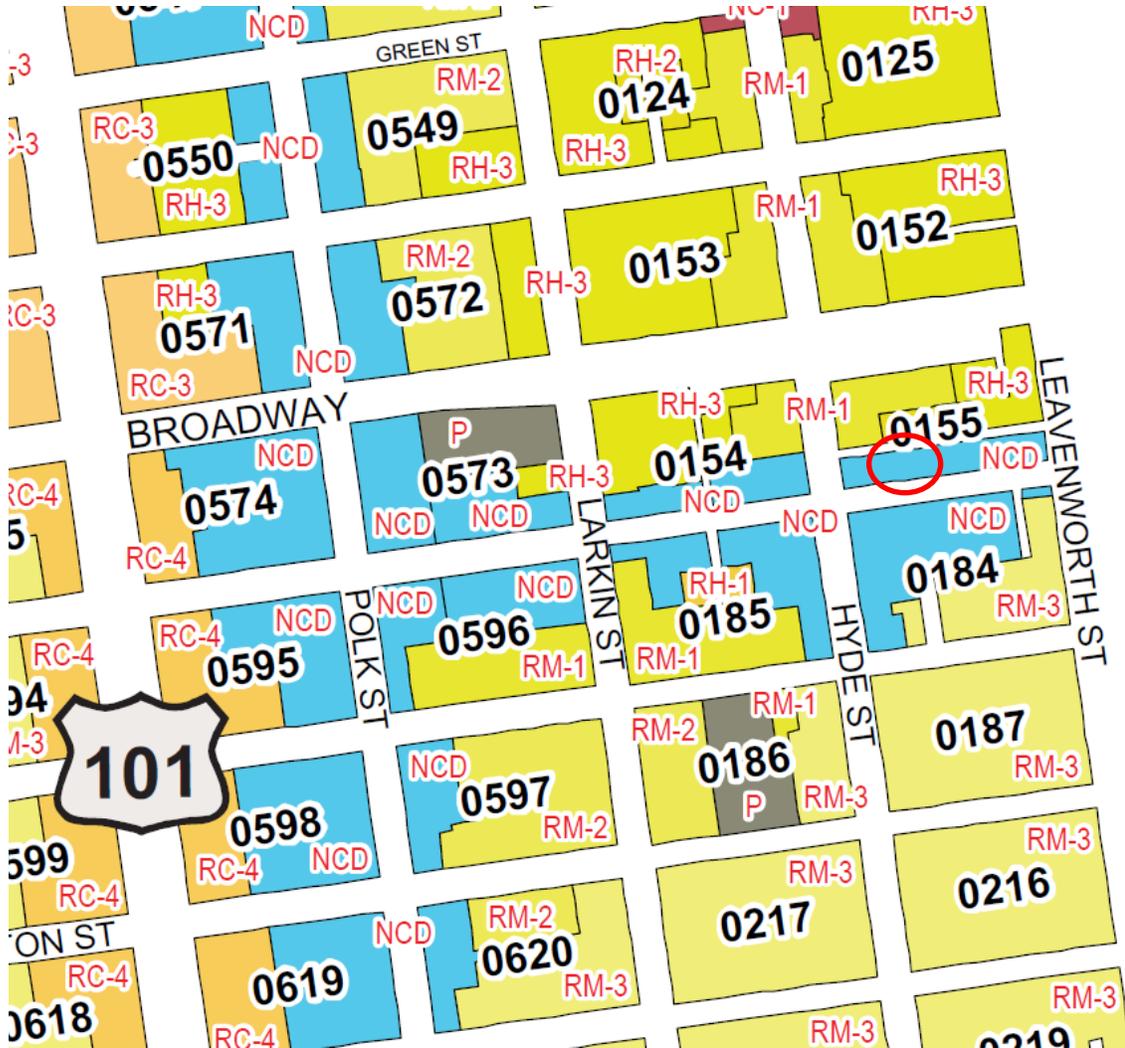
1370 Pacific Ave

1364 Pacific Ave



Case No. 2013.0883DV, 2014.0884DV
1364-1370 Pacific Ave
DR/Variance/Rear Yard Mod

Zoning Map



Case No. 2013.0883DV, 2014.0884DV
1364-1370 Pacific Ave
DR/Variance/Rear Yard Mod

Attachment B:
Staff Report from
April 23, 2015 hearing



SAN FRANCISCO PLANNING DEPARTMENT

Variance/Rear Yard Modification Discretionary Review Full Analysis HEARING DATE APRIL 23, 2015

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San Francisco,
CA 94103-2479

Reception:
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Planning
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Date: April 16, 2015
Case No.: 2013.0883DV; 2014.0884DV
Project Address: 1364-1370 PACIFIC AVENUE
Permit Application: 2014.0812.3674; 2014.0812.3679
Zoning: Pacific Avenue Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0155/020, 021
Project Sponsor: Riyad Ghannam
r-g architecture
560 3rd STREET
San Francisco, CA 94107
Staff Contact: Kevin Guy (415) 558-6163
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Recommendation: **Do not take DR and approve the project as proposed.**

PROJECT DESCRIPTION

The project is to demolish two existing one-story commercial buildings and construct two new four-story buildings, each reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The proposal includes two separate buildings on separate lots, filed under separate building permit applications. However, the projects are being proposed by the same sponsor and have been designed by the same architect. In addition, the requests for a Variance and a Rear Yard modification (as discussed below), and the requests for Discretionary Review, apply to both individual buildings. It should be noted that, although the project is the subject of a Discretionary Review request, the properties are located within a Neighborhood Commercial District. The Residential Design Guidelines apply only to properties within RH-, RM-, and RTO Residential Districts.

SITE DESCRIPTION AND PRESENT USE

The property at 1364 Pacific Avenue is a through lot with 20 feet of frontage on Pacific Avenue and Lynch Street, with a lot depth of 60 feet, measuring approximately 1,200 square feet. The property is developed with a one-story commercial building that covers the entire lot. The property at 1370 Pacific Avenue is also a through lot, with 17.5 feet of frontage on Pacific Avenue and Lynch Street, with a lot depth of 60 feet, measuring approximately 1,050 square feet. The properties slope downward from Pacific Avenue to Lynch Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. The property is located within the Pacific Avenue Neighborhood Commercial District (NCD), a linear zoning district that extends along Pacific Avenue roughly between Polk Street and Jones Street. Pacific Avenue is predominantly residential in character, with some small, neighborhood-serving commercial uses interspersed on the ground floor. A similar pattern is found along Hyde Street to the west. The areas to the immediate north and south of the project comprise the residential areas of Russian Hill and Nob Hill, which include isolated commercial and institutional uses.

The Polk Street NCD is located further to the west, extending along Polk Street between Post and Filbert Streets, as well as segments of adjacent streets. Ground floor retail spaces are occupied by convenience and specialty uses, as well as numerous entertainment uses such as restaurants and bars. Many of the buildings within the Polk Street NCD have residential uses situated on upper floors above the ground-floor retail spaces. The intersecting streets adjacent to the Polk corridor tend to be more residential in character, with commercial uses interspersed on selected blocks.

The scale of existing buildings varies greatly in the vicinity of the subject property. Heights on Pacific Avenue range from one- to four-stories in height, with most buildings measuring two- to three-stories in height. The subject properties abut Lynch Street, a narrow street measuring 17.5 in width. Buildings along the Lynch Street frontage are generally built to the property line, at heights ranging from one- to four-stories. Taller residential buildings are found near the summit of Russian Hill (near the intersection of Vallejo and Jones Streets), as well as the summit of Nob Hill (near the intersection of Jones and Clay Streets).

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	December 19, 2014- January 18, 2015	January 16, 2015	April 23, 2015	97 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 13, 2015	April 13, 2015	10 days
Mailed Notice	10 days	April 13, 2015	April 13, 2015	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors on the block or directly across the street	41	27	-
Neighborhood groups	-	3	-

The Department has received emails expressing concerns regarding the project from neighbors on the subject block, as well as the Pacific Avenue Neighborhood Association (PANA), the Russian Hill Community Association, and the Middle Polk Neighborhood Association. Staff also received a petition opposing the project with approximately 152 signatures. These communications state concerns regarding the scale of the project on both the Pacific Avenue and Lynch Street frontages, the loss of sunlight and intimate building scale on Lynch Street, and noise and privacy impacts to neighbors associated with the proposed roof decks. These communications also state that the granting of the rear yard modification is contrary to the legislative intent of the Pacific Avenue NCD. The project sponsor also submitted a petition in support of the project signed by approximately 400 individuals. Approximately 40 of these individuals live on the subject block. In addition, staff received a letter in support from a neighbor at 1355 Pacific Avenue (across the street from the subject property). This neighbor had initially filed a request for Discretionary Review, however, the DR request was withdrawn once the project sponsor revised the project to delete the stair penthouses at the uppermost roofs and set back the railings for the associated decks.

DR REQUESTOR

The DR Request was filed by Robyn Tucker and Jouni Heikkinen on behalf of PANA.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The requested rear yard modification is inconsistent with the legislative intent of the Pacific Avenue NCD to provide a 45% rear yard.

Issue #2: Constructing the buildings to the property line on Lynch Street will compromise the low-rise neighborhood character of the area, diminish access to sunlight, and will not provide desired open space.

Issue #3: The proposed roof decks will result in noise and privacy impacts, particularly for neighbors across Lynch Street.

Issue #4: The projects should be revised to delete the fourth floor, remove some of the roof decks, and provide a 25% rear yard. The DR Requestor also suggests the partial removal of ground floor commercial spaces, to be replaced with residential space as compensation for the deletion of the fourth floors.

Please see the *Discretionary Review Application* and associated materials for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issues #1 and #2: The substandard widths of the subject lots makes it challenging to build functional and livable spaces without extending into the rear yard. All lots on Lynch Street are currently built to the property line, with the exception of the existing commercial building at 1370 Pacific Avenue (which would be demolished as part of the project). The existing rear yard at 1370 Pacific Avenue has been an attractive nuisance. The sunlight access plane required by the Planning Code will preserve sunlight and a sense of openness on Lynch Street.

Issue #3: The roof decks are a response to the terraced building form created by the 45-degree sunlight access plane required by the Planning Code. The decks allow for an efficient use of limited space. The roof decks at the second and third floors are accessed via bedrooms, and are not expected to be used frequently.

Issue #4: The previously-proposed second floor decks have been deleted. The rooftop stair penthouses and the parapet along the Pacific Avenue frontage have been deleted to reduce the apparent height of the building. Deleting the fourth floors and converting a portion of the ground-floor commercial spaces to residential use would not be feasible, because the commercial spaces would become too small to be financially viable, and the rear portion of the first levels would not provide sufficient clearance height for the driveway.

Please refer to the attached email from Eric Tang (property owner) responding to the issues raised by the DR Request.

PROJECT ANALYSIS

The project is to demolish two existing one-story commercial buildings and construct two new four-story buildings, each reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The proposal includes two separate buildings on separate lots, filed under separate building permit applications. However, the projects are being proposed by the same sponsor and have been designed by the same architect.

The DR Requestor objects to the granting of a Rear Yard Modification, citing concerns over the resulting scale on Lynch Street and the lack of open space that would result. Each building would be constructed to the rear property line on Lynch Street, consistent with the pattern of the remainder of the block. Given the narrowness of Lynch Street, this development pattern creates the intimate, granular scale of an 'outdoor room'. Although the measured overall height of the buildings would be taller than several other buildings on the subject block, the rear of the buildings along the Lynch Street frontage would be expressed as a two-story element. This two-story expression is consistent with the majority of buildings fronting on Lynch Street, and would be lower than several other buildings expressing three- and four-story elevations on the street. Planning Code Section 261.1 requires that the buildings observe a 45-degree sunlight access plane, measured beginning at the property line on the north (opposite) side of Lynch Street. This results in a terraced configuration of the buildings above the second story, so that the upper stories would be minimally visible from Lynch Street.

For the subject properties, Planning Code Section 134 requires a rear yard measuring 15 feet in depth (25% of the lot depth) at the lowest level containing a dwelling unit, and at each succeeding story. It should be noted that there is a discrepancy in the Planning Code on this topic, because Section 732.1 specifies a 45% rear yard requirement at all levels of the building. The purpose of the rear yard requirement is to provide a sense of openness between structures and promote a pattern of mid-block open space. There is currently no pattern of mid-block open space for lots located between Pacific Avenue and Lynch Street. Separation is provided instead by the presence of Lynch Street itself, and the sunlight access plane reflected in the buildings reinforces the sense of openness and preservation of light on the alley. The proposed configuration of the project is consistent with a traditional urban pattern of buildings built to the edge of the sidewalk, and is consistent with the scale of other existing buildings on Lynch Street. Because the buildings would be constructed through the entire lot with no rear yard, the project requires a modification of rear yard requirements, pursuant to Section 134(e). The Zoning Administrator will consider this request at the April 23, 2015 hearing, based on the following criteria:

(A) Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and

(B) The proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties; and

(C) The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

The DR Requestor also raises concerns regarding the height of the project on Pacific Avenue, and has requested deletion of the fourth floor. While the project would be taller than its immediately adjacent neighbors, multiple buildings of four stories or greater can be found within the Pacific Avenue NCD, including a five-story building located across the street at 1355 Pacific Avenue. The original design of the project included a stair penthouse and parapet on each building to provide access and security for the top roof decks. The project sponsor subsequently modified the design to delete the stair penthouses, with roof deck access provided via interior doors at the fourth floors. In addition, the parapets were eliminated and replaced by open railings which are set back from the front elevations. Although each building remains at four stories, these changes to the rooftop configuration reduce the apparent height of the buildings to achieve compatibility with the scale of the block. The DR requestor has proposed an alternate design which would delete the fourth story of each building, and would convert portions of the ground-floor retail space to residential use to compensate for the loss of the fourth story. The Project Sponsor has indicated that such a configuration would not be feasible, because the commercial spaces would become too small to be financially viable, and the rear portion of the first levels would not provide sufficient clearance height for the driveway.

The DR Requestor also raises concerns regarding noise and privacy impacts to neighbors located across Lynch Street from the proposed rear decks. The project sponsor deleted the lowest decks, which were located at the second floor and were the closest to properties across Lynch Street. It should be noted that railings are still proposed around the roof area at the second level for safety during maintenance access. However, these spaces would not be occupied as decks. Each building includes additional decks at the

third and fourth floors, and atop the fourth floor roofs. These decks enjoy horizontal and vertical separation from the properties across Lynch Street. Furthermore, the decks at the third and fourth floors are relatively small (ranging from 100 to 120 square feet), and are accessed via bedrooms. Therefore, they are not expected to be frequently used by large groups.

The project is also requesting a Variance from the parking entry width limitations of the Planning Code. Section 145.1 limits the width of parking entries to no more than 20 feet, or one-third of the building frontage, whichever is less. Given the narrowness of each lot, this Section would allow a vehicular entry of approximately 6.5 feet (for 1364 Pacific Avenue) and six feet (for 1370 Pacific Avenue). The project is requesting a Variance to provide a 10-foot wide vehicular entry for the building at 1364 Pacific Avenue, and an 8-foot wide vehicular entry for the building at 1370 Pacific Avenue. It should be noted that the Department has received no communications objecting to the requested Variances for vehicular entry widths. The Zoning Administrator will consider these requests at the April 23, 2015 hearing.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Section 15303(a).

RESIDENTIAL DESIGN TEAM REVIEW

The project was reviewed by the Residential Design Team (RDT) on March 12, 2015. As stated previously, the project is located within a Neighborhood Commercial District and is therefore not subject to the Residential Design Guidelines. However, the RDT discussed the concerns raised by the DR requestors and reviewed the project in light of the Urban Design policies of the General Plan, as well as typical design practices, taking into consideration the specific context. It should be noted that, at the time of the RDT meeting, a second DR request was filed that requested deletion of the rooftop stair penthouses and reconfiguration of other rooftop features.

The RDT found that full lot coverage of the buildings reinforces the pattern found on the subject block. The RDT recommended that the projects be modified from their original design to eliminate the stair penthouses, and replace the access to the rooftop deck with open stairs. The RDT also recommended that the parapets for the rooftop decks be replaced by open railings, set back a minimum of five feet from the Pacific Avenue elevations. The project subsequently incorporated the changes requested by the RDT, and the second DR request has been withdrawn.

BASIS FOR RECOMMENDATION

The Planning Department recommends that the Planning Commission not take Discretionary Review, and approve the project as proposed for the following reasons:

- The project has incorporated the revisions requested by the RDT.
- The project reinforces the surrounding pattern of buildings with full lot coverage, with frontages on both Pacific Avenue and Lynch Street.
- The project, as expressed along the Lynch Street frontage, is compatible with the narrow, intimate scale of the alley and does not overwhelm the narrow street.

RECOMMENDATION: Do not take DR and approve the project as proposed.
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Section 312 Notice
DR Application
Response to DR Application
Public Correspondence and Petition in Support
Reduced Plans

Attachment C:
Memo to CPC from
July 2, 2015 hearing



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 2, 2015

Continued from the April 23, 2015 and May 7, 2015 Hearings

Date: August 2, 2007
Case No.: **2013.0883DV; 2014.0884DV**
Project Address: **1364-1370 Pacific Avenue**
Zoning: Pacific Avenue Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 0155/020, 021
Project Sponsor: Riyad Ghannem
r-g architecture
560 3rd Street
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Staff Contact: Kevin Guy – (415) 558-6163
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Recommendation: **Do not take DR and approve the projects as proposed**

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BACKGROUND

The project is to demolish two existing one-story commercial buildings and construct two new four-story buildings, each reaching a height of 40 feet, containing one dwelling unit and ground-floor retail space. The proposal includes two separate buildings on separate lots, filed under separate building permit applications. However, the projects are being proposed by the same sponsor and have been designed by the same architect. In addition, the requests for a Variance and a Rear Yard modification, and the requests for Discretionary Review, apply to both individual buildings. It should be noted that, although the project is the subject of a Discretionary Review request, the properties are located within a Neighborhood Commercial District. The Residential Design Guidelines apply only to properties within RH-, RM-, and RTO Residential Districts.

These items were originally scheduled for the April 23, 2015 Planning Commission hearing. Several days prior to that hearing, staff received allegations of violations occurring at the subject properties, including residential uses within both of the existing commercial buildings. The Commission continued the items to May 7, 2015, then again to July 2, 2015, to allow the Planning Department and the Department of Building Inspection (DBI) to investigate these allegations and catalog any violations on the properties. In addition, the Commission requested that the sponsor supplement the project plans with additional information regarding existing site conditions, as well as additional exhibits depicting the massing of the proposed buildings in the context of the subject block.

CURRENT STATUS

Enforcement staff from both DBI and the Planning Department have visited the properties and found several violations. For the property at 1364 Pacific Avenue, a change in use had occurred at the front of the building without permits, from a retail store to a sewing/alterations shop. At the rear of the building at 1364 Pacific Avenue, a dwelling unit had been created without permits, including two bedrooms, a kitchen, and a full bathroom. The dwelling unit has been occupied by the owners of the property (the parents of the applicant), who also operate the sewing/alterations shop at the site and the retail store on the adjacent property at 1370 Pacific Avenue. It should be noted that the construction of the proposed projects would abate the existing violations at 1364 Pacific Avenue, by demolishing the existing building (and, by extension, removing the existing uses and improvements that were established without permits). The applicant has stated that he intends for his parents to occupy one of the two proposed single-family dwelling units.

For the property at 1370 Pacific Avenue, staff found that an awning and sign for the retail store had been installed without permit. Enforcement staff found no evidence of residential use on the 1370 Pacific Avenue property. On June 16, 2015, the applicant obtained building permits to legalize the sign and replace the cover of the awning structure.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission would approve the projects as proposed without taking Discretionary Review. In addition, the Zoning Administrator would need to grant a Rear Yard Modifications for each project, as well as a Variance for driveway entry width for each project.

BASIS FOR RECOMMENDATION

- The project has incorporated the revisions requested by the RDT.
- The project reinforces the surrounding pattern of buildings with full lot coverage, with frontages on both Pacific Avenue and Lynch Street.
- The project, as expressed along the Lynch Street frontage, is compatible with the narrow, intimatescale of the alley and does not overwhelm the narrow street.
- The applicant has obtained permits to correct the previous violations at 1370 Pacific Avenue.

RECOMMENDATION: Approve with Conditions

Attachments:

- Summary of violations at 1364-1370 Pacific Avenue from Planning Dept. enforcement staff
- Department of Building Inspection: Complaint Data Sheets for violations at 1364-1370 Pacific Ave
- Updated Project Plans
- Correspondence in Support of Project

From: [Guy, Kevin \(CPC\)](#)
To: [Luellen, Mark \(CPC\)](#)
Subject: Fw: 1364 and 1370 Pacific Avenue Status of Enforcement
Date: Thursday, June 25, 2015 10:28:51 AM

From: Purvis, Jonathan (CPC)
Sent: Thursday, May 21, 2015 11:39 AM
To: mooreurban@aol.com
Cc: Haw, Christine (CPC); Guy, Kevin (CPC)
Subject: 1364 and 1370 Pacific Avenue Status of Enforcement

Hi Commissioner Moore,

We received the complaint about possible work without permit at these two buildings, the subject of DR hearings 2013.0883D and 2013.0884D continued to July 2, 2015.

Permit history and site inspections by Planning and Building reveal the following violations:

At 1364 Pacific Avenue:

- Conversion of a retail store to sewing/alterations shop at front of building without permit.
- Dwelling unit at rear (owner -occupied) without permit.

At 1370 Pacific Avenue:

- Awning and sign installed at front of retail store without permit.

Notices of the Violations were issued by DBI.

Please, let me know if you need any more information on this.

Thanks.

Jon L. Purvis

Code Enforcement Planner

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Tele: 415-558-6354

Web: www.sfplanning.org

Attachment D:
Discretionary Review
(including correspondence and
signatures in opposition)

CASE NUMBER:
For Staff Use only 2013.0884DRP

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Pacific Avenue Neighborhood association		
DR APPLICANT'S ADDRESS: 7 McCormick ST	ZIP CODE: 94109	TELEPHONE: (415) 885-5607

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Harold Tang		
ADDRESS: 1370 Pacific Avenue	ZIP CODE: 94109	TELEPHONE: (415) 649-6202

CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Robyn Tucker		
ADDRESS: 7 McCormick ST	ZIP CODE: 94109	TELEPHONE: (415) 609-5607
E-MAIL ADDRESS: venturesv@aol.com; jounikh@yahoo.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1364 Pacific Avenue and 1370 Pacific Avenue	ZIP CODE: 94109
CROSS STREETS: Hyde & Leavenworth	

ASSESSORS BLOCK/LOT: 0155 / 020	LOT DIMENSIONS: 20 ft. X 60 ft.	LOT AREA (SQ FT): 1200	ZONING DISTRICT: Pacific Avenue NCD	HEIGHT/BULK DISTRICT: 40/
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0155 / 020 17.5 ft x 60 ft 1050 SAME SAME

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Commercial

Present or Previous Use: _____

Proposed Use: Residential/Retail

Building Permit Application No. 2014.0812;3672;3674;3669;3679 Date Filed: 08/12/2014

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

The following applies to 1364 Pacific Avenue and 1370 Pacific Avenue;

The Project Applicant was asked to remove the fourth floor, remove excessive number of rear yard decks (8 total for both addresses), and comply with the 25% rear yard setback. To the best of our knowledge no changes have been made to the design plans.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Please see attached.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Removal of commercial at the ground level of 1370 Pacific Avenue, removal of the fourth floor at 1364 Pacific Avenue and 1370 Pacific Avenue, removal of all rear yard decks, and impose a 25% rear yard setback for 1364 Pacific Avenue and 1370 Pacific Avenue.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 
Jouni Heikkinen

Date: 1-15-2015

Print name, and indicate whether owner, or authorized agent:

Robyn Tucker Co-Ch/Jouni Heikkinen-Agent
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION
(PANA)

January 13, 2015

Planning Department
1660 Mission Street
San Francisco, CA 94103

To Whom It May Concern:

The Pacific Avenue Neighborhood Association (PANA) is a recognized neighborhood organization formed in 2003 to preserve and enhance the small-scale character, diversity, and quality of life of our neighborhood.

The Pacific Avenue Neighborhood Association (PANA) is requesting a Discretionary Review of building permit application #s: 2014.0812.3672;3674;3669;3679.

PANA hereby authorizes Jouni Heikkinen, Project Lead, PANA, to file the Discretionary Review in the name of Pacific Avenue Neighborhood Association.

Sincerely,



Robyn Tucker
Chair, PANA

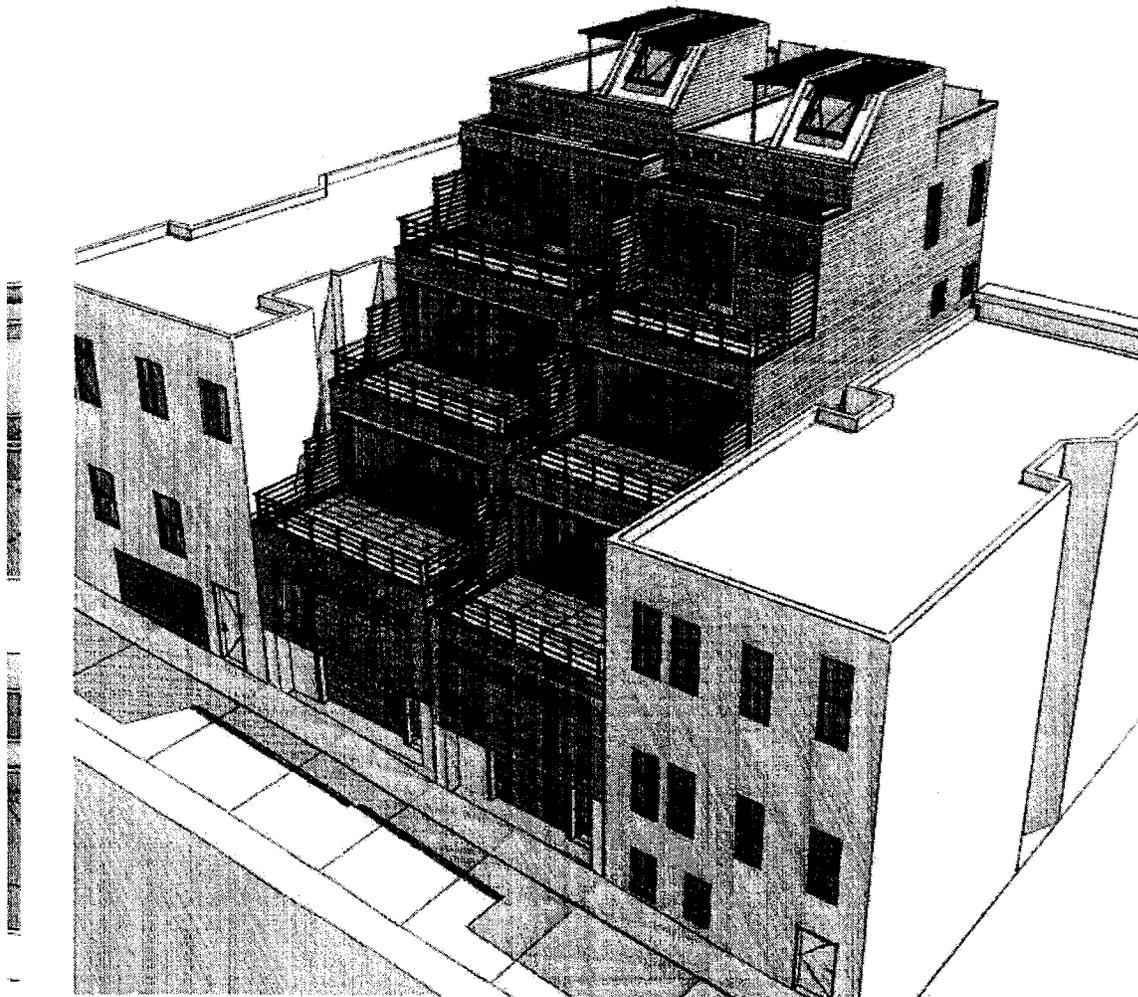
ATTACHMENTS

1. Responses to Discretionary Review Application #1 and #2

EXHIBITS

1. 1364 Pacific Avenue & 1370 Pacific Avenue Project Designs
2. Photos of Lynch Alley
3. Design Modification Proposal
4. Petition Opposing Project As Proposed
5. Mailing List

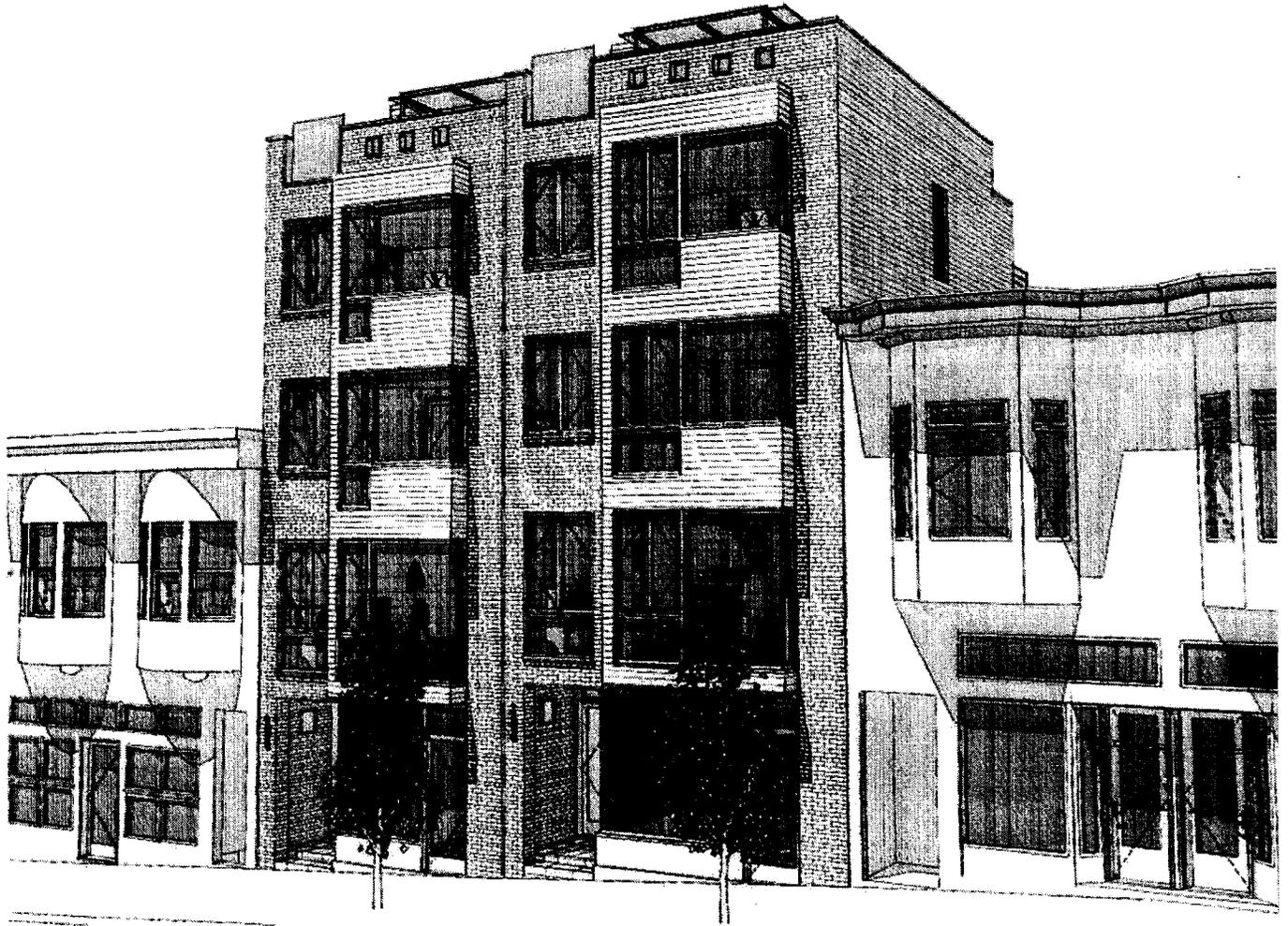
1364-1370 Pacific Ave building development proposal



1 Lynch Street Sketch
SCALE 1:100

Towards 55-57 Lynch Street (narrow alley)

1364-1370 Pacific Ave building development proposal



1 Pacific Ave Sketch
SCALE: 1:100

Towards 1364-1370 Pacific Ave

Discretionary Review Application Responses

INTRODUCTION

1.

Events leading to Discretionary Review

The Pacific Avenue Neighborhood Commercial District (NCD) zoning controls are designed to promote a small-scale neighborhood serving a mixed-use commercial street that preserves the surrounding neighborhood residential character and quality of life. Of equal importance, these controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor and above. These controls were implemented in 2007 pursuant to the San Francisco Board of Supervisors' unanimous vote to pass legislation down zoning Pacific Avenue to a building height maximum of 40 feet and rear yard setback of 45%.

The down zoning took into account the narrowing of Pacific Avenue from Polk Street to Jones Street, the population density of the neighborhood, the disappearing open space, and the vulnerability of the many alleys running east and west and perpendicular to Pacific Avenue. Of particular concern to legislation promoters was maintaining access to light and air as taller and bulky building development put the neighborhood at risk of losing solar access, open space, and increasing traffic.

On many occasions, Pacific Avenue Neighborhood Association (PANA) leadership, along with its members and neighbors have met with the Applicant. The Applicant was asked for reasonable and rational project modifications consistent with the Pacific Avenue NCD and its intent– to preserve the small scale character and quality of life of the neighborhood, allow solar access, and encourage open space. The proposed design plans at 1364-1370 Pacific Avenue are contrary to the down zoning of Pacific Avenue.

In April 2014 Zoning Administrator Scott Sanchez conducted a variance hearing for this project. At the hearing, neighbors of the proposed projects voiced their objections to the design plans as proposed. In addition, at least 3 neighborhood groups (MPNA, PANA and RHCA) raised their objections in person and by email/letter. To the best of our knowledge, the project as proposed is not supported by any neighbors or neighborhood organizations.

At the variance hearing, Mr. Sanchez recommended that a design compromise be achieved by all parties. Individual neighbors and neighborhood organizations have proposed design modifications. Upon review of the most recently submitted plans, no modifications have been made.

The Rear Yard as Proposed by Building Permit Applicant would have 0% setback. The minimum required setback is 25%. In addition the project design is OUT OF SCALE and CHARACTER to the existing neighborhood and the specific scale of Lynch Alley. The close proximity of the proposed project to neighbors across the alley poses a SIGNIFICANT LOSS OF PRIVACY and LIGHT.

A. Rear Yard Setback

Rear yards are open areas of land between the back of the buildings and the rear property line. When expanding the building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. **(P.16 Residential Design Guidelines)** In addition, through-lots (lots that have streets to the front and rear) require a minimum 25% rear yard setback if averaging of adjacent lots results in less setback.

The 2007 legislation establishing the Pacific Avenue NCD imposed a 45% rear yard setback on larger sized lots. For smaller lots, a default of 25% rear yard setback is imposed. The Applicant is proposing development to the property line on Lynch Alley for both 1364 Pacific Avenue and 1370 Pacific Avenue. PANA has great concern that these projects, which are located to their rears on an alley only 17 feet in width, will impose on the living rooms and bedrooms of its neighbors. A through-lot requires a minimum 25% rear yard setback if averaging of adjacent lots results in less setback or there is no rear yard setbacks to existing properties.

Many of the buildings located on the South side of this narrow alley between Hyde and Leavenworth Streets extend to the rear property line. However, these properties were grandfathered in as part of the zoning passed in 2007 (known as the Pacific Avenue Neighborhood Commercial District) as nonconforming. The purpose of the zoning was, in great part, to ensure solar access and encourage open space of any new construction in one of the City's most densely populated neighborhood and especially on our fragile neighborhood alleys.

B. Height

Planning Code Section 261.1. Purpose. "The intimate character of narrow streets (rights-of-way 40 feet in width or narrower) and alleys is an

important and unique component of the City and certain neighborhoods in particular. The scale of these streets should be preserved to ensure they do not become overshadowed or overcrowded. Heights along alleys and narrow streets are hereby limited to provide ample sunlight and air.”

If measured from Lynch alley, the proposed developments would measure 58 feet high. This height is inconsistent with the 2007 down zoning of Pacific Avenue, which contemplates preservation of a small scale neighborhood. Buildings at this height or at a maximum height of 40 feet on such a narrow alley creates a wall effect and blocks solar access whether there is a 45% solar plane angle or not. It should be every San Francisco resident’s right to have solar access and to see the sky when they walk out of their homes rather than face a wall of buildings. Allowing Applicant to proceed with their project as proposed would go against the intent of Section 261. In addition, PANA urges that new development on significantly narrow alleys consider new design heights at 1.25 X the width of the alley.

C. Solar Access, Privacy, and Noise.

If the project as proposed is allowed to move forward, the nominal solar access that is currently enjoyed on this narrow alley will disappear for most of the day.

In addition, privacy for homeowners to the north, east and west side of the proposed development will be forever lost if the 8 rear yard and penthouse decks are allowed. These decks provide a great opportunity for excessive noise and significant loss of privacy, which are unacceptable for this densely populated neighborhood.

D. Residential Guidelines (Scale and Form)

The residential guidelines should be considered when reviewing proposed construction along the Pacific Avenue corridor between Polk and Taylor Streets, as it is predominantly a residential neighborhood with some commercial establishments. The subject property is located **mid-block**. The proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design and access to light and air that the zoning seeks to preserve and direct. Also, historically, it has been SF Planning Department and Planning Commission policy to encourage taller building development at the corners of each block.

We have had several discussions with the Applicant in person and by email. We even went so far as to hire an architect to create design alternatives and modifications to support the Applicant’s desire to build on

the subject property, while addressing many of the neighbor's concerns. The Applicants have been unresponsive to our requests until just recently where PANA proposed building into the solar access plane if eliminating the fourth floor and many, if not all of the rear yard decks.

We continue our objections to the 1364-70 Pacific Avenue design plans as proposed and respectfully ask that the building and demolition permits be denied.

2.

The project design impacts for 1364 and 1370 Pacific Avenue are unreasonable and unexpected in light of the 2007 down zoning of Pacific Avenue.

Rear yards are open areas of land between the back of the buildings and the rear property line. When expanding the building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. **(P.16 Residential Design Guidelines)** In addition, the 2007 down zoning legislation establishing the Pacific Avenue NCD imposes a 45% rear yard setback. However, through-lots (lots that abut streets to the front and rear) require a minimum 25% rear yard setback if averaging of adjacent lots results in less than a 25% rear yard setback.

The Applicant is proposing development to the property line on Lynch Alley for both 1364 Pacific Avenue and 1370 Pacific Avenue. But these addresses are through lots and should be subject to at least the 25% rear yard setback. Also, these projects, which are located on an alley only 17 feet wide, will negatively impact an entire alley as the proposed rear yard decks face the living rooms and bedrooms of its neighbors on the opposite side of the alley compromising and significantly impacting neighbor privacy.

Please note: Many of the buildings located on the South side of this narrow alley extend to the rear property line, but these were grandfathered in as nonconforming as part of the down zoning passed in 2007. The purpose of the zoning was, in great part, to ensure solar access and encourage open space of any new construction in the City's most densely populated neighborhood, especially on our vulnerable neighborhood alleys.

Project design modifications proposed to the Applicant provide for potential allowances to the rear yard setback requirement and neighbors are prepared to discuss and agree to compromises. However, the Applicant

has been unwilling to do so unless he can build into the 45 degree solar access plane.

Mid Block Development (Residential Guidelines)

The residential guidelines should be considered when reviewing proposed construction along the Pacific Avenue corridor between Polk and Taylor Streets, as it is predominately a residential neighborhood with some commercial establishments. The subject property is located mid-block and the proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design and solar access that the zoning controls seek to preserve and direct. Also, historically, it has been SF Planning Department policy to encourage taller building development at the corners of each block.

Request

The Pacific Avenue Neighborhood Association respectfully requests that the Planning Commission deny building permit application numbers: 2014.0812.3672; 3674;3669;3679. The proposed buildings' design do not comply with the required rear yard setback at the ground level, is contrary to the Pacific Avenue Neighborhood Commercial District's development control and intent insisting on small scale neighborhood design, and violates the right to have privacy in your own home.

The neighborhood is overwhelmingly opposed to this project as proposed. Petition signatures (provided in EXHIBITS attached to the DR form) from immediate neighbors evidence opposition breadth. In addition, further opposition evidence was observed at the variance hearing as the room was filled with at least 15 neighbors and 2 community organizations opposing the project.

Recently, a compromise was discussed with Applicant and SF Planner Kevin Guy regarding the *possibility* of **some** encroachment into the sun angle restriction, **if and only if**, the Applicant removed the proposed 4th floor from their project, **some of the decks eliminated and at least 25% rear yard maintained.** To date, this option has not been agreed to by the Applicant or approved by the planning department.

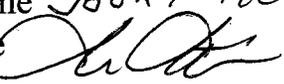
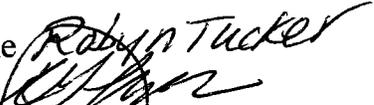
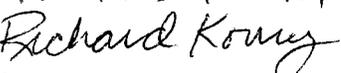
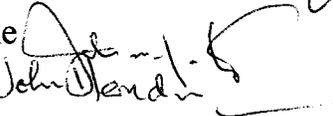
PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces on Lynch Alley and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name *Athleey Courtney* Address *1158 Green 94109*
Signature *Kathleen Courtney* Email *courtney@vbcass.com*
2. Print Name *Gail Quan* Address *1355 Pacific Ave #103*
Signature *Gail Quan* Email *SF, CA 94109*
gailquan@gmail.com
3. Print Name *Paul Burke* Address *2440 Van Ness Ave. #9*
Signature *Paul Burke* Email *elzeard1@gmail.com*
4. Print Name *Ken Kobre* Address *4 McCormick St SF CA 94109*
Signature *Ken Kobre* Email *Kobre@kenkobre.com*
5. Print Name *John Bardis* Address *1158 Green St.*
Signature *John Bardis* Email *jbardis@xel.m.com*
6. Print Name *SOPHIA CORBETT* Address *1355 PACIFIC AVE #401*
Signature *SOPHIA CORBETT* Email *CORBETT.SOPHIA@GMAIL.COM*
7. Print Name *PIERRE ZETTERBEEG* Address
Signature *Pierre Zetterbeeg* Email
8. Print Name *MARY MCGUIRE* Address *38 LYNCH SF 94109*
Signature *Mary McGuire* Email *alma.cole@comcast.net*
9. Print Name *Gary G Gach* Address *1243 Broadway 4 • 94109*
Signature *Gary Gach* Email *gary.gach@gmail.com*
10. Print Name *Rosemarie O'vian* Address *62 Lynch St SF 94110*
Signature *Rosemarie O'vian* Email *rovian@aol.com*

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1. Print Name Kendra Boardman Address 1355 Pacific Ave #302
Signature  Email Kendrast@gmail.com
SF 94109
2. Print Name Michael Greene Address 1355 Pacific Ave #405
Signature  Email Mgrene4@hotmail.com
3. Print Name Betty Brill Address 4 McCormick St SF 94109
Signature  Email betsyb123@mac.com
4. Print Name Marilyn Aspesi Address 70 Lynch St. SF. 94109
Signature  Email _____
5. Print Name Jouni Heikkinen Address 72 Lynch St.
Signature  Email jounikh@yahoo.com
6. Print Name Robyn Tucker Address 7 McCormick St
Signature  Email venturesv@aol.com
7. Print Name Camille Jaderholm Address 72 Lynch Street
Signature  Email capricats6@yahoo.com.
8. Print Name RICHARD KOURY Address 38 LYNCH ST
Signature  Email carl.stanyan@comcast.net
9. Print Name John Herndon Address 1349 5th Ave 94102
Signature  Email john.herndon8@gmail.com
10. Print Name LUIS ANAELIA Address 1107th Ave 94118
Signature  Email LuisAnaelia@yahoo.com.

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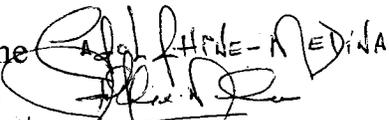
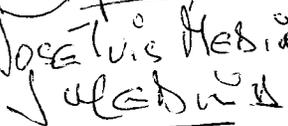
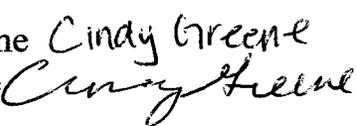
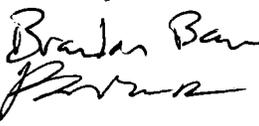
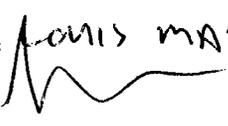
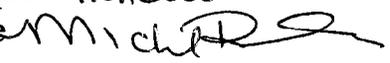
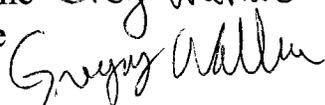
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- | | | | | |
|----|------------|---|---------|-------------------------|
| 1. | Print Name | Ader Gandi | Address | 68 Lynch Street |
| | Signature |  | | San Francisco, CA 94109 |
| | | | Email | agandi@aol.com |
| | | 04/18/14 | | |
| 2. | Print Name | | Address | |
| | Signature | | Email | |
| 3. | Print Name | | Address | |
| | Signature | | Email | |
| 4. | Print Name | | Address | |
| | Signature | | Email | |
| 5. | Print Name | | Address | |
| | Signature | | Email | |
| 6. | Print Name | | Address | |
| | Signature | | Email | |
| 7. | Print Name | | Address | |
| | Signature | | Email | |
| 8. | Print Name | | Address | |
| | Signature | | Email | |



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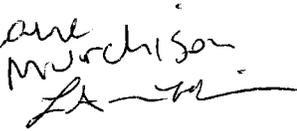
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1. Print Name Apolo Hilde-Medina
Signature 
Address 1333 Jones Street #607
Email (Apolo Hilde-Medina)@pac.com
2. Print Name Jose Luis Medina
Signature 
Address 1333 Jones St. #607
Email JLMEDINA@PAC.COM
3. Print Name Cindy Greene
Signature 
Address 1355 Pacific Ave #405
Email cindyfeng@gmail.com
4. Print Name Brandon Bar
Signature 
Address 1440 Union St
Email brn42@gmail.com
5. Print Name Louis Matthews
Signature 
Address 1355 Pacific Ave #205
Email louisjmatthews@gmail.com
6. Print Name Math Boyce
Signature 
Address 1355 Pacific Ave #306
Email mattheusboyce@yahoo.com
7. Print Name JODY BOYCE
Signature 
Address u
Email JODYRATFIBLDD@MAIL.COM
8. Print Name MICHELLE BOWLER
Signature 
Address 1355 PACIFIC AVE #304
Email michellebowler@comcast.net
9. Print Name KIRSTY TRAILL
Signature 
Address 1355 Pacific Ave #205
Email Traillblazer@yahoo.com
10. Print Name Ereg Wallace
Signature 
Address 1355 Pacific Ave #303
Email jwallace60@hotmail.com

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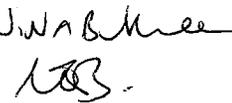
15. Print Name
Signature

Lane
Murchison


Address
Email

1924 Polk St
Lane @ patchell.net

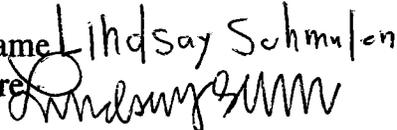
16. Print Name
Signature

Nwabueke


Address
Email

112 Calkin St
nbueke@gmail.com

17. Print Name
Signature

Lindsay Schmulen


Address
Email

1355 Pacific Ave #401
laschmulen@gmail.com

18. Print Name
Signature

Mark Schmulen


Address
Email

1355 Pacific Ave #402
mschmulen@gmail.com

19. Print Name
Signature

Kathy Boardman


Address
Email

1355 Pacific Ave #302
Kathymb51@yahoo.com

20. Print Name
Signature

Address
Email

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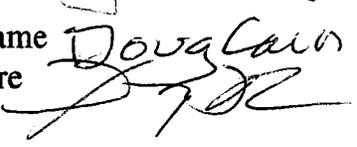
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27. Print Name MICHAEL CORBETT Address 1355 PACIFIC AVE #401, SF, CA
Signature *Mcott* Email CORBETT.MIKE@GMAIL.COM 94109
28. Print Name Greg Corbett Address
Signature *Greg Corbett* Email gjamescorbett@gmail.com
29. Print Name Nick Hanacek Address 1688 Sacramento St. #202 SF, CA
Signature *Nick Hanacek* Email nhanacek@gmail.com 94109
30. Print Name COREY BRAY Address cbray415@gmail.com
Signature *Corey Bray* Email 1688 Sacramento St. #202, S.F., CA, 94109
31. Print Name Adam Mayer Address 2040 Franklin St. #804,
Signature *Adam Mayer* Email amayer13@gmail.com S.F., CA, 94109
com
32. Print Name Melanie Corbett Address 1501 Leavenworth Street #11,
Signature *Melanie Corbett* Email melanie.corbett@gmail.com San Francisco, CA, 94109

Denis -
Please sign -
Thanks
-441

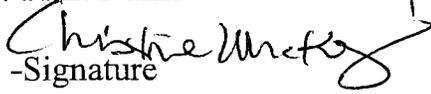
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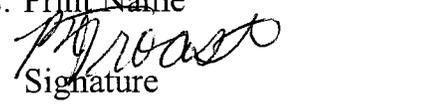
- | | | | |
|----------------|---|---------|--|
| 33. Print Name | Adrienne Lofgren | Address | 1355 Pacific Ave #202 |
| Signature |  | Email | SF CA 94109
adrienne.lofgren@gmail |
| 34. Print Name | LEANDREW MINTZ | Address | 1642 Larkin St # 11 |
| Signature |  | Email | SF CA 94109
leandrewmintz@hotmail.com |
| 35. Print Name | BARRY VON G | Address | 1642 LARKIN ST, SF CA 94109 |
| Signature |  | Email | barryvon@gmail.com |
| 36. Print Name | Doug Cain | Address | 472 JACKSON |
| Signature |  | Email | dcenow@net |
| 37. Print Name | | Address | |
| Signature | | Email | |
| 38. Print Name | | Address | |
| Signature | | Email | |

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

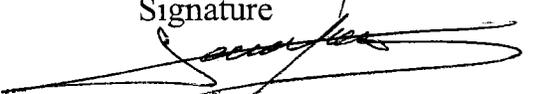
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27. Print Name
CHRISTINE MCKAY
-Signature


Address 2600 VANNESS AVE #105
SF CA 94109
Email chris_mckay@hotmail.com

28. Print Name
Barbara Troast
-Signature


Address 1221 GREENWICH #5
SF CA 94109
Email barbara@sproperties.com

29. Print Name
GENAUZEN MAXIDE
-Signature


Address 1231 GREEN STREET
SF - CA 94109
Email 415-810-8709

30. Print Name
-Signature

Address
Email

31. Print Name
-Signature

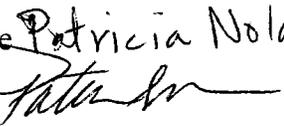
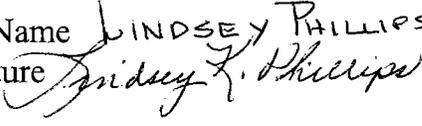
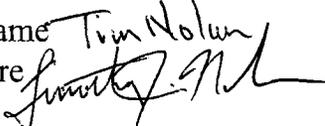
Address
Email

32. Print Name
-Signature

Address
Email

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name Lily Stoyanovski
Signature 
Address 1021 Pine Street #1111
Email lilysto@gmail.com
2. Print Name Patricia Nolan
Signature 
Address 2128 Van Ness Ave #402
Email patty-nolan@yahoo.com
3. Print Name LINDSEY PHILLIPS
Signature 
Address 1346 Filbert St, 94109
Email lindseyrn@aol.com
4. Print Name NICOLE CUSICK
Signature 
Address 832 FILBERT ST, SF, 94133
Email encusick@gmail.com
5. Print Name MARY BETH STEADMAN
Signature 
Address 2325 LARKIN STREET, SF CA 94109
Email marybethsteadman@gmail.com
6. Print Name CATHERINE BABKINA
Signature 
Address 2459 Larkin St 94109
Email babkina@sbcglobal.net
7. Print Name Tim Nolan
Signature 
Address 2600 Van Ness Ave #503 SF/CA 94109
Email gl9223@yahoo.com
8. Print Name Paul Sullivan
Signature 
Address 2128 Van Ness #202
Email 7p7491@yahoo.com

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roofline terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

- | | | | |
|----------------|--------------------|---------|--|
| 15. Print Name | <i>NICOIA HIND</i> | Address | <i>1231 GREEN ST, SF, CA</i> |
| -Signature | <i>TRAM</i> | Email | <i>Findthehind@yahoo.com</i>
<i>94109</i> |
| 16. Print Name | | Address | |
| Signature | | Email | |
| 17. Print Name | | Address | |
| Signature | | Email | |
| 18. Print Name | | Address | |
| Signature | | Email | |
| 19. Print Name | | Address | |
| Signature | | Email | |
| 20. Print Name | | Address | |
| Signature | | Email | |

PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

27. Print Name *GERRI RIGGS* Address *1245 CALIFORNIA ST 94109*
-Signature *[Signature]* Email *[Redacted] gbj305@yahoo.com*
28. Print Name *PIERCE BUSTIN* Address *1370 Filbert #3
94109*
Signature *[Signature]* Email *piercebustin@gmail.com*
29. Print Name *[Signature]* Address *2128 Van Ness Ave
403*
Signature *[Signature]* Email *B13231@yahoo.com*
30. Print Name *Malini Pearce* Address *2165 Larkin St #307*
Signature *Malini Pearce* Email *[Redacted] malini.pearce@gmail.com*
31. Print Name _____ Address _____
Signature _____ Email _____
32. Print Name _____ Address _____
Signature _____ Email _____

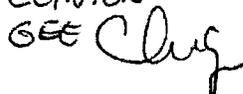
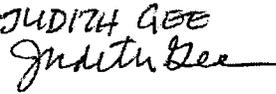
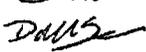
PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces on Lynch Alley and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name *CAROLYN LEE*
Signature *[Signature]* Address *1460 JACKSON ST. SF 94109*
Email *carolynlee@hotmail.com*
2. Print Name *Gary Grimmett*
Signature *Gary Grimmett* Address *2822 Pierce St. SF 94123*
Email *garygrimmett@gmail.com*
3. Print Name *LLOYD RATH*
Signature *[Signature]* Address *583 TENTH AVENUE*
Email *SF CA 94118*
LLOYD.EROLLO@GMAIL.COM
4. Print Name *Zac Bain*
Signature *[Signature]* Address *1612 Hyde St. SF CA 94109*
Email *Z_cain@hotmail.com*
5. Print Name _____
Signature _____ Address _____
Email _____
6. Print Name _____
Signature _____ Address _____
Email _____
7. Print Name _____
Signature _____ Address _____
Email _____
8. Print Name _____
Signature _____ Address _____
Email _____
9. Print Name _____
Signature _____ Address _____
Email _____
10. Print Name _____
Signature _____ Address _____
Email _____

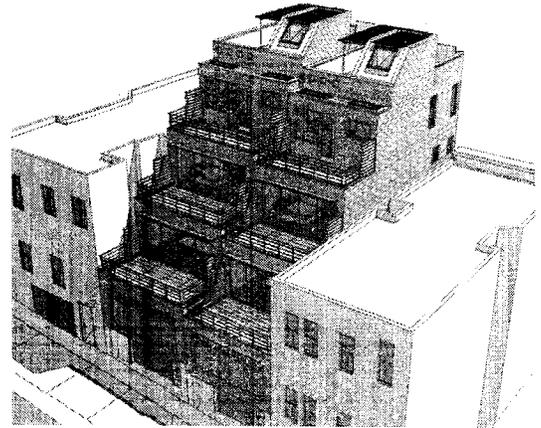
PRESERVE OUR SMALL SCALE NEIGHBORHOOD

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- | | | | |
|---------------|---|---------|------------------------|
| 1. Print Name | CLINTON GEE | Address | |
| Signature |  | Email | CSG94010@YAHOO.COM |
| 2. Print Name | JUDITH GEE | Address | 1358 Pacific Ave SF CA |
| Signature |  | Email | cjdsgee@yahoo.com |
| 3. Print Name | Dillon Gee | Address | |
| Signature |  | Email | dgee@uci.edu |
| 4. Print Name | | Address | |
| Signature | | Email | |
| 5. Print Name | | Address | |
| Signature | | Email | |
| 6. Print Name | | Address | |
| Signature | | Email | |
| 7. Print Name | | Address | |
| Signature | | Email | |
| 8. Print Name | | Address | |
| Signature | | Email | |

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



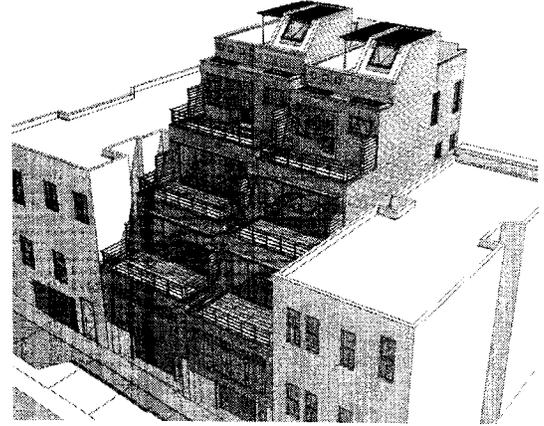
We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) <i>Eric Meuse</i>	Name (Print) <i>Johnny Leuk</i>
Signature <i>Eric R. Meuse</i>	Signature <i>Johnny Leuk</i>
Address <i>1612 Hyde St. Apt B, SF 94109</i>	Address <i>1612 Hyde St. #B S.F. CA 94109</i>
Email <i>emeuse1@yahoo.com (415) 722-4678</i>	Email <i>johnleuk@gmail.com</i>
Name (Print) <i>Eileen VanMatre</i>	Name (Print) <i>Drew Sandoz</i>
Signature <i>Eileen VanMatre</i>	Signature <i>Drew Sandoz</i>
Address <i>1335 Pacific Ave Apt 207, SF 94109</i>	Address <i>1261 Pacific Ave SF CA 94107</i>
Email <i>evanmatre@foxrotuschild.com</i>	Email <i></i>
Name (Print) <i>Kristine McClellister</i>	Name (Print) <i>Eldiko Polony</i>
Signature <i>Kristine McClellister</i>	Signature <i>Eldiko Polony</i>
Address <i>1382 Beifuc 94109</i>	Address <i>4022 19th St #2 94114</i>
Email <i>kristinemcclellister@yahoo.com</i>	Email <i></i>
Name (Print) <i>Madison Clement</i>	Name (Print) <i>Darren Dantzer</i>
Signature <i>Madison Clement</i>	Signature <i>Darren Dantzer</i>
Address <i>216 B Glover St. 94109</i>	Address <i>1737 Jones 94109</i>
Email <i>mdsclement@gmail.com</i>	Email <i>darren.dantzer@gmail.com</i>

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Save Our Quality of Life on the Alleys -

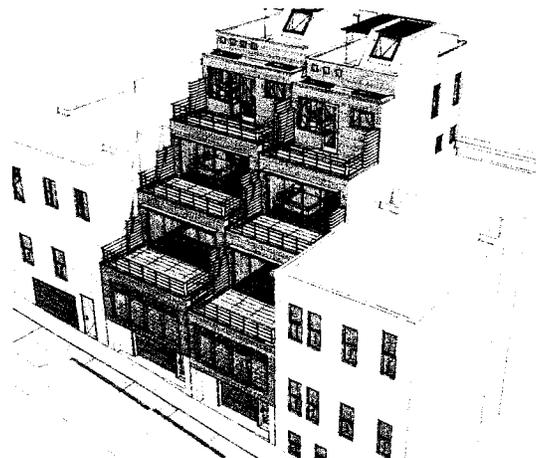
Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) Jonathan Gabrio	Name (Print) James Gilmore
Signature <i>Jon Gabrio</i>	Signature <i>James Gilmore</i>
Address 1359 Pacific Ave	Address 1643 Leavenworth St
ZIP 94109	ZIP 94109
Email jgabrio@gmail.com	Email Phone-optional
Name (Print) Mona Puan	Name (Print) CARL F. CAWALING
Signature <i>Mona Puan</i>	Signature <i>Carl F. Cawaling</i>
Address 1359 Pacific Ave	Address 135 Pinhurst Way
ZIP 94109	ZIP 94127
Email wangminan@hotmail.com	Email Phone-optional
Name (Print) TILLIE PISCEVICH	Name (Print) CARMEN ESTEVA
Signature <i>Tillie Piscevic</i>	Signature <i>Carmen Esteva</i>
Address 3044 FRANKLIN ST	Address 1545 Broadway #208
ZIP 94123	ZIP 94109
Email Phone-optional	Email Phone-optional 415-921-3672
Name (Print) HELEN PISCEVICH	Name (Print)
Signature <i>Helen Piscevic</i>	Signature
Address 3044 Franklin St #101	Address
ZIP 94123	ZIP
Email Phone-optional	Email Phone-optional

Save Our Quality of Life on the Alleys -
 Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

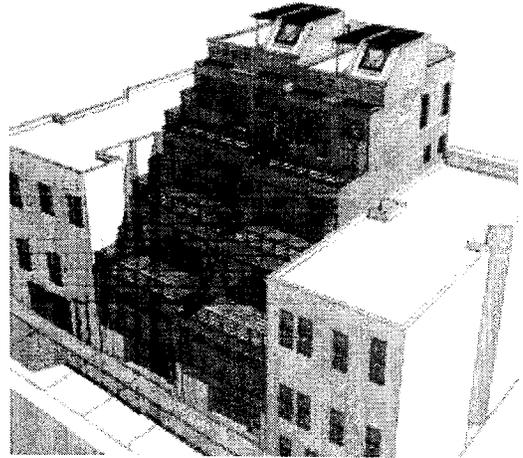


We respectfully request that the Planning Commission deny the request for a variance.

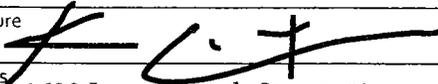
Name (Print) LINDSEY CRITTENDEN	Name (Print) Craig Schillis
Signature 	Signature Craig Schillis
Address 1414 JACKSON ST ZIP 94109	Address 1414 Jackson St ZIP 94109
Email lindsey2@earthlink.net Phone-optional	Email casshillis@aol.com Phone-optional
Name (Print) JAMES CRITTENDEN-LAVENDISH	Name (Print) Kelly Brashear
Signature 	Signature Kelly Brashear
Address 1234 Jones St. #2 ZIP 94109	Address 1412 Jackson St. ZIP 94109
Email jamescrittendenqvr@gmail.com Phone-optional	Email kelly.Brashear@gmail.com Phone-optional
Name (Print) JOSEPH PRANG	Name (Print) Kelley Lillis
Signature 	Signature Kelley Lillis
Address 1412 JACKSON ST ZIP 94109	Address 3 McCormick St. ZIP 94109
Email JOSEPH.PRANG@gmail.com Phone-optional	Email pandica1@gmail.com Phone-optional
Name (Print) DAMIEN LILLIS	Name (Print)
Signature 	Signature
Address 3 MCCORMICK PL ZIP 94109	Address ZIP
Email damien.lillis@gmail.com Phone-optional	Email Phone-optional

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

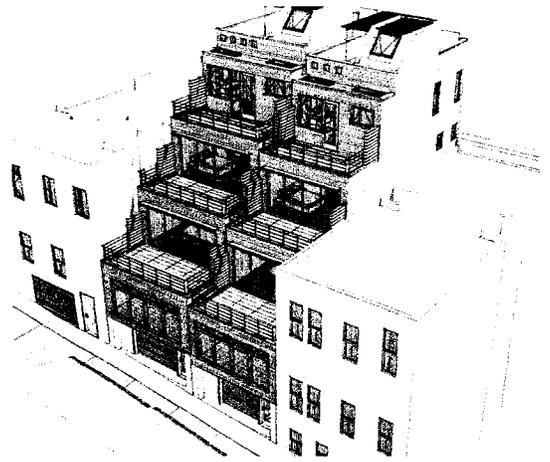


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) Kai Lintumaa	Name (Print)	Name (Print)	Name (Print)
Signature 	Signature	Signature	Signature
Address 1620 Leavenworth Street, #2	ZIP 94109	Address	ZIP
Email kai.lintumaa@gmail.com	Phone-optional	Email	Phone-optional
Name (Print)	Name (Print)	Name (Print)	Name (Print)
Signature	Signature	Signature	Signature
Address	ZIP	Address	ZIP
Email	Phone-optional	Email	Phone-optional
Name (Print)	Name (Print)	Name (Print)	Name (Print)
Signature	Signature	Signature	Signature
Address	ZIP	Address	ZIP
Email	Phone-optional	Email	Phone-optional
Name (Print)	Name (Print)	Name (Print)	Name (Print)
Signature	Signature	Signature	Signature
Address	ZIP	Address	ZIP
Email	Phone-optional	Email	Phone-optional

Save Our Quality of Life on the Alleys -

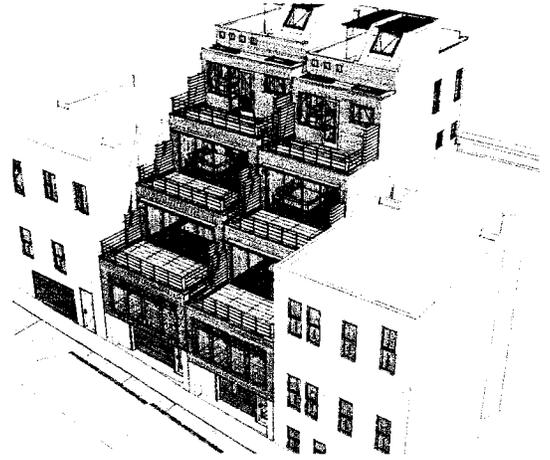
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We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) <i>Anne Madden</i>	Name (Print)	Name (Print)	Name (Print)
Signature <i>1537 Pacific Ave Anne Madden</i>	Signature	Signature	Signature
Address <i>1537 Pacific Ave.</i>	Address	Address	Address
ZIP <i>94109</i>	ZIP	ZIP	ZIP
Email <i>annemexico@comcast.net</i>	Email	Email	Email
Phone-optional <i>415-265-1152</i>	Phone-optional	Phone-optional	Phone-optional
Name (Print)	Name (Print)	Name (Print)	Name (Print)
Signature	Signature	Signature	Signature
Address	Address	Address	Address
ZIP	ZIP	ZIP	ZIP
Email	Email	Email	Email
Phone-optional	Phone-optional	Phone-optional	Phone-optional
Name (Print)	Name (Print)	Name (Print)	Name (Print)
Signature	Signature	Signature	Signature
Address	Address	Address	Address
ZIP	ZIP	ZIP	ZIP
Email	Email	Email	Email
Phone-optional	Phone-optional	Phone-optional	Phone-optional

Save Our Quality of Life on the Alleys -
 Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

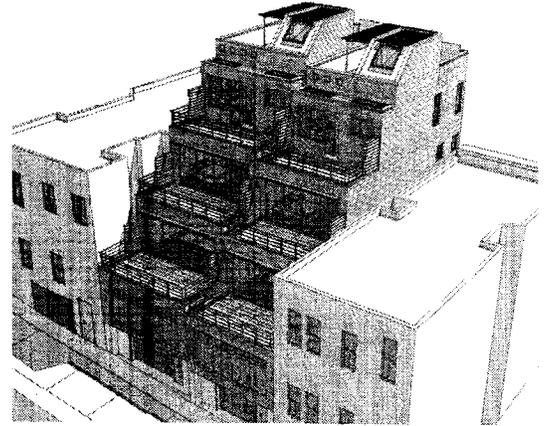


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) <i>William Matteson</i>	Name (Print)
Signature <i>William Matteson</i>	Signature
Address <i>2 McCormick St, SF</i> ZIP <i>94109</i>	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print) <i>Jessie A. Stanshaw</i>	Name (Print)
Signature <i>Jessie A. Stanshaw</i>	Signature
Address <i>2 McCormick St, SF</i> ZIP <i>94109</i>	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print) <i>Victor Chan</i>	Name (Print)
Signature <i>Victor Chan</i> ZIP <i>94109</i>	Signature
Address <i>1466 Pacific Ave</i> ZIP	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print) <i>Andrew T. Madden</i>	Name (Print)
Signature <i>Andrew T. Madden</i>	Signature
Address <i>1537 Pacific Ave</i> ZIP <i>94109</i>	Address ZIP
Email Phone-optional	Email Phone-optional

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



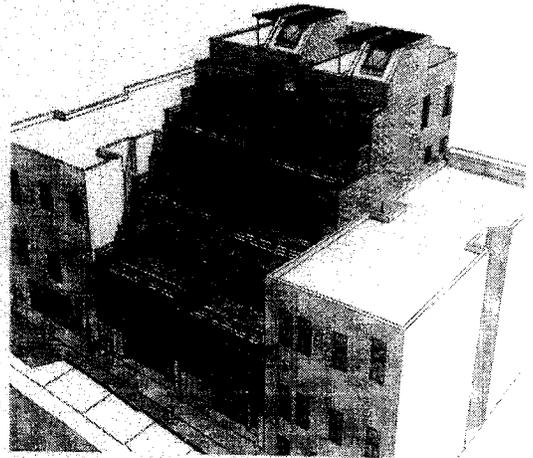
We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) <i>Lena Samzelius</i>	Name (Print) <i>Wivcha Ramel</i>
Signature <i>Lena Sam</i>	Signature <i>Wivcha Ramel</i>
Address <i>5040 Lyon St</i> ZIP <i>94123</i>	Address <i>27 Henry St.</i> ZIP <i>94114</i>
Email <i>lenasamzelius@hotmail.com</i> Phone-optional	Email <i>wramel@gmail.com</i> Phone-optional <i>415-279-2519</i>
Name (Print) <i>BEATRICE GUSTAFSSON</i>	Name (Print) <i>ULLA DA SILVA</i>
Signature <i>Beatrice Gustafsson</i>	Signature <i>Ulla Da Silva</i>
Address <i>251 Avila St</i> ZIP	Address <i>715 Lake</i> ZIP <i>94118</i>
Email <i>San Francisco CA. 94123</i> Phone-optional	Email <i>San Francisco</i> Phone-optional
Name (Print) <i>CHARLOTTE COFFEY</i>	Name (Print) <i>Madeleine Eketorp</i>
Signature <i>Charlotte Coffey</i>	Signature <i>Madeleine Eketorp</i>
Address <i>707 ROCKDALE BLVD</i> ZIP <i>94127</i>	Address <i>1600 15th Street</i> ZIP <i>94103</i>
Email <i>CHARLOTTE@LOTALAFFEY.COM</i> Phone-optional	Email <i>madeleine.eketorp@gmail.com</i> Phone-optional <i>9174548712</i>
Name (Print) <i>CARIN de BRER</i>	Name (Print) <i>Staffan Eketorp</i>
Signature <i>Carin de Brer</i>	Signature <i>Staffan Eketorp</i>
Address <i>779 Ashbury St</i> ZIP	Address <i>1600 15th Street</i> ZIP <i>94103</i>
Email <i>SF 94117</i> Phone-optional	Email <i>staffan.eketorp@gmail.com</i> Phone-optional

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Save Our Quality of Life on the Alleys -

op the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) Signature Address ZIP Phone-optional Email	Scott Edmondson Scott Edmondson 43 Russell St 94109 94109 scott-e@sustainability2030.com	Name (Print) Signature Address ZIP Phone-optional Email	Marie Summers Marie Summers 43 Russell St. St 94109 94109 sfp@igc.org
Name (Print) Signature Address ZIP Phone-optional Email	Scott LETTERI [Signature] 1183 Green St. 94109 94109 SCSCOTTLETTERI@GMAIL.COM	Name (Print) Signature Address ZIP Phone-optional Email	Rachael Denny [Signature] 1183 Green St. 94109 94109 rdenny77@gmail.com
Name (Print) Signature Address ZIP Phone-optional Email	JULIA KUHN [Signature] 1216 Green St 94109 94109 jkuhn182@gmail.com	Name (Print) Signature Address ZIP Phone-optional Email	Jackie Lee [Signature] 15 Russell St 94109 94109 jacquelineeklee@yahoo.com
Name (Print) Signature Address ZIP Phone-optional Email	George Toy [Signature] 1222 Green St 94109 94109 gtoy63@sbcglobal.net	Name (Print) Signature Address ZIP Phone-optional Email	Su Han MIRA [Signature] 1216 Green 94109 94109 (415) 314-0039

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

We respectfully request that the Zoning Administrator and Planning Commission deny the request for a variance.

Name (Print) Chris Arrott	Name (Print) Sharon Solomon
Signature <i>C. Arrott</i>	Signature <i>Sharon Solomon</i>
Address ZIP 1106 Green Street	Address ZIP 740 20th Ave
Email Phone-optional arrott@att.net	Email Phone-optional Sharon.Solomon55@yahoo.com
Name (Print) CRAIG COPP	Name (Print) Kathleen Courtney
Signature <i>Cy Copp</i>	Signature <i>Kathleen Courtney</i>
Address ZIP 1162 GREEN ST SF, CA 94109	Address ZIP 1158 Green St 94109
Email Phone-optional	Email Phone-optional
Name (Print) DAVID SOKOLSKY	Name (Print) Debra M. Sokolsky
Signature <i>David Sokolsky</i>	Signature <i>Debra M. Sokolsky</i>
Address ZIP 30 Russell St SF 94109	Address ZIP 30 Russell St. 94109
Email Phone-optional	Email Phone-optional
Name (Print) Jamie Cherry	Name (Print) DAVID VALENTINE
Signature <i>JAMIE Cherry</i>	Signature <i>David Valentine</i>
Address ZIP 1140 Green St.	Address ZIP 1140 GREEN ST.

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

We respectfully request that the Zoning Administrator and Planning Commission deny the request for a variance.

Name (Print) <i>Scott Edmondson</i>	Name (Print) <i>LINDA MARKS</i>
Signature <i>Scott Edmondson</i>	Signature <i>Linda Marks</i>
Address ZIP <i>43 Russell St. 94109</i>	Address ZIP <i>1177 GREEN ST. 94109</i>
Email <i>scott-e@earthlink.net</i>	Email
Phone-optional <i>scott-e@earthlink.net</i>	Phone-optional
Name (Print) <i>Marie Summers</i>	Name (Print) <i>John Bandy</i>
Signature <i>Marie Summers</i>	Signature <i>John Bandy</i>
Address ZIP <i>4109 / 43 Russell St.</i>	Address ZIP <i>1158 Green St SF 94109</i>
Email <i>sfairgc.org</i>	Email
Phone-optional	Phone-optional
Name (Print) <i>Joanne Allen</i>	Name (Print) <i>JEFF CHENEY</i>
Signature <i>Joanne Allen</i>	Signature <i>JEFF CHENEY</i>
Address ZIP <i>1168 Green St 94109</i>	Address ZIP <i>1164 GREEN ST.</i>
Email <i>jma1017@comcast.net</i>	Email
Phone-optional	Phone-optional <i>JEFF@CHENEYDD.COM</i>
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP

Save Our Quality of Life on the Alleys -

Stop the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

We respectfully request that the Zoning Administrator and Planning Commission deny the request for a variance.

Name (Print) <i>Karen Kushner</i>	Name (Print) <i>LAWRENCE KUSHNER</i>
Signature <i>Karen Kushner</i>	Signature <i>Lawrence Kushner</i>
Address ZIP <i>1190 Green St.</i>	Address ZIP <i>1190 GREEN</i>
Email Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Email Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP

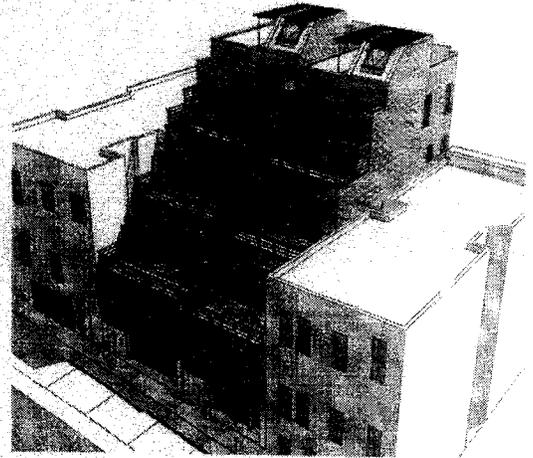
PRESERVE OUR SMALL SCALE NEIGHBORHOOD

We, the undersigned residents and neighbors of Nob Hill and Russian Hill, respectfully request that the project sponsor at 1364-70 Pacific Avenue modify the proposed project design consisting of two 4-story buildings with staggered roof-line terraces and no rear yard setback. We are requesting a design modification to comply with current zoning and residential guidelines, which preserve our small-scale neighborhood character; and retain and enhance our open space and access to light and air. Our neighborhood is small scale. We want to preserve the small-scale nature and charm of our neighborhood and community and to retain, encourage, and enhance open space and access to light and air.

1. Print Name *Chanda Darine Wilder* Address *74 Lynch Street, SF, CA*
Signature *[Handwritten Signature]* Email *chanda.darine@gmail.com*
2. Print Name *JOHN FARMER* Address *74 Lynch Street, SF, CA*
Signature *[Handwritten Signature]* Email *johnfarmer34@gmail.com*
3. Print Name Address
Signature Email
4. Print Name Address
Signature Email
5. Print Name Address
Signature Email
6. Print Name Address
Signature Email
7. Print Name Address
Signature Email
8. Print Name Address
Signature Email

Save Our Quality of Life on the Alleys -

op the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.

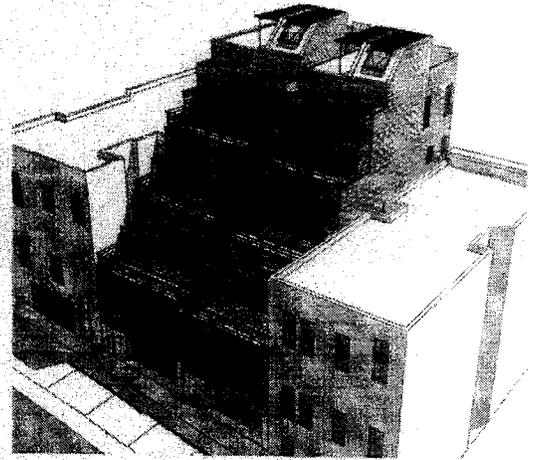


We respectfully request that the Planning Commission deny the request for a variance.

Name (Print) MARGIE LARNEFE	Name (Print) Michele Sudduth
Signature <i>Margie Larnefe</i>	Signature <i>Michele Sudduth</i>
Address 1552 Green ZIP 94123	Address 1191 Green St ZIP 94109
Phone-optional	Phone-optional
Name (Print) Richard LERUER	Name (Print) Edward Kitsch
Signature <i>R. Leruer</i>	Signature <i>Edward Kitsch</i>
Address 1552 Green ZIP 94123	Address 1191 Green St ZIP 94109
Phone-optional	Phone-optional
Name (Print) Joanne Allen	Name (Print) ROBERT LAFORET
Signature <i>Joanne Allen</i>	Signature <i>Robert Laforet</i>
Address 1168 Green St ZIP 94109	Address 2111 Hyde St ZIP 94109
Phone-optional	Phone-optional
Name (Print) MURA KRIEGER	Name (Print) JOAN COOKE
Signature <i>Mura Krieger</i>	Signature <i>Joan Cooke</i>
Address 1142 GREEN ST ZIP SF 94109	Address 2111 Hyde #400 ZIP
Phone-optional mpkrieger@aol.com	Phone-optional joancooke@owcast.net

Save Our Quality of Life on the Alleys -

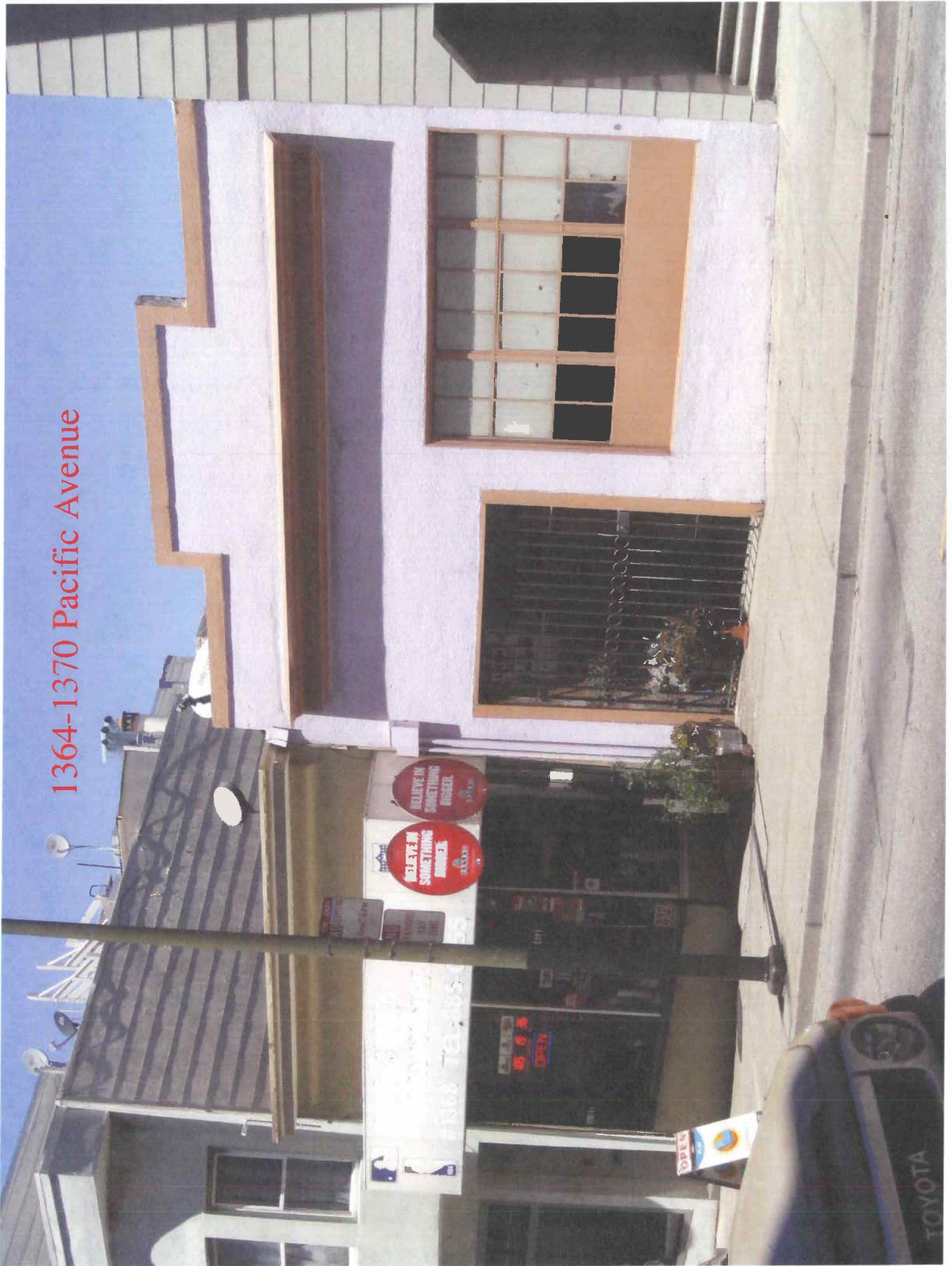
op the development of a four story building on Lynch Alley. We asked the project sponsor to modify his design to conform to the character and scale of the neighborhood. We have offered alternative designs. Instead, the project sponsor insists on a design that is out of character and will overwhelm our small-scale neighborhood community and negatively impact our quality of life. Don't let this precedent setting development destroy our charming neighborhood alleys.



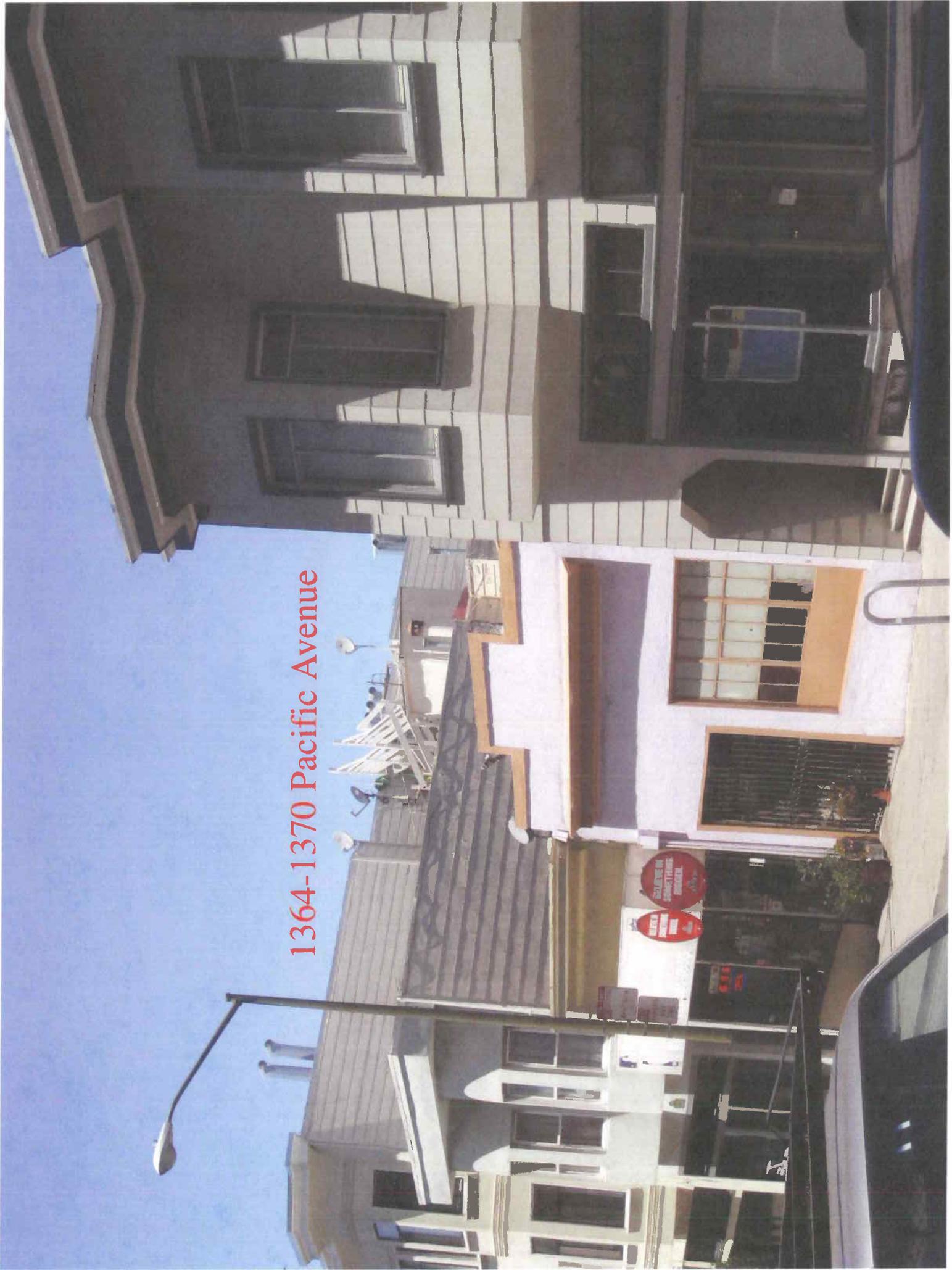
We respectfully request that the Planning Commission deny the request for a variance.

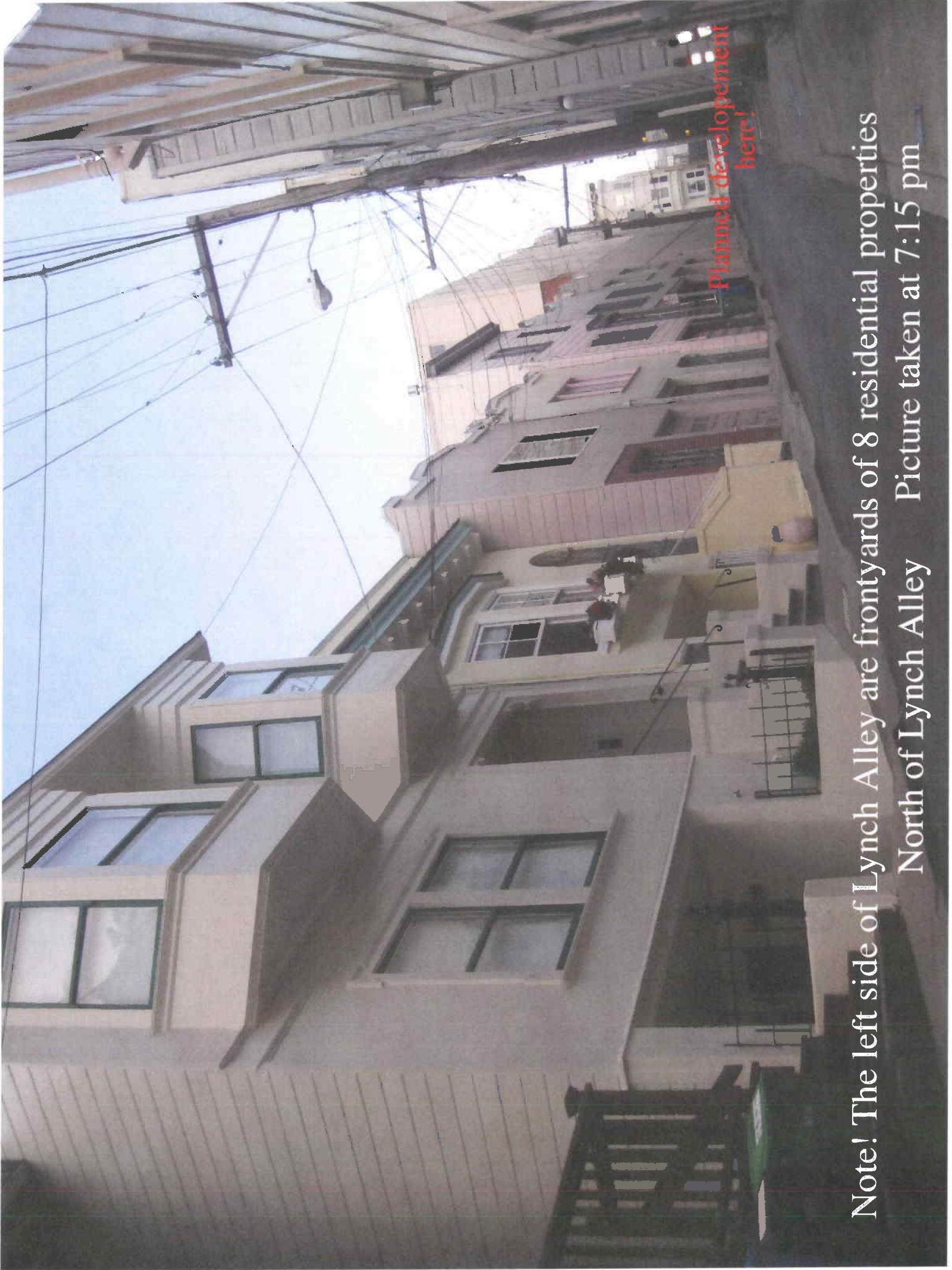
Name (Print) <i>OLIVIER SCHROETER</i>	Name (Print)
Signature <i>[Signature]</i>	Signature
Address <i>1906 Hyde St</i> ZIP <i>94109</i>	Address ZIP
Phone-optional <i>olivia.schroeter@gmail.com</i>	Email Phone-optional
Name (Print) <i>TA NEWTON</i>	Name (Print)
Signature <i>[Signature]</i>	Signature
Address <i>1008 LARKIN ST 307</i> ZIP <i>94109</i>	Address ZIP
Phone-optional <i>taelan79@yahoo.com</i>	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Phone-optional	Email Phone-optional
Name (Print)	Name (Print)
Signature	Signature
Address ZIP	Address ZIP
Phone-optional	Email Phone-optional

1364-1370 Pacific Avenue



1364-1370 Pacific Avenue



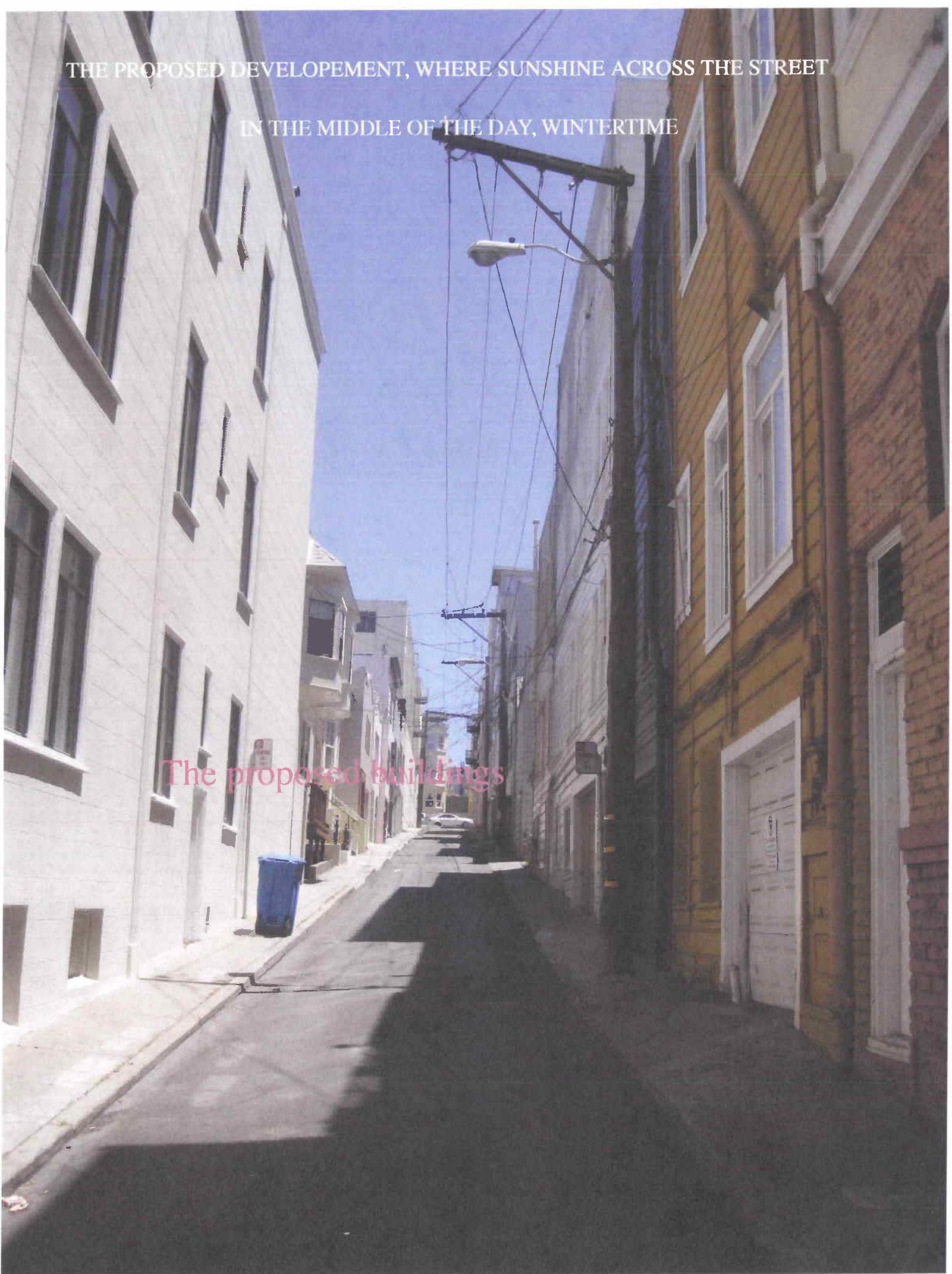


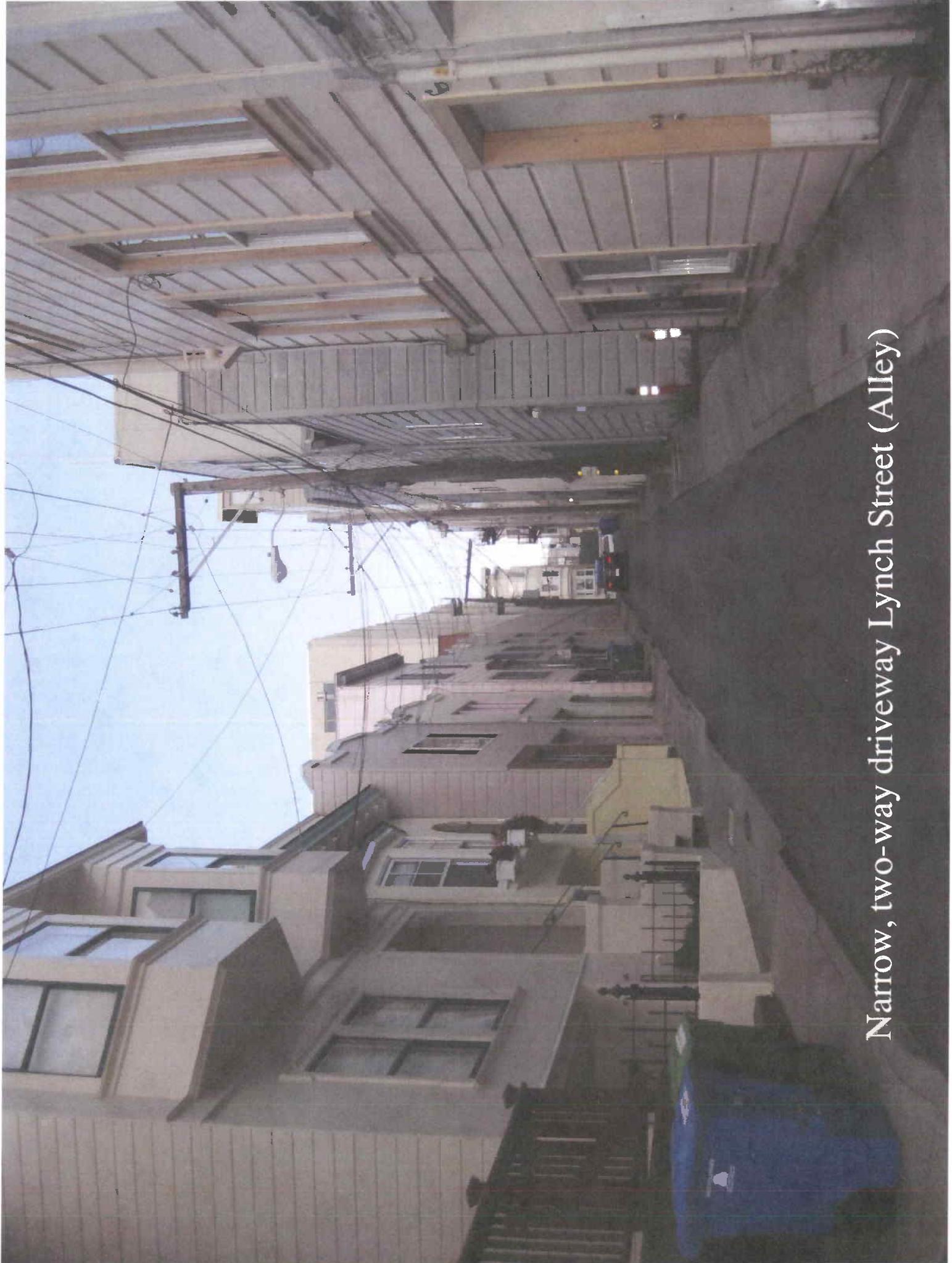
Planned development
here!

Note! The left side of Lynch Alley are frontyards of 8 residential properties
North of Lynch Alley Picture taken at 7:15 pm

THE PROPOSED DEVELOPEMENT, WHERE SUNSHINE ACROSS THE STREET
IN THE MIDDLE OF THE DAY, WINTERTIME

The proposed buildings





Narrow, two-way driveway Lynch Street (Alley)

Attachment E:
Communications in Opposition to Project

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

April 13, 2015

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1364 Pacific Avenue, 1370 Pacific Avenue

Dear Kevin,

The Pacific Avenue Neighborhood Association objects to the demolition and building permit applications for 1364 Pacific Avenue and 1370 Pacific Avenue based on the following:

- These projects are located on one of the narrowest alleys (17 feet wide) in San Francisco.

45% Rear Yard Setback

- The proposed projects are subject to the Pacific Avenue NCD that requires a 45% rear yard setback (REAR YARD: Sec 134: Basic Requirement: 45% Required.)
- If is our understanding that an exception to the 45% required rear yard setback may exist where the property is located on a “through” lot. In that case, the project applicant should be required to maintain a minimum 25% rear-yard setback. This is the exact situation at 1364 Pacific Avenue and 1370 Pacific Avenue.

Exceptions Should Not Apply

- The project applicant cites Section 134, subsection (E) as justification to build into the required rear yard setback. This subsection was added subsequent to the Pacific Avenue NCD legislation. It should not apply, as the criteria are not met, and it is inconsistent and contrary to the legislative intent of the Pacific Avenue NCD.

Circumvents Pacific Avenue NCD Legislative Intent

- Many of the buildings located along the south side of this narrow alley extend to the rear property line. They were grandfathered in as part of the zoning passed in 2007 (known as the Pacific Avenue Neighborhood Commercial District) as nonconforming. The purpose of the legislation down zoning Pacific Avenue was to preserve the predominately low-rise neighborhood design, ensure solar access and encourage open space in

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

the City's most population dense neighborhood per square feet.

Overwhelming Neighborhood Objections

- The legislation establishing the Pacific Avenue NCD was the result of 5 years of thoughtful planning and approval by: meetings with neighbors in their homes and in community settings, planning department representatives, the planning commission and the Board of Supervisors (unanimous). The petition to determine the neighborhood's sentiment regarding the down-zoning of Pacific Avenue yielded 380 signatures; the most recent petition specifically targeting opposition to the proposed projects that are the subject of the DR, yielded 150 signatures from immediate neighbors and adjacent neighborhood organization leaders.

Loss of Solar Access and Building Height

- If the project as proposed is allowed to move forward, the nominal solar access that is currently enjoyed on Lynch alley will disappear for most of the day. The building height on the down-sloping alley measures at least 50 feet, even i

Loss of Privacy

- In addition, privacy for many of the homeowners on the north side of this narrow alley and east and west of the subject property will be lost, as the project applicant is proposing rear yard decks looking out onto the alley as well as a rooftop deck on both buildings.
- The residential guidelines should be applied to the Pacific Avenue corridor between Polk and Taylor Streets, as the latter is predominately a residential neighborhood. Properties that are the subject of the Discretionary Review are located mid-block. The proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design that the zoning seeks to preserve and direct, which allows maximum solar access. Also, historically, the SF Planning Department and Planning Commission has encouraged taller building development at the corners of each block. This factor was taken into consideration when drafting the legislation down zoning Pacific Avenue.

Reasonable Modifications Requested

- The Pacific Avenue Neighborhood Association (PANA) and neighbors have requested reasonable and rational modifications to the project consistent with the Pacific Avenue NCD and its intent: to preserve the predominately low-rise design and character of the neighborhood and to preserve existing open space and encourage additional open space.

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

- Neighbor representatives and PANA have had several discussions with the project applicants in person and by email. We even hired an architect to create design alternatives and modifications to support the project sponsor's desire to build on the subject property, while addressing many of the neighbor's concerns. (See attached Architect's alternative design).
- At the variance hearing conducted by Scott Sanchez on April 2014, overwhelming objections were voiced by numerous neighbors and at least 3 neighborhood groups: PANA, MPNA and RHCA.
- Zoning Administrator Scott Sanchez advised the project applicant that there is significant neighborhood objection and to work with the neighbors on the project design (paraphrased).
- Upon review of the most recently submitted plans, it appears that project sponsors have ignored all of PANA and neighbor modification requests, with the exception of minor plan adjustments to the rooftop penthouse and removal of two decks.

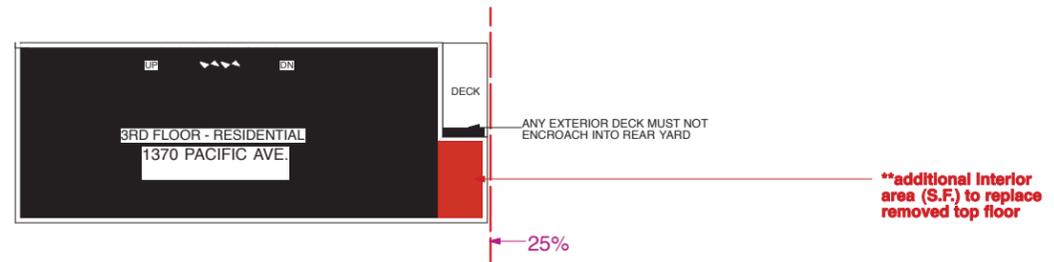
Please Deny Building and Demolition Permits

We respectfully ask that you deny the requested building and demolition permits for 1364 Pacific Avenue and 1370 Pacific Avenue.

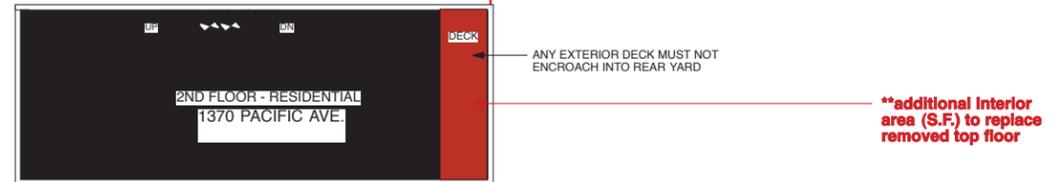
Sincerely,

Jouni Heikkinen, Project Lead
Robyn Tucker & Michelle Murray, Co-Chairs
Pacific Avenue Neighborhood Association

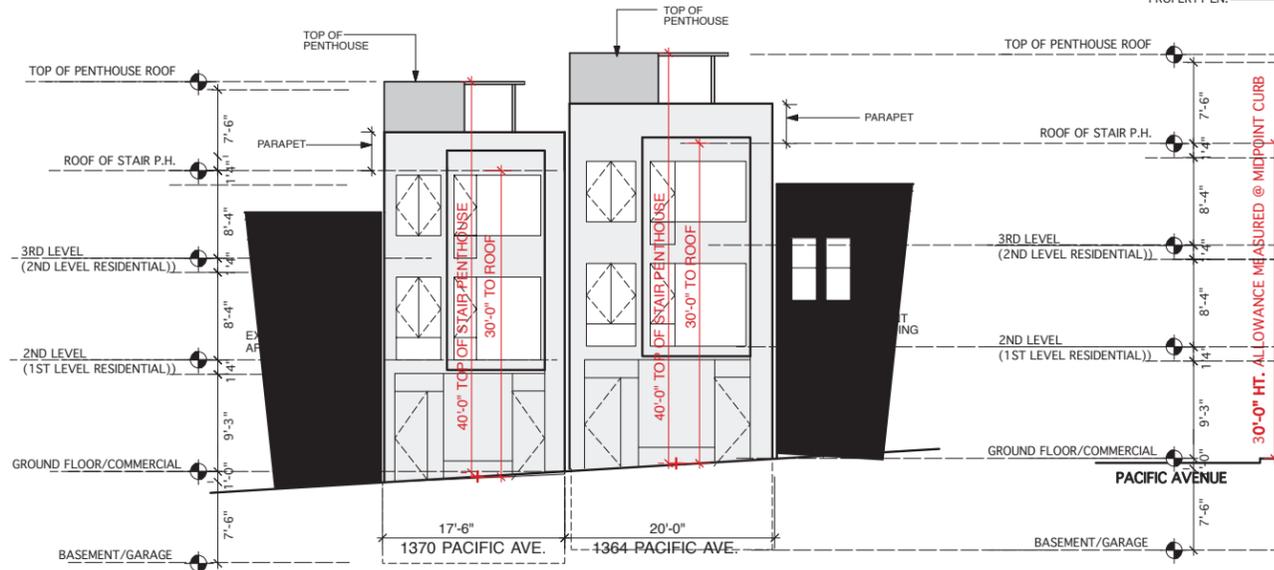
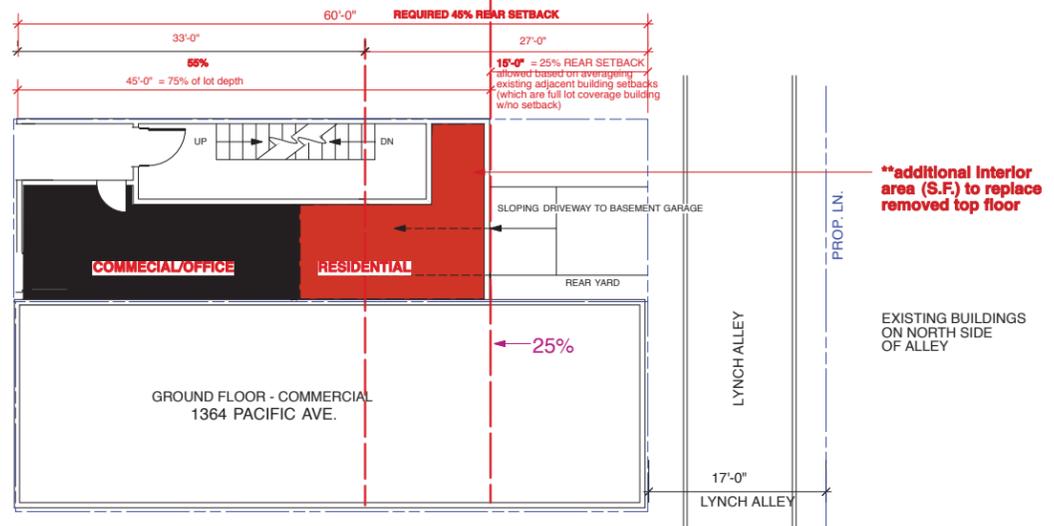
THIRD FLOOR PLAN - 25% REAR YARD SETBACK 4.9.14 / REV 1.30.15
SCALE: 1/8" = 1'-0"



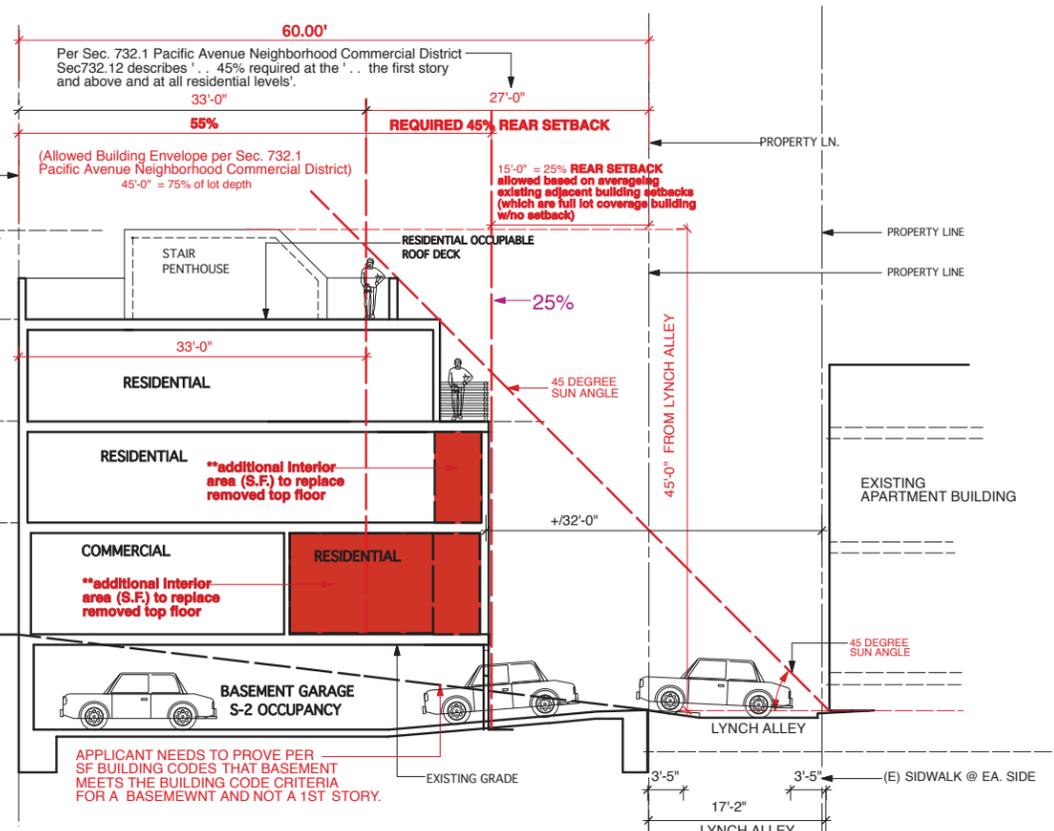
SECOND FLOOR PLAN - 25% REAR YARD SETBACK 4.9.14 / REV 1.30.15
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN - 25% REAR YARD SETBACK 4.9.14 / REV 1.30.15
SCALE: 1/8" = 1'-0"



PACIFIC AVE. ELEVATIONS - 25% REAR YARD SETBACK 4.9.14 / REV 1.30.15



SECTION A-A - 25% REAR YARD SETBACK 4.9.14 / REV 1.30.15

PROJECT SHOWING 25% REAR YARD SETBACK/
ELIMINATION OF 4TH FLOOR

Pacific Avenue Neighborhood Association
(PANA)

July 30, 2015

Dear President Fong
Honorable Members of the Planning Commission
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 1364 Pacific Avenue & 1370 Pacific Avenue
PANA's Response to Reuben, Junius & Rose and Further Comment
Building Permit Application Nos. 2014.0812.3674 & 2014.0812.3679

Dear President Fong & Commissioners,

The Pacific Avenue Neighborhood Association (PANA) reiterates its strong objection to the projects proposed for 1364 Pacific Avenue and 1370 Pacific Avenue and urges the Commission to deny the abovementioned permits. Exceptional and extraordinary circumstances do exist for the Commission to use their special discretionary review powers.

Rationale:

Lynch Alley is an extraordinarily narrow alley at 17 feet in width. The projects designs are contrary to the Pacific Avenue NCD requiring a 45% rear yard setback at the ground level and small-scale buildings within the context of the existing neighborhood community. The proposed designs ignore both of these requirements.

More than five years of research, neighborhood community polling and discussion, and code planning and design with the San Francisco Planning Department contributed to the establishment of the Pacific Avenue NCD. The collaborative work culminated in the unanimous vote in favor of the legislation and subsequent revisions to the planning code.

The project, as expressed along the Lynch Street frontage, is incompatible with the narrow, intimate scale of the alley and will absolutely overwhelm the narrow street. One only needs to take a walk down this narrow alley to visualize how TWO adjacent buildings at the heights as those proposed would set a design plan precedent for the alley resulting in a "walled-effect" or fortress unreasonably

Pacific Avenue Neighborhood Association
(PANA)

imposing on neighbors to the north side of Lynch Alley.

District three and its communities are the most densely populated in the City. And though many of the buildings along Lynch Alley have full lot coverage, the legislative intent of the Pacific Avenue NCD was to disrupt this when new construction occurs so that open space can be created with solar access preserved and created in this densely populated neighborhood.

If the project designs as proposed are allowed to move forward, they will erode the legislation establishing the Pacific Avenue NCD and disrupt the character and nature of our small-scale neighborhood community. These factors present extraordinary and exceptional circumstances providing the San Francisco Planning Commission with clear rationale to hear the Discretionary Review and deny the Project Sponsors permit applications.

PANA's requests for a smaller footprint on the properties are not excessive given the Pacific Avenue NCD's legislative intent and availability of alternative design plans presented to the Project Sponsors, which were commissioned by the neighbors and at their expense.

Efforts to Work with the Project Sponsor:

To date, neither the project sponsors nor their representatives have responded to repeated requests by PANA to discuss the aforementioned issues, even though we have extended suggestions for compromise through personal meetings and conference calls. These issues need to be addressed or risk destroying our small-scale neighborhood community and character.

PANA respectfully requests that the Discretionary Review be heard based on the exceptional and extraordinary circumstances that exist surrounding the proposed projects at 1364 Pacific Avenue and 1370 Pacific Avenue or risk destroying our community.

Sincerely,

Robyn Tucker & Michelle Murray
Co-Chairs, PANA

Ader Gandi
68 Lynch Street
San Francisco, CA 94109
415 923 1670 / 415 368 7255
AderGandi@gmail.com

July 30, 2015

Pres. Rodney Fong San Francisco Planning Commission
1650 Mission St. Fourth floor
San Francisco, California

Regarding: 1364 and 1370 Pacific Ave. DISCRETIONARY REVIEW

Honorable Commissioners:

As a San Franciscan with more than 24 years as a tenant on Lynch Street I implore you - **examine this project carefully and insist on the changes** necessary to preserve the nature and character of the neighborhood we love so well. As planned the project leaves our neighborhood significantly diminished. Our quality of life will never be the same.

Right in the middle of our block such an oversized and poorly designed building cannot be justified. This is a neighborhood of small scale dwellings and apartments with some of the highest density in all of San Francisco, yet your department staff is supporting two oversized single-family homes. Variances have even been granted to encourage such out of place and ill purposed development. The Planning Commission must take action on our behalf!

Ours is a working-class, largely immigrant, tenant's neighborhood. Our rent controlled homes are our life. It is unlikely that my neighbors will attend the hearing so they count on you, Honorable Commissioners, to represent their interests where the planning staff has failed us.

Lynch Street is not a driveway. Lynch Street is a residential neighborhood and deserves to be designed fully in accordance with the Residential Design Guidelines

This project sponsor has refused to negotiate in good faith with us, he has ignored our request for design modifications and has persisted with his attitude that because it's for his family he must be permitted everything he asks.

Put away the rubberstamps on this one commissioners! We need your attention on August 13!

Very truly yours,

Ader Gandi

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

April 13, 2015

Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1364 Pacific Avenue, 1370 Pacific Avenue

Dear Mr. Fong,

The Pacific Avenue Neighborhood Association objects to the demolition and building permit applications for 1364 Pacific Avenue and 1370 Pacific Avenue based on the following:

- These projects are located on one of the narrowest alleys (17 feet wide) in San Francisco.
- The proposed projects are subject to the Pacific Avenue NCD that requires a 45% rear yard setback (REAR YARD: Sec 134: Basic Requirement: 45% Required.)
- If is our understanding that an exception to the 45% required rear yard setback may exist where the property is located on a through lot. In that case, the project applicant should be required to maintain a minimum 25% rear yard setback. This is the exact situation at 1364 Pacific Avenue and 1370 Pacific Avenue.
- The project applicant cites Section 134, subsection (E) as justification to build into the required rear yard setback. This subsection was added subsequent to the Pacific Avenue NCD legislation. It should not apply, as the criteria are not met, and it is inconsistent and contrary to the legislative intent of the Pacific Avenue NCD.
- Many of the buildings located along the south side of this narrow alley extend to the rear property line. They were grandfathered in as part of the zoning passed in 2007 (known as the Pacific Avenue Neighborhood Commercial District) as nonconforming. The purpose of the legislation down zoning Pacific Avenue was to preserve the predominately low-rise neighborhood design, ensure solar access and encourage open space in the City's most population dense neighborhood per square feet.

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

- The legislation establishing the Pacific Avenue NCD was the result of 5 years of thoughtful planning and approval by: meetings with neighbors in their homes and in community settings, planning department representatives, the planning commission and the Board of Supervisors (unanimous). The petition to determine the neighborhood's sentiment regarding the down-zoning of Pacific Avenue yielded 380 signatures; the most recent petition specifically targeting opposition to the proposed projects that are the subject of the DR, yielded 150 signatures from immediate neighbors and adjacent neighborhood organization leaders.
- If the project as proposed is allowed to move forward, the nominal solar access that is currently enjoyed on Lynch alley will disappear for most of the day.
- In addition, privacy for many of the homeowners on the north side of this narrow alley and east and west of the subject property will be lost.
- The residential guidelines should be applied to the Pacific Avenue corridor between Polk and Taylor Streets, as the latter is predominately a residential neighborhood. Properties that are the subject of the Discretionary Review are located mid-block. The proposed buildings would be at least one to two stories higher than adjacent buildings, disrupting the staggered roofline design that the zoning seeks to preserve and direct, which allows maximum solar access. Also, historically, the SF Planning Department and Planning Commission has encouraged taller building development at the corners of each block. This factor was taken into consideration when drafting the legislation down zoning Pacific Avenue.
- The Pacific Avenue Neighborhood Association (PANA) and neighbors have requested reasonable and rational modifications to the project consistent with the Pacific Avenue NCD and its intent: to preserve the predominately low-rise design and character of the neighborhood and to preserve existing open space and encourage additional open space.
- Neighbor representatives and PANA have had several discussions with the project applicants in person and by email. We even hired an architect to create design alternatives and modifications to support the project sponsor's desire to build on the subject property, while addressing many of the neighbor's concerns.
- At the variance hearing conducted by Scott Sanchez on April 2014,

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION (PANA)

overwhelming objections were voiced by numerous neighbors and at least 3 neighborhood groups: PANA, MPNA and RHCA.

- Zoning Administrator Scott Sanchez advised the project applicant that there is significant neighborhood objection and to work with the neighbors on the project design (paraphrased).
- Upon review of the most recently submitted plans, it appears that project sponsors have ignored all of PANA and neighbor modification requests, with the exception of minor plan adjustments to the rooftop penthouse and removal of two decks.

We respectfully ask that you deny the requested building and demolition permits for 1364 Pacific Avenue and 1370 Pacific Avenue.

Sincerely,

Jouni Heikkinen, Project Lead
Robyn Tucker & Michelle Murray, Co-Chairs
Pacific Avenue Neighborhood Association

From: [Judy Gee](#)
To: [Guy, Kevin \(CPC\)](#)
Subject: 1364-1370 Pacific Ave. project
Date: Friday, October 10, 2014 9:20:37 PM

Hello Mr. Guy,

My mother owns the building right next door on the east side to the the proposed new construction at 1364-1370 Pacific Ave. We have a concern that the new building will block our side and light. We have siding on the west exterior that will be blocked by the new building. With a small gap in between the houses, water can still get caught and can cause damage to the siding which we would not be able to get to. How would we go about replacing it when their wall is up against it? We need to protect our building. Could that be assessed and is this something we could be compensated for eg next 10-20 years?

We are also concerned that the side lightwell nearest to Pacific will be hard to access and block sunlight coming in.

Best regards,
Judy Gee
650-200-8836

Sent from my iPad

From: [Dawn Trennert](#)
To: [Guy, Kevin \(CPC\)](#); [Sanchez, Scott \(CPC\)](#)
Cc: [Robyn Tucker](#); [Michelle Murray](#)
Subject: 1364-1370 Pacific
Date: Friday, April 18, 2014 11:05:16 AM

Dear Kevin Guy and Scott Sanchez:

Please note the records, that the Middle Polk Neighborhood Association echoes the concerns of PANA concerning 1364-1370 Pacific and we also are opposed to the rear yard variance request which is excessive and is totally contrary to the guidelines for that neighborhood. Please deny this variance request.

Thank you.

Dawn Trennert
Chair
Middle Polk Neighborhood Association (MPNA)
314 0772

Cc: Robyn Tucker and Michelle Murray - PANA

From: [Judy Gee](#)
To: [Guy, Kevin \(CPC\)](#)
Subject: 1364-70 Pacific Ave. project
Date: Sunday, October 19, 2014 8:56:30 PM

Mr. Kevin Guy
Current Planning/ Northeast Quadrant
S.F. Planning Dept.
1650 Mission St. Suite 400
S.F. CA 94103

Dear Mr. Guy,

I am an neighbor of 1364-70 Pacific Ave. and a member of PANA. Though PANA sent a letter on behalf of its members and neighbors objecting to the proposed project, I want to voice my family's objection and concern about the project as proposed.

-The project as currently proposed presents potential for significant damage to adjacent property owners

-The project design as proposed should be denied.

Sincerely,
Judy Gee
1358 Pacific Ave.
S.F. CA 94109

From: [Kathleen Courtney](#)
To: [Guy, Kevin \(CPC\)](#)
Cc: [Sanchez, Scott \(CPC\)](#); [Chiu, David \(BOS\)](#); [Rauschuber, Catherine \(BOS\)](#); [Robyn Tucker PANA](#); [Michelle Murray PANA](#); [Dawn Trennert MPNA](#); [Jamie Cherry RHCA](#); [Chris Arrott RHCA](#); [Sarah Taber](#); [Sider, Dan](#)
Subject: 4-23-14 ZA Hearing - Item #15 -- 1364-70 Pacific Avenue Case number: 2013.0884V
Date: Monday, April 21, 2014 12:44:51 PM
Attachments: [RHCA LynchAlley Var 4-21-14.pdf](#)

Greetings Kevin –

Attached and pasted below is the Russian Hill Community Association’s request that the variance to the rear yard set-back requirements of the Code for 1364-1370 Pacific be denied.

The precedent setting nature of an approval of the variance has the potential to adversely affect “alley residents” throughout the City. We have 5 alleys within two blocks of the intersection of Hyde and Green which could be affected.

The ramifications of any decision require further study. Thank you for your consideration, Kathleen

Kathleen Courtney
Chair, Housing & Zoning
Russian Hill Community Association
(c) 510-928-8243

Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 415-776-2014 rhcasf.com

April 21, 2014
Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re:1364-70 Pacific Avenue Case number: 2013.0884V

Dear Mr. Guy:

The Russian Hill Community Association urges that the request for a variance to the requirements for rear yard set-back stipulated in Section 134 of the San Francisco Planning Code submitted by the project sponsor of 1364-1370 Pacific Avenue be denied.

The issues raised by the request require additional review because of the precedent setting nature of any Zoning Administrator interpretation and the impact it could have on hundreds of alleys in San Francisco.

Within 2 blocks of the intersection of Hyde and Green, there are five alleys – Russell, Delgado, Warner, Eastman and White – which potentially face the same issues as Lynch.

In the past, development affecting Delgado and Russell has come before the Planning Commission and the importance of alleys has been noted.

Alleys make a unique contribution to San Francisco's Cityscape. Some go through the block and some dead end, some with WPA brick and some with concrete, all narrow and most with that unique characteristic: both backs and fronts of residences are on the alley.

It is this configuration of fronts and backs of residences, generally often 15 feet or less of each other, that makes planning decisions problematic. In its efforts to assist project sponsors meet the City's rear yard requirements, particularly when addressing in-fill developments, the Planning Department risks negatively impacting the residents whose homes front on alleys.

A more comprehensive review of alleys is required and a review of Lynch is a good starting point. The subject property is within the Pacific Avenue Neighborhood Commercial District (NCD). When The Pacific Avenue NCD was established in June 2007, the intent of the legislation was "... to preserve livability in a predominately low-rise development, residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns, especially at the ground floor. In order to meet these goals, key components of the Pacific Avenue NCD include a 40 foot height limit and 45% rear yard required at the first story and above and at all residential levels (section 134c)."

The intention is still valid.

We respectfully urge that the variance request be denied so that no precedent is established that would adversely affect "alley residents" throughout the City.

Sincerely,

Kathleen Courtney

Chair, Housing & Zoning Committee
(c) 510-928-8243

Cc: Zoning Administrator Scott Sanchez; Senior Planner Dan Sider; Supervisor David Chiu; District 3Aide Catherine Rauschuber; Robyn Tucker, Michelle Murray, PANA; Jamie Cherry, Chris Arrott, RHCA, Dawn Trennert, MPNA; Sarah Taber

From: [robyn tucker](#)
To: [Guy, Kevin \(CPC\)](#); [Sider, Dan](#); [Sanchez, Scott \(CPC\)](#)
Cc: [Chiu, David \(BOS\)](#); [Rauschuber, Catherine \(BOS\)](#); [Murray Michelle](#); [Kathleen Courtney](#); [Trennert Dawn](#); [Heikkinen Jouni K.](#); [charles hemminger](#)
Subject: Fwd: Objection to Variance Request for 1364-70 Pacific Avenue
Date: Friday, April 18, 2014 10:15:05 AM
Attachments: [PANA 1364-1370 Pacific.docx](#)
[ATT00001.htm](#)

Dear Kevin et al,

I am resending the letter and attachment below so that it is more easily read as the font appeared very small in the previous email. The content has not changed from the previous email.

Thanks,
Robyn Tucker

Begin forwarded message:

April 17, 2014

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

[1364-70 Pacific Avenue](#)
Re: Case number: 2013.0884V

Dear Kevin,

Pacific Avenue Neighborhood Association (PANA) is a community group whose goal is to encourage new developments that enhance and preserve the neighborhood character and diversity; and maintain community access to open-space, sunlight and air.

We are writing to express PANA's objection to the variance requests by the project sponsor for 1364-1370 Pacific Avenue. Specifically we oppose the variance request for rear yard set-back Section 134 of the Planning Code.

The subject property is within the Pacific Avenue Neighborhood Commercial District (NCD). The Pacific Avenue NCD was established in June 2007. Neighborhood leaders worked closely with the San Francisco Planning Department to establish zoning that meets the expectations of the neighborhood and community. The planning process began in 2003. Over 325 signatures were secured from neighborhood residents, business owners and community leaders. The Board of Supervisors unanimously passed the legislation establishing the new zoning district. The intent of the legislation is to preserve livability in a predominately low-rise development, residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns, especially at the ground floor. In order to meet these goals, key components of the Pacific Avenue NCD include a 40 foot height limit and 45% rear yard required at the first story and above and at

all residential levels (section 134c).

PANA acknowledges that the 1364-70 Pacific Avenue is on a unique block. The property is on a through lot that abuts both Pacific Avenue and Lynch Street (alley). The property is also subject to San Francisco Planning code section 261.1 requiring specific height sculpting.

We have met with the project sponsor to share the neighborhood community's concerns. In addition to the rear yard variance request, the following topics were discussed:

- Overall height and mass of the two buildings are out of context to the existing neighborhood design and character.
- From Lynch Street the building is 58 feet tall and will be an imposing structure on a very narrow street and create a wall effect and harmful precedent for future development.
- The rear of the building (Lynch Street side) is set along a very narrow alley and loss of privacy is a serious consideration, especially with the multiple proposed decks.

In summary, PANA opposes the variance request to the 45% Rear Yard (San Francisco Planning Code Sections 732.1 and 134.c). The Rear Yard requirement at all levels is a key piece to the Pacific Avenue NCD legislation and we do not want a precedent established that will jeopardize the rear yards and open space.

We respectfully ask that you deny the variance request.

Respectfully,

Robyn Tucker (415-609-5607 cell)

Michelle Murray (415-637-9423 cell)

PANA Co-Leadership

Cc: Kevin Guy, Scott Sanchez, Dan Sider, Supervisor David Chiu, Catherine Rauschuber, Kathleen Courtney, Dawn Trennert

From: charles_hemminger
To: [Guy_ Kevin\(CPC\); Sider_Dan_Sanchez_Scott\(CPC\); kate.connor@sfgov.org](mailto:Guy_Kevin(CPC); Sider_Dan_Sanchez_Scott(CPC); kate.connor@sfgov.org)
Cc: venturesv@aol.com; mimurray@hotmail.com; jouni.H_agandi@aol.com; Eric_Tang_Riyad_Ghannam
Subject: Fwd: Request for a Continuance to 4/23 Variance Hearing - 1364-1370 Pacific
Date: Friday, April 18, 2014 10:05:19 AM
Attachments: [PANA_1364-1370_Pacific.pdf](#)
[Letter to Applicant 4.15.14-1.pdf](#)
[Petitions_sum_4.17.2014004.pdf](#)

Hi Kevin, Dan and Scott, . .

I am forwarding a letter sent to the Applicant for the **1374-1370 Pacific Avenue Project, which is scheduled for a Variance Hearing this Wednesday, April 23rd, requesting that the Hearing be continued to a later date**, as we work to establish a mutually agreed solution. At this point, I think both parties (Applicant and Neighbors) are motivated to continue working towards this end.

I am attaching **(2) Letters and a Petition from over 100 neighbors opposing this project**, as it is **currently** presented. As you can see this is a significant and motivated opposition.

On a specific code and policy note regarding this Variance Request, PANA wants to clarify their position regarding the Rear Yard Setback and open space intent of this particular zoning. I believe there has been (possibly ?) some confusion on this matter. The Pacific Avenue Neighborhood District re-zoning, approved by the support of over 300 neighbors, and unanimously by the Board of Supervisors, **very intentionally and specifically, excluded both Residential and Commercial uses from full lot coverage at the Ground Floor**, as the Applicant is requesting. This particular NCD **was very intentionally prescribed not** to be like most of the NC areas where full lot coverage of commercial 1st floors is acceptable. In addition, at least from the documents provided, it is not clear to the neighbors, that the full lot coverage of the Garage level, proposed by Applicant as a **Basement**, meets the code definition of a Basement, and not a Ground Floor, since this is a significantly down sloping lot. This may have been justified by the Applicant in some additional documents that the neighbors do not have, but remains is a point of confusion to the neighbors, as to the **actual scope of Variance** that the Applicant is requesting.

Kevin, we are hoping that you could get back to both the Applicant and Neighborhood Group today, regarding this request for a Continuance or re-scheduling of the April 23 Variance Hearing, while the 2 parties continue their efforts to find a mutually agreed solution.

Thanks for your time.

Sincerely,
Charles Hemminger - Architect
PANA Project Team

----- Forwarded message -----

From: **charles hemminger** <charles@hemmingerarchitects.com>
Date: Fri, Apr 18, 2014 at 9:24 AM
Subject: Request for a Continuance to 4/23 Variance Hearing - 1364-1370 Pacific
To: Eric Tang <etang18@gmail.com>, Riyad Ghannam <riyad@rg-architecture.com>
Cc: "agandi@aol.com" <agandi@aol.com>, Jouni H <jounikh@yahoo.com>, "venturesv@aol.com" <venturesv@aol.com>, Beverly Tang <btang517@gmail.com>, Molly Tang <molly.tang@gmail.com>, "Guy, Kevin" <Kevin.Guy@sfgov.org>, scott.sanchez@sfgov.org, Daniel Sider <Dan.Sider@sfgov.org>

Hi Eric and Riyad;

I propose that we request of Kevin Guy, that the Variance Hearing is moved off calendar with a Continuation, while we discuss options among neighbors. My thinking is that Scott Sanchez will make this decision anyway, based on where we are at this point, and the information he has been provided.

I appreciate your getting back to us and your willingness to discuss as neighbors. The PANA Project Group recognizes that your family is a long time and valued part of the neighborhood.

I am attaching an additional letter from the PANA Board and also a **Signature Petition**, with I believe has over 100 signatures of neighbors opposed to the project as it is **currently** proposed. You may have already received this information from Kevin Guy. As you and Riyad can see this is a significant opposition for a small residential project like this, so I think it would be in everyone's interest to step back a bit and see what we can work out.

I know that everyone is interested in not spending additional costs and time with Hearing processes, if avoidable. I propose we continue the scheduled Variance Hearing, and let you and Riyad have some time to discuss possible options.

If possible could you get back to us today, and let us know your intentions regarding a Continuation Request for next Wednesday Hearing.

thx,
Charles Hemminger- Architect

charles
hemminger <charles@hemmingerarchitects.com>  Apr 16 (2 days ago) 

 to Riyad, Eric, Jouni, agandi, venturesv, mimurray, Kevin, scott.sanchez, Daniel, kate.connor, David.Chiu, Catherine.Raus.  

 Hi Riyad and Eric.

Thanks for meeting with us on April 1st.

I am attaching a letter from the PANA Neighborhood Project Team, explaining our position and requesting **(2) specific modifications** to your proposed project: **(1)** removal of 4th floor and **(2)** Maintain a Minimum **25% Rear Yard Setback**.

This Letter is the accumulated effort of a group of people in the Neighborhood, including PANA Board Members, who have met diligently and attempted to craft a **reasonable compromise** to your proposed development. All of the participants feel strongly that the height of the proposed project is dramatically out of scale and character to the neighborhood, particularly as it will impact the residential Lynch Alley. This is explained in the contents of the **Attached Letter**.

There is some division among the Group pertaining to the Rear Yard Setback. As you know, the intent of this 2007 neighborhood initiated rezoning, was to preserve rear yard open space. The code defined setback is **45%**, and many members of this Group wish to see this 45% setback enforced on this project. However, the Group recognizes that a strict enforcement of the intent of this code would be a hardship for your project. The Neighborhood is not motivated to stop you from development of these properties. However, they are highly motivated and organized to stop the project you are **currently proposing**.

We hope that you will strongly consider this compromise. We recognize that the Variance Hearing, scheduled for April 23rd, is your first step towards proceeding with these (2) developments. Clearly, it is a long approval path in San Francisco. Our hope is that we can reach a *compromise*, which alleviates the time and cost of a protracted review process.

We would appreciate a response to our proposal for modification and we can discuss options for the Variance process before us. If you feel that you need more time to consider this proposal, my assumption is that Kevin Guy and the Planning staff are always interested in Neighborhood resolution to projects, and the Variance Hearing can be rescheduled.

Please let us know if you have any questions, or wish to further discuss. Riyad and Eric, thank you very much for your time and effort.

I will cc everyone who is cc'd on the Attached Letter

Sincerely,

Charles Hemminger
Architect



Eric Tang

6:53 PM (13 hours ago)



to **Beverly, Molly, Christina**, me, Riyad, Jouni, agandi, venturesv, mlmurray, Kevin, scott.sanchez, Daniel, kate.connor, David.Chiu, Catherine.Raus.  



Hi Charles and PANA,

Thank you for sharing your thoughts regarding the project. My family has been in the neighborhood since 1985 and understand the importance of maintaining good relationships. Our goal is to continue living in the neighborhood.

We will take your points into consideration and try to incorporate into the plans if possible. As you already know, we are working with a sub standard lot size and other zoning restraints (i.e. Sun Access Plane) that make it difficult to build a three bedroom single family home.

We will continue to work with Riyad and think of possible options.

Thank you for your time.
Eric Tang and Family



From: [robyn tucker](#)
To: [Guy, Kevin \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Sider, Dan](#)
Cc: [Chiu, David \(BOS\)](#); [Rauschuber, Catherine \(BOS\)](#); [Kathleen Courtney](#); [Trennert Dawn](#); [Hemminger Charles](#); [Heikkinen Jouni K.](#)
Subject: Objection to Variance Request for 1364-70 Pacific Avenue
Date: Friday, April 18, 2014 10:08:01 AM
Attachments: [PANA 1364-1370 Pacific.docx](#)
[ATT00001.htm](#)

April 17, 2014

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

1364-70 Pacific Avenue
Re: Case number: 2013.0884V

Dear Kevin,

Pacific Avenue Neighborhood Association (PANA) is a community group whose goal is to encourage new developments that enhance and preserve the neighborhood character and diversity; and maintain community access to open-space, sunlight and air.

We are writing to express PANA's objection to the variance requests by the project sponsor for 1364-1370 Pacific Avenue. Specifically we oppose the variance request for rear yard set-back Section 134 of the Planning Code.

The subject property is within the Pacific Avenue Neighborhood Commercial District (NCD). The Pacific Avenue NCD was established in June 2007. Neighborhood leaders worked closely with the San Francisco Planning Department to establish zoning that meets the expectations of the neighborhood and community. The planning process began in 2003. Over 325 signatures were secured from neighborhood residents, business owners and community leaders. The Board of Supervisors unanimously passed the legislation establishing the new zoning district. The intent of the legislation is to preserve livability in a predominately low-rise development, residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns, especially at the ground floor. In order to meet these goals, key components of the Pacific Avenue NCD include a 40 foot height limit and 45% rear yard required at the first story and above and at all residential levels (section 134c).

PANA acknowledges that the 1364-70 Pacific Avenue is on a unique block. The property is on a through lot that abuts both Pacific Avenue and Lynch Street (alley). The property is also subject to San Francisco Planning code section 261.1 requiring specific height sculpting.

We have met with the project sponsor to share the neighborhood community's concerns. In addition to the rear yard variance request, the following topics were discussed:

- <!--[if !supportLists]-->• <!--[endif]-->Overall height and mass of the two buildings are out of context to the existing neighborhood design and character.
- <!--[if !supportLists]-->• <!--[endif]-->From Lynch Street the building is 58 feet tall and will be an imposing structure on a very narrow street and create a wall effect and harmful

precedent for future development.

<!--[if !supportLists]-->• <!--[endif]-->The rear of the building (Lynch Street side) is set along a very narrow alley and loss of privacy is a serious consideration, especially with the multiple proposed decks.

In summary, PANA opposes the variance request to the 45% Rear Yard (San Francisco Planning Code Sections 732.1 and 134.c). The Rear Yard requirement at all levels is a key piece to the Pacific Avenue NCD legislation and we do not want a precedent established that will jeopardize the rear yards and open space.

We respectfully ask that you deny the variance request.

Respectfully,

Robyn Tucker (415-609-5607 cell)

Michelle Murray (415-637-9423 cell)

PANA Co-Leadership

Cc: Kevin Guy, Scott Sanchez, Dan Sider, Supervisor David Chiu, Catherine Rauschuber, Kathleen Courtney, Dawn Trennert

PACIFIC AVENUE NEIGHBORHOOD ASSOCIATION
7 McCormick Street, San Francisco, CA, 94109
(PANA)

August 24, 2013

Mr. Kevin Guy
San Francisco Planning Department
1660 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No. 2013.0883V
1364-70 Pacific Avenue

Dear Mr. Guy:

PANA leadership and its members met with the Tang family members and their architect to review proposed plans for new construction at 1364 -1370 Pacific Avenue. The meeting purpose was to learn more about the project from its sponsors and to convey any concerns that immediate neighbors and broader neighborhoods might have regarding the project. We hope that the project sponsor will work with the neighbors to develop an appropriate design that complies with neighborhood zoning.

The Pacific Avenue Neighborhood Association (PANA) respectfully submits the following objection and comments in response to the sponsor's plans and application for a variance.

Objection

PANA, its members and neighbors, finds the proposed plans for new construction at 1364-70 deficient as they are not in compliance with the Pacific Avenue Neighborhood Commercial District zoning, nor in compliance with the City's residential guidelines.

District 3 is San Francisco's most densely populated neighborhood and has less open space than any other San Francisco district. The streets and alleys within and surrounding the Pacific Avenue Corridor's neighborhood are among the narrowest in the City, and therefore, have limited access to light and air

The legislative intent for establishing the unique Pacific Avenue NCD was to ensure preservation of the small scale neighborhood design, quality of life, access to light and air, and existing open space and to require new development to comply with the legislation's zoning controls.

We therefore object to the proposed plans and variance being sought for 1364-70 Pacific Avenue and request that the variance be denied.

Respectfully,

On behalf of PANA Neighborhood Project Team,

Jouni Heikkinen
PANA Project Lead, Project Team 1364-70 Pacific Avenue
(415) 608 5865
jounikh@yahoo.com

From: [Tony An](#)
To: [Guy, Kevin \(CPC\)](#)
Subject: RE: case no: 2013.0883V
Date: Monday, April 14, 2014 1:17:58 PM

Thank you Kevin!

That was very helpful and clear in your explanation.

I would like you to pass on my objection at the hearing (since I am not sure if I might be able to make it to the hearing), mainly due to the height. Not only it goes out of its height to be a four story building, it also builds a quite high penthouse which effectively becomes the fifth floor, especially with the solid cement parapet wall around it. That's just a sneaky way to get around the 40 ft limit.

Thanks!

Tony An

-----Original Message-----

From: Guy, Kevin (CPC) [<mailto:kevin.guy@sfgov.org>]
Sent: Monday, April 14, 2014 12:47 PM
To: Tony An
Subject: RE: case no: 2013.0883V

Tony - The plans should be posted from that link within the next day or two. However, I am sending you the plans for 1364 and 1370 Pacific (they are companion projects on adjacent properties).

Both buildings fit within the 40' height limitation that applies to the property. The measurement is taken from the top of the curb line on Pacific Avenue, and that datum point applies for the height limit measurement throughout the depth of the lot. The height limit is measured to the finish roof.. certain features, such as the parapet and stair penthouse, are allowed by the Code to extend somewhat above the roof height limit.

I should also note that there is a separate height limitation that applies to the back of the property.. it is a 45-degree plane that being on the north side of Lynch, and extends diagonally across the project site. This plane is plotted on the Sections within each plan set (see sheet A7.00). The intent of this particular regulation is to preserve sunlight to narrow streets and alleys such as Lynch. The result is the 'stepped' terracing configuration of the each building on the north side.

If you have concerns or objections, you can send correspondence to me (regular mail or email is fine). I will provide all project-related correspondence to the Zoning Administrator prior to the hearing on April 23 (the Zoning Administrator is the one who acts on the requested variance & rear yard modification). If you wish, you may also attend the hearing on the 23rd and state your concerns in person.

-Kevin

Kevin Guy
Current Planning/Northeast Quadrant

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6163 Fax: 415-558-6409
Email: kevin.guy@sfgov.org
Web: www.sfplanning.org

Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org Property Information Map (PIM):

<http://propertymap.sfplanning.org>

-----Original Message-----

From: Tony An [<mailto:Tony.An@sas.com>]

Sent: Monday, April 14, 2014 12:10 PM

To: Guy, Kevin (CPC)

Subject: case no: 2013.0883V

Hi Kevin,

I received a letter from the SF Planning Department regarding the case 2013.0883V which says to get more information at the following address:

<http://sf-planning.org/ftp/files/notice/2013.0883V>

Server Error

404 - File or directory not found.

The resource you are looking for might have been removed, had its name changed, or is temporarily unavailable.

My question regarding this application is actually the height. Next to proposed property construction (1364 Pacific Ave), it's mostly 3 stories, but this application is going to build a "four stories reaching a height of 40 feet" per the sign posted at the property. Does this fit in the allowance in this zone? Also it sits on a slope of the street, so how the measurement gets set for the 40 feet? Because the top of the building will not in a slope.

I would oppose the height - three stories seem to be appropriate to the rest of the properties, so how do I voice my objection?

Thanks.

Tony An

Attachment F:

Communications in Support of Project

(including DR responses from Project Sponsor)

REUBEN, JUNIUS & ROSE, LLP

July 30, 2015

Via E-Copy

Mr. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: 1364-1370 Pacific Avenue
Supplemental Response to Discretionary Review
Building Permit Application Nos. 2014.0812.3674 & 2014.0812.3679
Hearing Date: August 13, 2015
Our File No.: 8852.01**

Dear President Fong and Commissioners:

We represent Harold Tang, the sponsor of a project to construct two adjacent residential buildings with ground-floor, neighborhood-serving retail at 1364 and 1370 Pacific Avenue.

A request for discretionary review (“DR Request”) on these projects was scheduled for hearing on July 2nd, but was continued to August 13, 2015.

We have already submitted a comprehensive response to the DR Request, which will be provided in the Commission packet. This letter supplements the previous submittal by describing design modifications made in response to neighborhood outreach over the past four weeks, and provides a comprehensive summary of community support to date.

A. Additional Light Well at 1364 Pacific Avenue

Following the July 2nd continuance, the sponsor received a request from the neighboring property owner at 1354-58 Pacific Avenue, that the 1364 Pacific Avenue building be modified to include a light well adjacent to an existing light well on the their building.

To accommodate this request, the sponsor has modified the design of 1364 Pacific Avenue to include a five-foot wide, two-foot deep light well directly across from a light well on the south end of the 1354-58 Pacific Avenue building, beginning at the second floor and extending the full building height. In order to implement this change, some internal

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny | David Silverman
Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey | Jared Eigerman^{2,3} | John McLnerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

www.reubenlaw.com

reconfiguration was required to the building floor plans, including swapping the location of the fourth floor bedroom and bathroom. No substantive changes were made to bedroom count or functionality of the projects for multi-generational living.

Although not required by the Planning or Building Code, inclusion of the new light well will increase light and air access to the eastern neighboring property. The additional light well is shown on the modified project plans.

B. Summary of Project Modifications

Over the past few weeks, the sponsor has proactively engaged with the DR requestors to discuss the project. Although the Tangs cannot agree to the additional and excessive setback and height reductions requested, these communications have raised awareness of the significant modifications already made in response to the DR Requestors' concerns. These include:

- i Reducing original rear deck sizes (now just 101 and 120 sf. on each building) and adding planters at their outside edges to address privacy and noise concerns;
- i Removing property line windows from the original design, at request of adjacent neighbors;
- i Eliminating the originally-proposed second floor decks to provide additional vertical and horizontal separation from Lynch Street;
- i Eliminating a 3'7" parapet from the projects' roofs, and replacing them with open railings;
- i Eliminating stair penthouses and solar panels from the buildings' roofs; and
- i Recessing the open railings at the buildings' roof tops by at least 5 feet from the Pacific Avenue frontage to further minimize the appearance of building height.

An image depicting these modifications is provided on page A7.01 of the plans.

C. Overview of Project Support

Our previous submittal included multiple sets of project support signatures and letters of support. For clarity, we have provided a comprehensive set of support materials in Exhibit A, which supersedes the previous submittals. To date, the project has received approximately 497 signatures of support, and 91 community support letters. These materials reflect substantial community sentiment that the existing project design is appropriate for the neighborhood.

D. Conclusion

We look forward to presenting these projects to you on August 13, 2015. The DR request should be denied for each the reasons set forth in our original submittal. The projects are well-designed, moderately-scaled, and incorporate setbacks that are unmatched in the area. They provide desirable new housing suitable for multi-generational family occupancy, as well as small-scale neighborhood-serving retail appropriate for the district. The additional modifications suggested by the DR Requestors would unreasonably restrict development at the sites, and would provide no practical benefit.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures

cc: Cindy Wu, Commission Vice-President
Michael J. Antonini, Commissioner
Rich Hillis, Commissioner
Christine D. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Kevin Guy
Harold Tang

Exhibit List

A – Cumulative Support Materials

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com

Subject: FW: Support for Tang Family's Project at 1364-1370 Pacific Avenue

----- Forwarded message -----

From: Kathy <zwongky@gmail.com<<mailto:zwongky@gmail.com>>>

Date: Tue, Jun 23, 2015 at 9:09 PM

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

To: "kevin.guy@sfgov.org<<mailto:kevin.guy@sfgov.org>>" <kevin.guy@sfgov.org<<mailto:kevin.guy@sfgov.org>>>

Cc: "etang18@gmail.com<<mailto:etang18@gmail.com>>" <etang18@gmail.com<<mailto:etang18@gmail.com>>>

Dear Commissioners:

My name is Kathy Wong and I reside at 1645 Larkin Street, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,
Kathy Wong

----- Forwarded message -----

From: **Yasukochi, Colin @ San Francisco** <Colin.Yasukochi@cbre.com>

Date: Tue, Jun 23, 2015 at 2:58 PM

Subject: 1364-1370 Pacific Avenue (Planning App. No.: 2013.0883 & 2013.0884)

To: "kevin.guy@sfgov.org" <kevin.guy@sfgov.org>

C "etang18@gmail.com" <etang18@gmail.com>

June 23, 2015

Dear Planning Commissioners:

cc: Kevin Guy, SF Planning Dept.

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Colin Yasukochi and I reside at 1536 Pacific Avenue, two blocks away from the proposed project by the Tang Family and on my regular walking route to and from work.

I'm quite familiar with the area and have reviewed the plans to construct two new single family buildings. I believe they will be consistent with the character of the neighborhood and nearby buildings and at a much more appropriate scale than the recently constructed 23-unit condominium at 1355 Pacific Avenue.

The project will have a positive impact on the neighborhood and I completely support it. Plus, it will keep a long-standing, family-run community serving retail store that has become a fixture of the neighborhood.

The opposition to the project by the Pacific Avenue Neighborhood Association (PANA), mainly due to the height and rear yard issues has been adequately addressed. The Tang Family has incorporated numerous revisions in response to PANA's requests and have proven to be open, friendly, and flexible. The continued objections from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Sincerely,

Colin Yasukochi

Colin Yasukochi | Director, Research & Analysis

CBRE | Americas Research

1 California Street | San Francisco, CA 94111

Subject: FW: 1364-1370 Pacific Project

From: Gordon Mak [<mailto:gordon.mak@gmail.com>]
Sent: Saturday, May 02, 2015 12:00 PM
To: Guy, Kevin (CPC)
Subject: 1364-1370 Pacific Project

Hello Kevin,

My name is Gordon Mak and I reside on Larkin Street between California & Sacramento. I wanted to write to you in regards to the project located at 1364-1370 Pacific Avenue. I believe that the two newly constructed buildings will have a positive effect on the neighborhood and I completely support the approval of the plans.

I understand some neighbors are opposed to the height of the project, but given that taller buildings currently exist on the same street, the point seems moot. In addition, I can see from past renderings that the Tang Family has already made revisions to lower the overall height of the buildings.

Please share this letter with the commissioners before the hearing.

Sincerely,

Gordon Mak

Subject: FW: Support for Tang Family's Project at 1364-1370 Pacific Avenue

From: kurt umbhau <kurtumbhau@gmail.com>

>

Date: June 22, 2015 at 4:06:27 PM EDT

To: kevin.guy@sfgov.org

Cc: etang18@gmail.com

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

Dear Commissioners:

My name is Kurt Umbhau and I reside at 1055 Mason Street, near the proposed project by the Tang Family at 1364-1370 Pacific Avenue. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Kurt Umbhau

Subject: FW: Support for Tang Family's Project at 1364-1370 Pacific Avenue

From: <Karen.Tom@wellsfargo.com>

>

Date: June 22, 2015 at 11:03:56 PM EDT

To: <kevin.guy@sfgov.org>

Cc: <etang18@gmail.com>

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

Dear Commissioners:

My name is Karen Tom and I reside at 1536 Pacific Ave., in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Karen Tom

March 30, 2015

Dear Commissioners:

I reside in unit 401 at 1355 Pacific Avenue directly across the street from the project sponsors, the Tang family. I support their project without reservation, and with much enthusiasm. It will have a positive impact on our block.

When I received and reviewed the 311 notice and attached plans, I approached Eric Tang and reviewed my concerns, and those of 5 other owners in my building whose units face the proposed project. Subsequently, my representative met with Mr. Tang and suggested changes which would mitigate our concerns without compromising the integrity of the project or its amenities, namely parapet reduction to a roof curb design, substitution of a water-proof stairwell for a roof stair penthouse, and set back of rooftop deck enclosure. Initially, because of the holidays, we were unable to resolve the issues before the due date for filing a DR which I filed. Nevertheless, the Tangs and their architect continued to work with me in good faith and agreed to make the requested changes. Consequently, I withdrew my DR.

I found the Tangs open, friendly, flexible and willing to make "good neighbor" changes. I am also familiar with the requests which PANA has made for changes to the north side of the building facing on the alley. My view, and the view of other residents of 1355 Pacific, is that the requests are completely unreasonable, and certainly do not represent the desire of the neighborhood at large whom they purport to represent.

The Tang family are long term residents of the neighborhood, beloved by virtually all neighbors who want them to have their project approved. If adopted, the PANA DR recommendations would eviscerate the project. Accordingly, I urge you to support the project as presented to you which includes the minor parapet and penthouse revisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'SMC', written over a horizontal line.

Sophia M. Corbett



Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is PETE GEDNEY and I reside at 1610 LEAVENWORTH ST in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Date: 6/22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Barak Woubshet and I reside at 1335 Pacific Ave, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Barak Woubshet

Date: 6-22-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Debra Ann and I reside at 1335 PACIFIC AVE 302 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood; with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Debra Ann Date: 6-22-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is See Ann and I reside at 1548 Jones St in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing:

Sincerely,

See Ann Date: 6-22-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

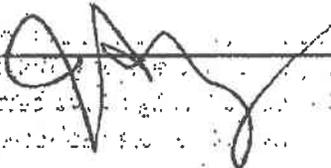
My name is Jen Tamer and I reside at 1229A Vallejo in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6-22-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

San Fran. CA 94116

My name is Johann Lewng and I reside at 1449 Hyde #1 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Johann Lewng

Date: 6/22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Robert Leung and I reside at 1449 Hyde St. Apt. #1 St in CA close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Robert Leung Date: 06/22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is SEANEEN Foley and I reside at 1456 Jones/Jackson in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Seaneen Foley Date: 6-22-2015

Dear Planning Commssioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

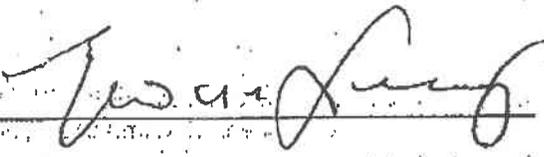
My name is ELISE Leung and I reside at 1449 Hyde #1 SF ⁹⁴¹⁰⁹ in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is JIECHANG HANG and I reside at 137 Bernard St. S.F. CA 94107 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Jiechang Hang

Date: 6/22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Ming Jiah Feng and I reside at 4220 Jackson St #6 SF, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Ming Jiah Feng Date: 6/22/2015



Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Yinghua Long and I reside at 1261 Broadway S.F. CA 94108 close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Yinghua Long Date: 6/22/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Li Lin and I reside at 1336 Pacific Ave. St. CA 94109 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Li Lin

Date: 6/22/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is LENNAN OSTERGAARD and I reside at 1561 HEAVEN WORTH ^{TR} close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

L. Ostergaard Date: JUNE 22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Fred Lee and I reside at 30 Salmon St. SF in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Fred Lee

Date: 6/22/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is James Jeong and I reside at 1422 Pacific Avenue in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

James Jeong

Date: 6-22-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Wynne Li Yam and I reside at 1511A HYDE ST. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Wynne Li Yam Date: 6.22.2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

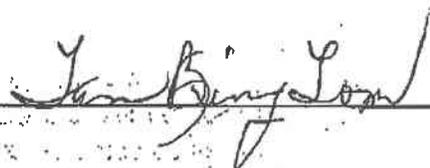
My name is TAM B TOM and I reside at 47 WHITE ST In close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6-22-2015

Dear Planning Commisssioners;

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Wayne Wong and I reside at 50 Lynch St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6-22-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Krent Wong and I reside at 1335 Pacific Ave. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/22/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Angi Kwan and I reside at 1748 LARKIN #7 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6-22-15

[Faint, illegible text, possibly a list of names or addresses]

[Handwritten mark or signature in the bottom right corner]

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Christine Imfeld and I reside at 1324A Pacific Av in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

CHARLES STARBUCK

My name is Charles Starbuck and I reside at 1625 Lakewood at St in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Charles Starbuck

Date: *6/24/15*

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Arthur Wu and I reside at 1545 Taylor St in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6-21-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is BRANDON CHAYLER and I reside at 10 MILLER PLACE in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Brandon Chayler Date: 6/21/15



Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is KAM KUOK and I reside at 1560 HYON ST # 33 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Kam Kuok Date: 06-22-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

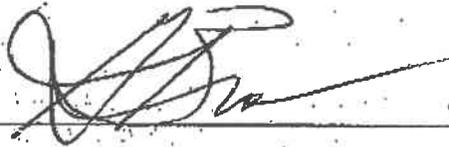
My name is GREGG BRAUN and I reside at 1271 Pacific Ave in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 21-JUN-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Austin Joel and I reside at 1023 Broadway in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Austin Joel

Date: 6-21-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

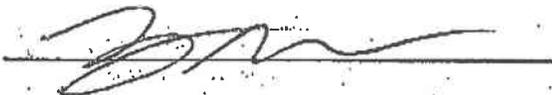
My name is Luis Moran and I reside at 1538 Jones St SF CA 94109 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Gerald E. Haney and I reside at 1625 Leavenworth (#108) in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Gerald E. Haney Date: 06/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is J. Lo and I reside at 1734 Leavenworth St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

J. Lo Date: 6-21-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Sharon Gong and I reside at 1824 LARKIN ST #5 SE. CAPTOWN in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Sharon Gong Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

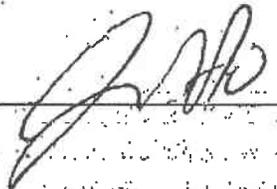
My name is JAMES HU and I reside at 1535 LEAVENWORTH ST # 12, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 _____ Date: 6/21/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Ran Chen HL and I reside at 1535 Leavenworth St in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Ran Chen HL Date: 6/21/2018

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is DANIEL PERU2 and I reside at 1245 BROADWAY #4, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/21/15

Dear Planning Commisssloners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

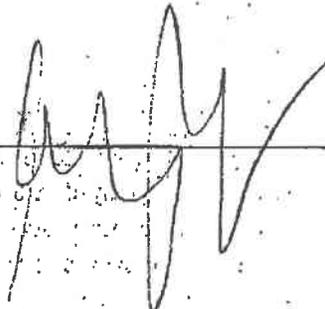
My name is Serge and I reside at 1534 Taylor in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 06/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

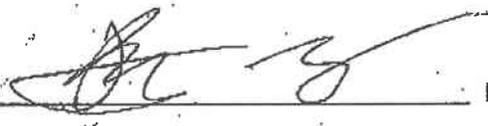
My name is WOLFRAT LEAN and I reside at 1549 JONES ST #2 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date:

6-21-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

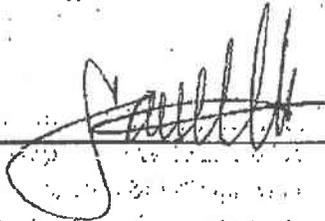
My name is Sarah Ho and I reside at 1535 Leavenworth St, # 12, SF CA 94109 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

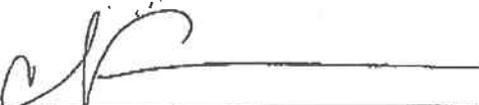
My name is NICOLE CHENG and I reside at 1625 Leavenworth St (Apt 104) in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 06/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Gregory A. Rios and I reside at 1610 LAWRENCE ST #2, SF, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/23/2015



Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Susan Fong and I reside at Russian Hill in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Susan Fong Date: 6/21/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Mika Hirota and I reside at 1610 Leavenworth St. #2, SF. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

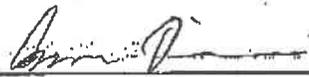
My name is Connor Driscoll and I reside at 1620 Leavenworth St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/20/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

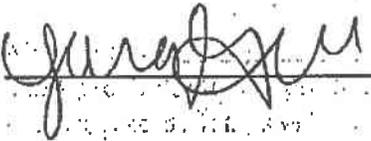
My name is Lara Greiert and I reside at 1800 Franklin St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/21/15

Dear Planning Commiissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is SANJAY MADAN and I reside at 1177 BROADWAY in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely;

 Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Harold Wong and I reside at 1204 Pacific in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Harold Wong Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

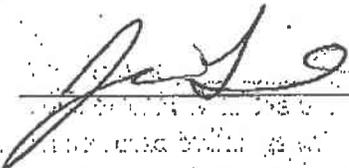
My name is Jasmin Littlefield and I reside at 1369 hyde st apt 2 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Dania Baxter and I reside at 1610 Powell in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Alex Gordon and I reside at 528 Glen in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/2/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Joel Johnson and I reside at 876 Union St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Joel Johnson Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

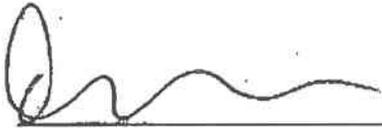
My name is DAVID TETER and I reside at 1662 CLAY ST in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/2015

DAVID TETER
1662 CLAY ST.

Dear Planning Commisssioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Chien Chang and I reside at 1662 clay st. SF, CA 94109 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Chien Chang

Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Penny PORTER and I reside at 1312 JACKSON #15 S.F. 94109, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Penny Porter

Date: 6-21-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Denni Neilander and I reside at 1350 Washington St. Apt 23 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Denni Neilander Date: 6/21/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

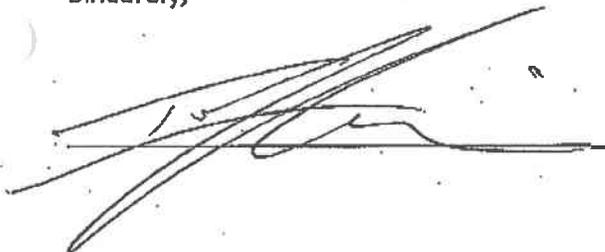
My name is Ian Harriman and I reside at 1350 Washington Street in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 06/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Kathleen Maloney and I reside at 1517 Jones St. #4 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 9/20/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

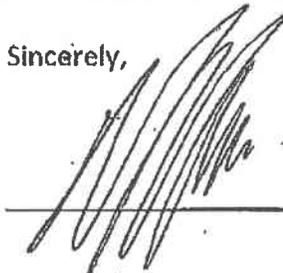
My name is Meaghan McDonell and I reside at 1550 Jones st, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Kevin Vander Hall and I reside at 1630 Jones in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Kevin Vander Hall Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Nancy Chan and I reside at 1424 Pacific Ave in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Nancy Chan Date: 6-21-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Charles H and I reside at 1424 Pacific Ave in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

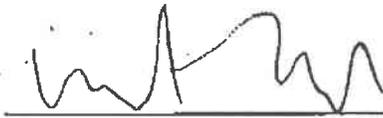
My name is Kristen Keelin and I reside at 1246 Filbert St in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Lucy Phillips and I reside at 1612 Hyde, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at-large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 _____ Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is PATRICIA CHIN and I reside at 1383 Pacific Ave. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Patricia Chin

Date: 6-21-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

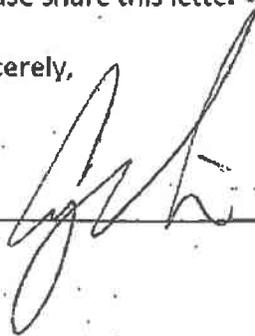
My name is Cory Vitek and I reside at 1625 Leavenworth St. In close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Caroline McDermott and I reside at 1610 Leavenworth St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Caroline McDermott Date: 6/21/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is CHIK N. TOM and I reside at 1180 VALLEJO ST. 94109 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6-23-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Stevan Nordström and I reside at 1811 Leavenworth St. #2 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 07/01/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Jami Nordstrom and I reside at 1811 Leavenworth Ave. #2, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Jami Nordstrom Date: 7/1/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Ed Loo and I reside at 1628 Hyde St, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Ed Loo

Date:

6-30-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

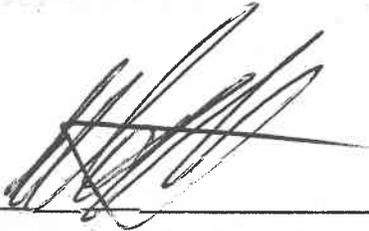
My name is WALTER BROWN and I reside at 1625 LEAVENWORTH in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6-30-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Tai Skjers and I reside at 1335 Pacific Ave in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date:

6/29/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Paul W. Bell and I reside at 952 Union St in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Paul W. Bell Date: 6/29/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

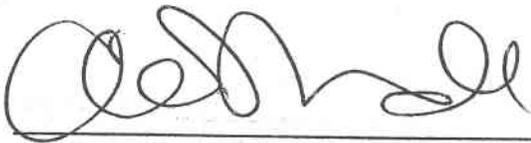
My name is Alison Collins and I reside at 1754 Leavenworth St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/26/2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Chris Collins and I reside at 1754 Leavenworth St, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6/24/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Robert Wiley and I reside at 1190 Vallejo St, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Robert Wiley Date: (415) 637-9051

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

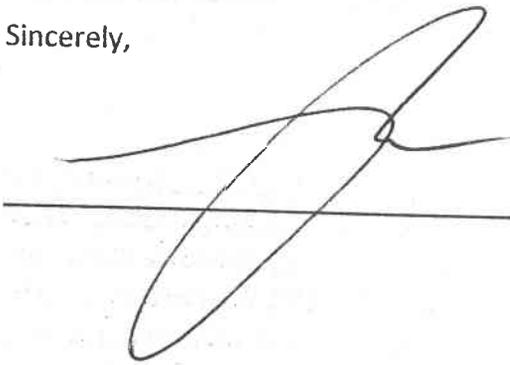
My name is Matthew He and I reside at 1260 Vally St, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date:

6/26/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Melinda Lee and I reside at 1458 Pacific Ave. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

ML

Date:

06-26-15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

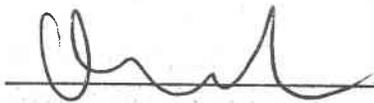
My name is NORMAN LEE and I ^{own} reside at 1363 PACIFIC AVE, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,



Date: 6/26/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

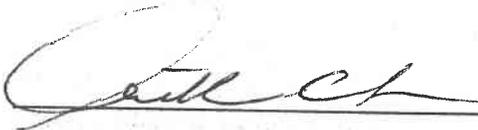
My name is ARTHUR CHAN and I reside at 1868 CARKIN ST, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

 Date: 6-26-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Marcy Lee and I reside at 1196 Broadway St. in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Marcy Lee Date: 6-26-2015

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is LEI, LAI and I reside at 1731 POLK ST, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Lai mei Lei Date: 06/26/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

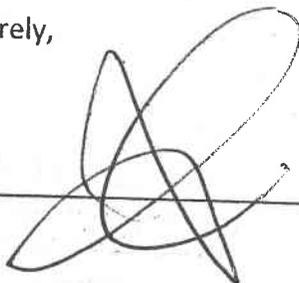
My name is JAMES and I reside at 2031 POLK ST SF, in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

I understand the Pacific Avenue Neighborhood Association (PANA) is opposed to the project, mainly due to the height and rear yard. I can see the Tang Family has incorporated numerous revisions in response to their requests and have proven to be open, friendly, and flexible. The requests from PANA are not reasonable and do not represent my interests, nor the neighborhood at large.

The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Date:

6/26/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Ken K. Leung and I reside at 1449 Hyde #1 S.F. CA in 94109
close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Ken K. Leung

Date: 6/24/15

Dear Planning Commissioners:

Subject: Support for Tang Family's Project at 1364-1370 Pacific Avenue

My name is Ana Handiman and I reside at 526 Green St, SF 94133 in close proximity to the proposed project by the Tang Family at 1364-1370 Pacific Avenue. The two newly constructed buildings will be consistent with the character of the neighborhood, with nearby buildings varying from one-to-four stories tall, with some ground floor retail. I believe the project will have a positive impact on the neighborhood and I completely support the project without reservations.

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The project should be approved and discretionary review requests from PANA should be denied.

Please share this letter with the commissioners before the hearing.

Sincerely,

Ana Handiman

Date: 6-25-15

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Esther Wong	1739 Leavenworth Street
Maushu-hu	1556 Leavenworth ST SF CA 94109
Vicki Winston Maloney	1329 Taylor St #12 - SF CA 94108
JOHN MALONEY	" " " " "
in case	73 Leavenworth St. SF. 94109
Debra B Moore	1000 Union St #208 SF CA 94133
1111 on car	1761 HIDE
Miss Joy	2170 Grand Ave SF CA 94115
Iruman Yee	1627 Jones St SF CA 94109
Fai Joo	1400 Jackson #6 SF CA 94109
Jill	1553 1/2 Leavenworth St. SF 94109
Ally	1161 Jackson St SF 94133
in case	1100 15th St
Stephanu Falkenle	1430 Pacific

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Andy [signature]	15th James St
[signature]	1625 Leavenworth St. #202 (415) 94109
Ann Talbot	1440 Pacific A SF, 94109
Jeong Hyun	14 Solano #2 SF "
Dale Lee	180 Bernard St SF 94109
Alex Logosch	1035 Pacific Ave SF CA 94133
Xi H Kwang	(415) 310-4868
Jennifer Kalle	1754 Larkin St #4 SF 94109
Monnie Chuan	(510) 691-8368
Brent Marsh	415-559-9931
Shen, You Fei	Phone 415-912-7303
Lois Law	1732 Ave St #1 SF CA 94109 415 438-2258
Bao Jini Li	1336 Pacific Ave 94109
Floribeth Kennedy	1215 Pacific ave 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Patricia Chin	415-614-2698 1383 Pacific Ave. SF. CA 94109
Jon Wood	6 GAISSER Ct. SFCAL 94100 573-626-7863
Jennifer West	221A Bufano SF CA 94133
David Gong	1924 Larkin St. #5
JAMES COLLINS	1101 GREEN ST #1101
Karen Lau	1720 Leavenworth St #7
Esteban	1553 1/2 Leavenworth St
Walter	11 Polk Place SF, CA 94104
Wingman	1535 HOWE ST SF CA 94109
M. Nes	1244 Pacific 94109
Taylor Herr	1580 JACKSON ST #9 94109
RADIO PRESTINO	1180 HOWARD ST 94103
John	798 King Dr 94015
Mary Mc Kenney	1133 Leavenworth 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
J. Bilby	580 Geary Street
Jennifer Liu	470 White St
Jennifer Liu	76 Leavenworth St
Albert Chan	282348
Christopher Yip	1627 Jackson St Apt 6 415 5701610
Andrey Vargas	1244 Pacific Ave 415 812 8777
Joseph Prast	1355 Pacific Ave 105 415-826-2948
Noel Molligan	1929 Kardin St. (415) 922-9094
Jackie	1064 Grand St 415 941 91
Michelle	1336 Pacific Ave SF 94109
Joe	1235 Hyde St #3 415 941 09
Ping Ping Zhang	409 6912
Ping Ping Zhang	415-513-2588
Jimmy Chen	415-783-3874

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Grace Kase	1244 Pacific
Grace Pen	1340 Clay St #104
Helen Li	1560 Hyde street #23
Chun Sing Chu	1335 Pacific Ave. Apt 202
Regal K. H. H.	1337 Pacific Apt Apt 14
Yan Ming Shu	1665 Carlein St
Yang Qin Wu	1335 Pacific Ave 112
Ngau, Hung Kien	1655 Hyde # SF. 0894109
Zai gun gang	1235 Hyde #12 SF.
Wai Kuen Yip	(415) 609 3210.
mei	(415) 673-1692
R. Jung	(415) 931-3286
YANG FENG UNG	(415) 370 2659
Bonnie Gershkon	1151 Pacific 773 218-2130

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Helen Zheng	1555 Hyde St.
Adam Lang	1215 Pacific
Matt Cohn	1560 Hyde St. #31
Helen Fitzsimmons	1711 Jones St.
Helen Mans	1711 Jones St.
BLUCE MAN-SHAW	1430 JONES
Clarice Louie	960 Pacific Ave
SIMON MA	1451 Pacific Ave
CATHY KARLOVICH	1250 VALUJO ST. #2
Shirley Ho	1168 Jackson St
MIRANDA LIN	1717, LEAVENWORTH #2
Ying Ai Cai	415-810-3055
Jon Tomp	1450 Larkin Street
Susan Lin	1289 Pacific Ave.

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
MIMI LI	59 Glenview Dr S.F. CA. 94131 415 247-9986
MARIA NICO CURRASSA	1554 Jones St SF 94109 (415) 745-1976
Chuck Adell	1625 Pacific 608 Col 1399
Joseph Wong	1224 Mission St San Francisco, CA 94103
Tami Twarog	1336 Green #4 San Francisco, CA 94109
Sam Ha	1640 Washington St #3 SF CA 94109
Raymond Lee	1465 Pacific Ave S.F. CA 94109
Wm Jow	1465 PACIFIC AVE SF CA 94109
Marianna Wong	415-740-0046
Wm	1737 POLK ST. 672-8886-
April Wong	1431 4th Ave. S F. CA 94112.
Vanessa Wu	1335 Pacific Ave. CA 94109
Dennis Giffney	1148 Broadway St CA 94109
Mimi Tam:	(415) 810-2473

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
SVO PARK	1245 Broadway 415 733 3092
Shane McCarty	1725 Hyde St / 209-601-1957
Jane Cordner	999 Green St / 415-740-2929
RAM JANDHYAL	1308 PACIFIC AVE / 305-982-7310
MICHAEL LIM	415-922-1638
BRAD JUSTICE	1310 PACIFIC AVE 94115 499
Margaret Tony	1616 Linkin St, SF. 415 771-5146
Taylor Butling	1626 Leavenworth 415 974 624
TAYLER BUTLING	1620 JONES APT 5 530 318 3022
Michelle Cirimela	1650 Leavenworth #12 94109
Jane Choi	1650 Jones St 94109
TIM CHOI	1650 Jones
JACK	1148 Broadway 94109
ANGELA CHOI	1547 Jackson St, #6 SF CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
VUE XIN TAN	1047 STOCKTON ST #311 SF, CA
SHI ZHEN Pan	1690 WASHINGTON #208
Wang	1779 A/p Wash ^{ST 94109} ton
JAM KUOK	1560 HYDE ST 94109
JOEL BAUBMAN	1820 Pacific Ave. 94109
A. White	1450 Sutter 94109
Joel Gershkoj	1151 Pacific Ave 94133
MAY SCHWARTZ	1400 Leavenworth 94109
Judy Stein	2023 Chestnut
Pete Geoney	1610 Leavenworth St SFO, CA 94109
Judy Kwok	1336 Pacific CA 94109
J. Wang	1555 Leavenworth ST.
Stan Tiffin	999 Broadway CA 94133
RANDALL RATTRAY	1735 HYDE ST, SF/CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Yu Ping Yang	1535 Pacific
Lynette May Lynette May	1215 Pacific Ave #302 SF CA
Vivian Chan J.	415 286-2647
Samuel Guo	415 292 7386
Vickie Chioiqa	415 885-4174
Panda Cheng	1267 Brookway
XIAO YAN ZHU	1717 LEAVENWORTH ST.
James Eltawil	1335 Pacific
Peter Han	1279 Pacific
Jerome Wu	(415) 441-0941
YAN MING YU	4 MOCHIMICK ST
Kam Lam	1335 Pacific
May Yau	1250 HYDE ST, SF
TINI	1335 PACIFIC AVE 466-5682

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Neil Kupp	650-619-1900 San Francisco 1537 Jones St #204, 650-222-7203
Maha Proe	415-514-7600 1625 Leavenworth #103 94109
Margaret Finn	0097 Mt. Olympus Dr Castro Valley, 570-727-1136
Wai Hung	1456 Pacific St
	1250 Pacific Ave San Francisco CA 94109
Yan Ou	1074 Pacific Ave SF
Zan Ou	1074 Pacific Ave S.F
Christine Tibbitts	1302 Pacific Ave SF
Andrew Tibbitts	1302 Pacific Ave SF
Chow Sun King	1231 Pacific Ave SF
Sam King	1231 Pacific Ave SF
Yuan Mei	1501 Pacific Ave ST
Sidni King -	1231 Pacific Ave SF
	1519 Uya St SF

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
ROBERT PORTER	1711 LEAVENWORTH (415) 923-0632
John Lough	30 BERNARD ST. (415) 908-9577
[Signature]	237 CARTER (415) 913-1564
Giang Sitis	1286 Pacific Ave SF 94109
Lynn Moran	1538 Jones SF 94104
L. Hayward	1561 LEAVENWORTH
Candice	1335 Pacific Ave. # 406
Teresa Y. Lee	1226 Broadway St.
DIAOSTINO	1601 Hyde St.
Nancy Neri	1225 PACIFIC AVE
A.D. Palmer	1411 Taylor St
Paul Beggs	1469 Pacific Ave.
Pat Bush	1469 PACIFIC AVE.
Joe [Signature]	1421 Hyde St #3

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
L. Thomas Hampton	1215 Pacific Ave #102 SF CA 94115 415-885-5348
Natalia Zakharchuk	415 474 4252 1215 Pacific Ave #102
Yue E cheu	(415)-775-8109
Conner Stevin	1620 Jones Apt. 2 530613687
Salvador Aguilera	1501 Hyde St 415-377-7350
Cynthia Chan	1555 Hyde St (415) 931-3119
Edmund Lo	1205 Union St. (415) 885-4171
W	1536 Broadway St 415-310-1885
Wendell Abraham Hope for Leg 766	1180 Broadway 415 235 8394 776-3053
Alicia Cha	1612 Hyde St. 650.575.5800
Linda Cowen	1267 Filbert St 415 999-1764
SAKI MINAMOTO	1463 Pacific St 347-238-5923
Lung	1610 Harker

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Angelia	455 eddy 94109 E-219 415-368-3377
FOON LEONG HUNG	(415) 509-3219
Yiu Wai Lau	(415) 776-3875
Lun Ming Hung	810 7333
Ruben Roman	(415) 694-8652
Tony B. [unclear]	(415) 533-0661
Jackie Tai	415 776 6701
RACHEL WADDEN	1390 LOMBARD ST 415-931-1977
LISA WADDEN	1340 LOMBARD ST 415-931-1977
Tehames Hill	137 Bernard St 415-776-3053
Leslie de Taillandier	1752 Leavenworth St. SF CA 94109 776-7594
Ashley Smith	157 Bernard st 415 7430412
Alex	1958 Larkin St 415 928-7509
IVAN KANEVSKI	1330 PACIFIC AVE 415-515 7730

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
SI QIONG LIU	776-1184
Alokmani Lee	531-5636
Sharon Gromy	(415) 441-1476
Mickey Lee	176 Broadway St. SF
Amy Obregon	1010 Leavenworth St #8 SF 415 731147
Kai Lee	1367-69 LEAVENWORTH ST CA 94109
Peter A. Cui	1625 Leavenworth St #109 S.F. CA 94109
John Habelson	1224 Hyde St #11 94109
Paul Vivian	1240 Jackson St. # 16 415 412-2900
DAVID CHOW	1732 HYDE ST. # 4 415 928-3122
DAVID LIPSCHULTZ	2160 VAN NESS SF 415-999-9910
Timothy Louie	130 Bernard St SF 415-673-4312
ED LOO	1628 HYDE ST. 415 563-4944
TAN, KENNETH	19 MORRELL ST. 94104 921-3333

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Harriet Lee	1196 BROADWAY ST
Glenn Pierce	1620 LEAVENWORTH ST.
Doris Cheng	1398 Leavenworth ST. S.F. CA
Hwai Voh	11001 Hople St. SF, CA
Cheri Betancourt- Brooks	1344 Pacific Ave SF CA 94109 415-357-2801
GREGG BRAUN	1271 Pacific Ave, SF CA 94109
Kiu A CH.	1426 Pacific SF CA 94109
LICK A LANG	1426 Pacific SF CA 94109
Simon Kong	1731 Leavenworth St #3 SF CA 94109 500 39th Ave SF CA 94114 415-677-4639
Janest. Farney	1450 Broadway #7 94109
Lin Ji	1335 PACIFIC # 415
Mary Chin	(415) 776-8840
Raymond	415 357-8376
_____	1261 BROADWAY APT 5 S.F CA 94109 415-420-1894.

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
VIN JORDAN	171 19 th Ave #111 SF 74121 (415) 365 6841
Charlie Yau	1316 Broadway 415(771-4866)
Jacqueline Wong	(415) 652-7505
Ann Beebe	415 730 7703
Steven Lee	805-340-5041
Aldrich Tenuel	707-853-3684
Jacob Rosales	554-036-2927
Dennis Henry	415 771 9179
Valerie Hein	415-290-2433
David Penney	415.525.9322
Amy Wermunski	415-202-4942
Lisa Whittem	685-9691
Patsy Arago	1492 Larkin (706) 338-5160
Helena Lee	415-274-6084

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Sui's flower	415 5644568
Cen Fan	415 - 334 - 3727
Angel	415 - 694 - 9496
Bao 2/1/16/1	415 - 302 - 8702
Yuan zhen 1/1	415 - 345 - 4755
Yoko Ling Han	415 - 568 - 0882
Y. W. Han	415 - 6728 - 155
Andy	415 - 626 - 1388
Liz Lee L.	415 - 552 - 6694
[Signature]	415 - 681 - 1027
San Fung ng	415 - 585 - 6732
Kary Seta	1260 KROONWA Y#102 415 - 474 - 668 901109
Cen Fui Chan	415 - 9312161
Kathy Lum	415 775 8277

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
MARCY ELSIE	1929 LARKIN ST, (415) 378-4587
Dumela Siu	146 Bernard St (415) 516-4085
Josephine Siu	46 Bernard St. (415) 939-7680
June Lee	170 Bernard St (415) 571-0808
DASIU	146 Bernard St 415/412-4163
Alex Lemieux	1385 Clay St 5023
KATHIE Wong	(510) (704) 471-9298
Mindy Man	

I support the 1364-1370 Pacific Avenue project:

9-5-2013 年 誌

Name 名字	Address/Phone 地址/電話
CHIK NAM TOM	1180 VALLEJO ST. SF. CA 94109 (415) 776-8555
Ruby Lohmeier	1510 Jones St SF CA 94109 (415) 442-9111
ZUO Shu Chen	1230 Jackson St Apt 4 CA 94109
Huey Sh Law	1515 LEAVENWORTH ST (415) 807-1132
Chen Yung Young	1335 PACIFIC AVE APT 415 766 6818
Gyan	1111A HYDE ST. CA 94109
Guillermo Pizarro	287 3rd Ave DAILY CITY 255 6000
Chuchung	1335 PACIFIC AVE. APT. 202 SF. CA 94109
TING HO WONG	(415) 771-4075
Chuan Fat	(415) 410-4107 1600 HYDE 1400 PACIFIC AVE
Chris Chan	(415) 272-3628
[Signature]	(415) 774-3589
John [Signature]	1320 Pacific Ave #771901-2 (415)
[Signature]	415-345-1189

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Steven F. Stevens	1378 Pacific 415-447-8311
Ruruta Tazande	1645 Leavenworth St 94108
JOHN YUAN	1336 Pacific 916-861-6341
IRENE MUEHL	118 - VANESSA ST 94109
James C.	1518 Hyde St. 94107
John Pineda	1318 A GREEN 94123
Aunt Hoke	1309 HYDE 94109
Miguel Pineda	1420 Jackson St #6 CA 94109
Teresa	1307 Pacific Ave 94109
Miguel	651 10th Ave 94118
Herald B. Pineda	1625 Leavenworth (#308) 94109
Lillian Pineda	1449 Hyde #1 SF CA 94109
Mary Shou X A	1542 Jackson St #1 94109
Sandra Chiu	1004 Pacific Ave St 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
SAMANTHA MENDOZA	1656 Leavenworth St #5 94109
SANJAY MADAN	1177 BROADWAY 94109
James Jeong	1412 Pacific Avenue SF 94109
Jerry Hu	1340 Clay St #506 SF 94109
CHARLIE STABLER	1675 Leavenworth St # SF 94109
HONG LIAO	1235 Hyde St SF 94109
RON BUKOVICH	1540 HYDE ST #15 94109
Phillip Sim	1580 Washington St #101 SF 94109
HONGXIAO LIANG	1120 Hyde St SF 94109
Marshall Lindy	2220 Bay St
Robb Alanzo	1400 Jones Street #104 SF 94109
Peter Carl	1625 Leavenworth St SF 94109
David Farnsworth	2024 LARKIN ST SF 94109
Gael N Bell	952 UNION ST, 94133

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Luis Antonio Canello	1685 Sacramento St 94109 (415) 925-9637
J. Lee	1336 Pacific Ave. SF CA 94109 (415) 735-3848
[Signature]	1448 Pacific Ave. SF CA 94109
[Signature]	1235 Hyde St 6 SAN FRANCISCO, CA 94109
Rose Chung	1376 Broadway St. 94109
En Chwey	1549 Jones St. 94109
Matthew Lee	1260 Vallejo St 94109
[Signature]	1002 Hyde St 94109
[Signature]	1335 PACIFIC AVE 94109
Sandra Chow	1335 Pacific Ave. # 321 SF CA 94109
Crystal Chow	1335 Pacific Ave. SF. CA 94109
Sophie Chow	1335 Pacific Ave. SF. CA 94109
Sereni Lee	1281 Jackson Street SF CA 94109
Robert Lee	231 Jackson St SF CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Brent Marsh	1536 Jones St. SF 94109
Katherine K... ..	1614 Taylor St #9 94133
A... ..	1269 Pacific 94110
Yee Sing Wong	1710 LARKIN ST
H... .. Wong	1204 Pacific St CA 94109
Alex Grant	1501 Leavenworth St Apt 5
YEE KOK HO	22, MARSHALL ST.
Art G... ..	1070 PACIFIC
Annie Chung	2146 LARKIN, ST 94109
Cynthia Shuen	1625 LEAVENWORTH 94109
JOHN TO	1665 PACIFIC AVE.
Z... ..	1249 Pacific - AVE.
Kwok Fai Au	1524 HIDE ST. SF CA 94109
Amy L...	1450 Hyde St CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Robert Leung	1449 Hyde St. Apt. #1 SF CA 94109 415-325-2045
Ken K. Leung	1449 Hyde St #1 SF CA 94109
Johann Leung	1449 Hyde St #1 SF CA 94109
Brent Woubst	1335 Pacific Ave SF CA 94109
Tom Sykes	1335 Pacific Ave # SF CA 94109
Kurtal Perez, AIA	1215 Broadway St. SF CA 94109
BRENDA LUKAITIS	1661 LEAVENWORTH ST #2 SF CA 94109
JOE PEREZ	1670 HYDE #2
Richard So	247 Pacific Ave SF CA 94109
Jung S. Woon	1264-A Vallejo St SF 94109
Tony Chan	1271 Pacific Ave
VINCE LAU	1837 LARKIN ST. SF CA 94109
SUI NG	1748 LARKIN ST. SF CA 94109
Steven Cheung	1335 Pacific Ave SF CA 94109

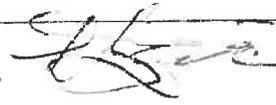
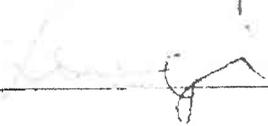
I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
DAVID LEE	1368 JACKSON ST S.F. CA 94109
All Jim Mei	1701 Larkin SF CA 94109
Shi Kun Mei	1701 Larkin SF CA 94109
Bin Hua Mei	1701 Larkin SF CA 94109
Dennis Ye	1236 BROADWAY S.F. CA 94109
Wen Huang	1656 LEAVENWORTH ST 87 94109
JAN HEN	1557 LEAVENWORTH ST CA 94109
MAD @ LEE	1569 LEAVENWORTH ST CA 94109
Yang Jun Li	1312 JACKSON #5
Di Hong Li	1312 JACKSON ST #5
Joh Li	1312 JACKSON ST #5
Francis Ho	1559 A PACIFIC AVE
Steve Lou	1484 Clay Street
Edward Lau	1335 Pacific Ave SF 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Joi Long Tran	1420 Jackson St #6 S.F. CA 94109
Mia Tran	701 GOLDEN GATE #404 S.F. CA 94102
Yvonne Johnson	1661 Leavenworth St. #6 San Francisco, CA. 94109
Patricia Chin	1383 Pacific Ave. S.F. 94109
Gregg Brown	1271 Pacific Ave SF CA 94109
BHAGYA BAKSHI	1271 PACIFIC AVE SF, CA 94109.
Dylan Tran	1310 Pacific Ave SF. CA 94109
Penny Porter	1312 JACKSON SF CA 94109
Charles Ho	1424 Pacific Ave San Francisco, CA 94109
Nancy Chan	1424 Pacific Ave SF CA 94109
Angela Fong	1568 Jones St. SF CA 94109.
Wilson Yu	1536 Leavenworth SF CA 94109
[Signature]	1549 Jones St. #2 S.F. CA 94109
[Signature]	1344 Jackson St. CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Lily Cai 	1286 Pacific Ave. 415- S.F. CA 94109 474-4702
John Kennan	1717 Hyde 415 828 4223
Brent Wong	1335 Pacific S.F. CA 94109 921-1723
MARK COO	5 Lynch St (415) S.F. CA 94109 776 7466
mei shan	1320 Pacific Ave S.F. CA 94109 (415) 810-2355
M. Murphy	1335 Pacific Ave. S.F. CA 94109 (415) 353-7441
	1245 PACIFIC AVE. APT 415
022nd 09. 00	(415) 517-61-22-
Michael 	1353 PACIFIC AVE 94109
0223 	1645 Leavenworth
Paul Quinn	1561 Leavenworth St. S.F. CA 94109
	1544 Hyde St S.F. CA 94109
Andy Chen	1544 Hyde St. S.F. CA 94109
HUNG JOK CHENG	1461 PACIFIC AVE S.F. CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Kang Wei Ming	1555 Hyde St.
Cin Lee	1336 Pacific Ave
Cresley Li	1814A Pacific Ave
AMANDA Angott	35 WAYNE PL
Wei Miao Hueny	JACKSON 1542 SW
Mei Miao Ja	1701 LARKIN
LINDY LEO	1645 MASON ST.
SHALWA MARTANISHVILI	1645 MASON ST.
Ruth L Gagnon ^{AKA. Pajni}	1819 Polk St #212 SF 94109
Lily Cai	1286 Pacific Ave. SF 94109
Gang S. Tu	1286 Pacific Ave. SF 94109
DOUGLAS LOOK	1164 PACIFIC AVE
Anit Wade	Same ↑
Lucas Wong	1544 Hyde St. SF 94109



I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Jessica Li	3491 Brookdale Blvd, Castro Valley, CA 94546 650-267-1459
Betty Chan	2763 Cortez Ct. Castro Valley, CA 94546 #15-290-8639
Jeff Chen	1508 Taylor St Apt #8, San Francisco CA, 94108 415-623-4765
TONY WU	135 CLARIFIANO DR S.F. CA 94132 415-205-0855
Pamela ZHANG	1168 Van Lejo ST S.F CA 94110 415-885-4100
MICHAEL CHOW	555-17TH AVE., S.F., CA 94121 415-215-6805
Hung Huynh	44 TOPEKA AVE SF CA 9412 415-467-4393
DAVID YIP	733 KEARNY ST., S.F., CA. 94108 415-689-0178
zhi cheng	3021 Kansas St. Oakland, CA 94602 510-590-8358
KAREN TOM 李西 04	1536 PACIFIC AVE #4 SAN FRANCISCO, CA 94109 415.250.5312
COLIN YASUKOCHI	1536 PACIFIC AVE #4 SAN FRANCISCO, CA 94109 415.990.0947
Anatoma	146 Pixley St 415 218-2736
David Gong	415-444-4476
Candy Cheng	415-922-9817

* Struck entries represent duplicate signatures

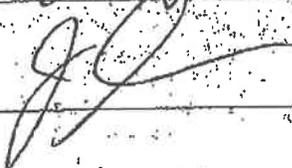
I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Linda Cho	711 Frederick St. San Francisco, CA 94117 (415) 939-1363
Sandy Cho	711 Frederick St San Francisco, CA 94117 415-680-7754
Ray Wong	711 Frederick St San Francisco, CA 94117 (650) 303-1059
Kingsan Wong	711 Frederick St San Francisco, CA 94117 (415) 664-1923
Lisa Cho	711 Frederick St. San Francisco CA 94117 (415) 939-2184
Ho Mau Cho	711 Frederick St S.F. CA 94117 (415) 939-2838
Diana Cho	711 Frederick St S.F. CA 94117 (415) 260-6660
Peter Cho	711 Frederick St San Francisco CA 94117 415-939-9283
Diong Gan	433 Broadway St. 4A S.F. CA 94133 415-433-738
Jan Cao	433 Broadway St. 4A S.F. CA 94133 415-433-7387
BO	174 LEONARD ST. SAN FRANCISCO, CA 94109
Melinda Lee	1458 PACIFIC AVE 978.790.5947 SAN FRANCISCO CA 94109.
LILY LEE	1415 HYDE ST., #4 S.F., CA 94109-3198
Liang Wu Mei	737 GREEN ST S.F. CA 94133

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Maggie Lee	(415) 664-3935 2600 Chestnut St S.F. CA
Peter Lee	733 Kurney Street, SF CA 415-616-0948
Bill Lee	44 Waverley Place SF, CA 94108 415-773-1619
BLAINE J. LEE	1534 FOUNTAIN ST. ALAMEDA, CA 945
HUANCHENG LI	125 Apollo St St. Ca 94024
JW G. Lee	718-34th Ave S.F., CA 94121
YK Chi Lee	810-9660 PARIS ST 94112
PO ON Lee	867-3601 Paris St S.F., CA 94112
Shengji	819-1298 S.F. 94109
William Lee	1526 Leavenworth St.
Lee	1998 Broadway, S.F.
Kuo Ang Lee	1-415-699-0673
Shir wak Tam	1606 Jones CA 94109 928-2991
Shir Pin TAM	1606 Jones CA 94109

Support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
RAYMOND LI	1220 Pacific Ave. S. F. CA 94109 (415) 238-0882
ZHAN SUN	1220 Pacific Ave. S. F. CA 94109 (415) 828-3638
QI MEI LI	(510) 672-3550
Stanley LI	(415) 830-1788
QI QUN CHEN	(510) 619-6866
JOEL BAUMAN	(415) 776-0431
Della B Mee	4345 1000 Union #308 415 921-4845 94155
Li Yan	415 506-0113
	415 921-2463
* HENRY TANG	(415) 867-4682
CHRIS TANG	(510) 677-0777 XXXXXXXXXXXX
DORIS TANG	(510) 506-2999
Alvin Tang	(510) 506-0944
Brian Tang	(510) 913-1002

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Joel Terrebonne	1264 Jackson, St. SF CA 415 441 5630
W Yuen	246 LYNCH ST., SF CA 94109
LYNN Terrebonne	1264 Jackson St SF CA 415 426 8502
Nikman Hoo	1419 Pacific Ave S F CA 94119
Alson Louie	1551 HYDE ST SF CA 94109
Richard Wao	132A-1330 PACIFIC AVE, SF 94109
Inene Coulter	1578 Hyde St. SF 94109
WAN YEE WONG	415 - 409-8246 [REDACTED] S.F. CA [REDACTED]
Brent Wong	1335 Pacific Ave. SF CA 94109
Ime Ganun	1561 Leavenworth St. SF CA 94109
Steve Ekstrom	1517 Hyde St 94109
JOHN KO	1665 PACIFIC AVE SF CA
Taylor King	1665 Pacific Ave SF CA
Daniel Bibben	1260 Jackson St. SF CA

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Sharon Gong	1824 LARKIN ST #1 S.F. 94109
Wayne Wong	1256 Green St. SF, CA 94109
MEMBALL CHOI	1525 Hyde St. SF. 94109
Rick Cong Lang	1420 Pacific St SF 94109
WJ Q	1519, HYDE ST 94109
KATHLEEN LEHMAN	1402 VALLEJO ST 94109
Hanrong Liang	1261 Broadway Apt 4 94109
Lily Cao	1286 Pacific Ave 94109
ANDY CHEN	1544 HYDE ST APT 4
DAN LEE	1508 TAYLOR ST. APT. 7 S.F. CA 94133
MICHAEL LEE	1508 TAYLOR ST. 2 S.F. CA 94133
Lynn	1511A HYDE ST CA 94109
Gang Zita	1286 Pacific Ave ST. CA 94109
Su Chen	1549 Jones S.F. CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
PAUL N. BELL	952 UNION ST, SF 94133 415 776 8592
BOB Seaneen Foley	1456 Jones St #2 94109
	1415 - 923- 1281 146 Bernard St. SF. Ca 94106
Gordon Fong	146 Bernard St 94109 415 508-6392
Jason Yan	2122 42nd Ave. SF, CA 94116 415 860-7118
JERRY PERROT	811 DELAWARE ST SF CA 94107
Jan By Jan	47 WAITE ST
Steven Stevens	1378 Pacific^{SF} 94109
Enxia Lee	16 Salmon St #1 CA 94133
David Fong	138 Bernard St.
Ying On Li	683 42nd AVE.
Dara Rao	1770 Broadway, #203 San Francisco, CA 94109

I support the 1364-1370 Pacific Avenue project:

Name 名字	Address/Phone 地址/電話
Bruce Woubshet	1355 Pacific Ave #107 SF CA 94109
Brian Keeneey	1126 Vallejo St SF CA 94109
JAMES Li	2031 POLK ST SF CA 94109
FRANKIE NG	1601 PACIFIC AVE 94109
Florence Liang	1601 Pacific Ave 94109
Lowell Huang	1355 Pacific Ave 94109
Frankie B	Taylor St
Mony Liang	1740 Larkin st 94109
Yunka Yu	1824 Larkin Street, 94109
Yun Zhan	1261 Jackson St. 94109
EKLera	1057 Broadway 94133
Diana Cho	711 Frederick St S-F CA 94117
HO MAN CHO	711 Frederick St S-F CA 94117
Peter Cho	711 Frederick St S-F CA 94117

[*]

~~Yang Ai Li 683.4167 Ave.~~

Donald Lowe

655 Pacific Ave

Tony Lowe

(415) 221-8735

From: [Eric Tang](#)
To: [Robyn Tucker](#)
Cc: [Murray Michelle](#); [Jouni H](#); [Riyad Ghannam](#); [Guy, Kevin \(CPC\)](#)
Subject: Re: 1364-1370 Pacific Avenue Revised Plans
Date: Tuesday, April 14, 2015 11:12:33 PM

Hi Robyn,

Our family feels many changes to the initial design has been made to address the concerns of the neighbors. The height was reduced by removing the bulkhead on the roof and furthermore, we removed the roof parapet from the Pacific Avenue side.

To address the privacy and noise concerns of the neighbors on Lynch Street, we removed the deck on the second floor, which was the major issue of contention. The other decks, excluding the roof, come out from bedrooms and would probably not be utilized as frequently. As we mentioned before, these decks are a result of the sun access requirement and we are trying to make best use of the limited space.

As far as the rear yard setback, our substandard lot widths make it very challenging to build functional/livable space without asking for more in length. Excluding our lot, I do not see any other lots along Lynch Street with a setback. In addition, the current setback on our lot has created a haven for homelessness and crime. Our adjacent neighbor has had his property broken into and our building has been vandalized with graffiti and human feces. It is not an ideal situation for us nor the neighborhood.

Finally, because of the sun access requirement, we are setting back further at every level, creating more light and open space for the alley and the neighbors. The two properties will not change the dynamic of the neighborhood and is actually beneficial to all property owners with the addition of two higher end residential homes.

If PANA comes up with any ideas before the hearing, we are open to discussing.

Sincerely,
Eric

On Mon, Apr 13, 2015 at 9:27 AM, Robyn Tucker <venturesv@aol.com> wrote:

Eric,
PANA is filing documents for the Planning Commission today in support of the discretionary review (DR). We remain open to further discussion regarding revisions to the plans for 1364 Pacific Ave. and 1370 Pacific Ave.

We feel strongly that the height and lack of a rear yard setback in the proposed plans are noncompliant with the Pacific Avenue NCD and it's intent: to preserve the predominantly low-rise development in our neighborhood and to preserve and encourage open space where any new development occurs, especially development impacting our unique and narrow alleys.

Privacy and noise concerns remain where there are still six decks planned for the development of these properties.

Sincerely,
Robyn

Robyn Tucker
Co-Chair, PANA
[415-609-5607](tel:415-609-5607)
Venturesv@icloud.com

Sent from my iPhone

> On Mar 31, 2015, at 12:52 PM, Eric Tang <etang18@gmail.com> wrote:
>
> Hello Robyn,
>
> I wanted to share with you and PANA some recent revisions to the project plans in effort to address some of the concerns from the neighbors. In summary, we made the following changes:
>
> 1. We Removed the roof parapet walls and set the front guardrail of the roof deck back from the Pacific Ave Property Line to reduce visual height and bulk of the proposed buildings
>
> 2. Remove the stairway penthouse. Access to the exterior is now via the floor below.
>
> 3. Remove the lowest level deck at the second story facing Lynch Street.
>
> I know height and number of decks were always a concern for the neighbors and I hope these changes will help.
>
> Let me know if there are any questions about the changes.
>
> Thanks,
> Eric
> <1364 Pacific Ave - Site Permit.pdf>
> <1370 Pacific Ave - Site Permit.pdf>

REUBEN, JUNIUS & ROSE, LLP

June 24, 2015

Via Messenger

Mr. Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: 1364-1370 Pacific Avenue
Response to Discretionary Review
Building Permit Application Nos. 2014.0812.3674 & 2014.0812.3679
Hearing Date: July 2, 2015
Our File No.: 8852.01**

Dear President Fong and Commissioners:

We represent Harold Tang, the sponsor of a project to demolish two one-story commercial buildings at 1364 and 1370 Pacific Avenue and construct two adjacent residential buildings with ground-floor, neighborhood-serving retail. Mr. Tang's family has owned and operated small sewing and retail businesses at these properties since the 1980s. Once constructed, Mr. Tang's family intends to continue operating its retail business at the ground floor of 1364 Pacific Available, and to occupy the upper levels as multi-generational home. 1370 Pacific Avenue will be leased to new occupants.

The request for discretionary review ("DR Request") filed by the Pacific Avenue Neighborhood Association ("PANA" or "DR Requestors") should be denied because:

- It does not establish the exceptional or extraordinary circumstances necessary to justify the Commission's use of special discretionary review powers;
- The projects are well-designed, consistent with neighborhood use and character, and will already incorporate setbacks that are unmatched in the area and will preserve light, air and privacy to adjacent structures;
- The additional modifications sought by the DR Requestors are excessive and would unreasonably restrict development on these sites; and
- The projects enjoy strong support from neighborhood residents, as reflected in the letters and signatures attached in **Exhibits E and F**.

We look forward to presenting these projects to you on July 2, 2015.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Jay F. Drake | Lindsay M. Petrone | Sheryl Reuben¹ | Tuija I. Catalano | Thomas Tunny | David Silverman
Melinda A. Sarjapur | Mark H. Loper | Jody Knight | Stephanie L. Haughey | Jared Eigerman^{2,3} | John McNerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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A. The Standard for Discretionary Review Has Not Been Met

As stated in the Planning Department's DR Application handout, "discretionary review is a *special power* of the Commission, outside of the normal building permit approval process. It is *supposed to be used only when there are exceptional and extraordinary circumstances* associated with the proposed project. The Commission has been advised by the City Attorney that the Commission's discretion is sensitive and must be exercised with *utmost constraint*."¹

In this case, the Planning Commission should exercise such constraint by denying the DR request and approving the Project. The DR Requestors have provided no exceptional or extraordinary circumstances surrounding the projects that would merit the Commission's exercise of the DR power, and the specific issues raised by the DR Requestors are meritless, for the reasons that follow.

B. Site Description

The projects will construct of two separate buildings, designed by the same architect, on separate but adjacent lots.

The subject properties are located on the north side of Pacific Avenue between Hyde and Leavenworth Streets. They are through lots, with frontage on both Pacific Avenue and Lynch Street.

The properties are in the Pacific Avenue Neighborhood Commercial District and 40-X height and bulk district. The area contains mostly residential buildings with some ground-floor neighborhood-serving retail. *The projects are consistent with this character.* Nearby buildings also vary significantly in scale, but are generally between one to four stories in height. However, directly across Pacific Avenue are two five-story, multi-unit residential buildings spanning approximately 200 combined linear feet along that street.

As shown in the parcel map attached as **Exhibit A**, *nearly all other lots on the same block face have been built out over their full lot area.* This map also shows that the properties to be developed *are among the narrowest lots on their block.* The 1364 Pacific Avenue lot is only 20 feet in width, while the 1370 Pacific Avenue lot is just 17.5 feet. The majority of other lots on the same block face range from 20 feet to 40 feet in width, while lots on the north side of Lynch Street range from 20 to 137.5 feet in width.

Images of the properties and nearby buildings are provided on page **A0.03** of the plans, attached as **Exhibit B**.

¹ Emphasis added.

C. Project Description

The projects will construct two adjacent four-story homes, each reaching a maximum height of 40 feet and within the permitted height limit. The buildings' ground floors will contain a small (between 762 and 912 gsf) neighborhood-serving retail spaces, fronting on Pacific Avenue. Below-grade garages, accessible from Lynch Street, will each contain 1 parking space.

The buildings' upper three floors will provide moderately-sized homes (2,032 to 2,340 residential gsf), each containing three bedrooms and suitable for family occupancy. The second floor of each building will contain kitchen, dining, and living areas. The third floors will contain two bedrooms and bathrooms, while the fourth level would contain an additional bedroom and bathroom suite. Two small (101 to 120 sf.) decks would be provided at the third and fourth levels of each building, accessible through private bedrooms. Each building would include a small (277 to 334 sf.) landscaped roof deck for use by occupants.

This design is intended to provide a space suitable for multi-generational family living, which is in scarce supply. Once complete, Mr. Tang's family intends to live at 1364 Pacific Avenue. He and his wife would occupy the fourth floor bedroom; his daughter's family would occupy the bedrooms on the third floor.

D. Response to Discretionary Review Comments

The projects are moderately-scaled and will complement the surrounding neighborhood character and land uses. The concerns raised by the DR Requestors do not merit discretionary review, for the reasons discussed below.

i. The Rear Yard Modification Is Appropriate and Consistent with Adjacent Development Within the Pacific Avenue NCD.

The DR Requestors seek to impose a 45% rear yard setback on both lots, object to the granting of any rear yard modification for the projects, and seek to remove the upper floors of each building. This would unreasonably restrict development on the properties, without providing any practical benefit over current design.

Modification is Minor

Planning Code Section 134 sets forth the rear yard setback requirements for all neighborhood commercial districts. This Section requires that projects in the Pacific Avenue

NCD provide a 15-foot setback (25% of the lot depth), beginning at the lowest level containing a dwelling unit.²

The new buildings will each contain three residential floors over ground-floor retail space. Because no dwellings are provided at the buildings' ground floors, no setback is required at that level and the ground floors will extend the full lot depth. This is consistent with the pattern of development in the area. As shown in the images of Lynch Street attached as **Exhibit C**, *nearly every other property along Lynch Street contains buildings that have been built out to their full lot depths.*

The new buildings will provide 9'9" setbacks at their second floors, and progressive setbacks at each succeeding level. However, because Section 134 would require a 15-foot setback at the second floors, the projects require minor modifications at that level. This is allowed under Section 134(e), and justified by the significant and progressive setbacks that will already be provided at the remaining residential levels. *At their upper floors, the projects would both be set back more than 45% of the lot depth from Lynch Street.*

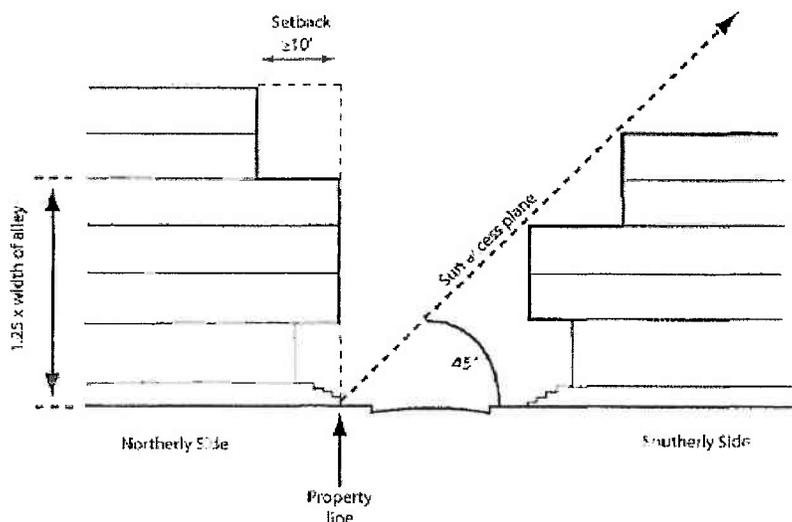
Unprecedented Level of Setback for Area is Already Provided

Planning Code Section 261.1 imposes *strict and non-variable height and setback requirements* for properties located on the south side of narrow, east-west streets (the "Sun Access Plane Setback"). The purpose of this requirement is to protect the intimate character of narrow streets, and to prevent over-crowding or over-shadowing.

The properties are located on the south side of Lynch Street, and must comply with the Sun Access Plane Setback by providing "upper stories which are set back at the property line such that they avoid penetration of a sun access plane defined by an angle of 45 degrees extending from the most directly opposite northerly property line." An image from Planning

² We note that there is a discrepancy in the Planning Code. DR Requestors argue that a 45% rear yard requirement should apply at the first story and above, pursuant to Planning Code Section 732.12. However, the language in Section 732.12 appears erroneous, as it cross-references a Code Section *applicable solely to SRO units in R Districts (§134(c))*. Rather, Planning Code Section 134(a)(1)(C) properly applies a 25% rear yard standard to properties in the Pacific Avenue NCD. This 25% standard has been applied by the Department in its DR response letter for the projects. Regardless of the standard applied, the requested modification is justified for the reasons discussed herein.

Code Section 261.1, showing the *substantial nature of this setback* is provided below:



No part or feature of the buildings may penetrate this required set-back plane, and no Variances or modifications can be granted from this requirement.

To achieve this standard, the projects' second floors are set back 9'9" from Lynch Street, and around an additional 9 ½ feet at each succeeding level. *At the fourth floors, the buildings will be set back more than 28 feet from Lynch Street, exceeding the 45% setback requested by the DR Requestors.* Images of the projects' setbacks are shown on **page A7.00** of the plans, attached as **Exhibit B**.

This extent of setback is unmatched on the block. Nearly all other properties along the same segment of Lynch Street are built out to their full lot areas, many extending three or four stories in height with no setback.

The mandatory Sun Access Plane Setback significantly restricts development on these narrow lots (just 17.5 and 20 feet wide, respectively). However, it does achieve the intended effect: maintaining ample sunlight access and open space along Lynch Street. The DR Requestors concerns regarding project impacts to sunlight and open are therefore unsupported.

Further Setback Would Not Serve Intended Purpose

The purpose of rear yard setbacks under Section 134 is "to assure the protection and continuation of established midblock, landscaped open spaces," and provide a sense of

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openness between structures. Imposing further setback requirements on the projects would not serve these goals.

First, *there is no established pattern of midblock open space in this area*. Instead, nearly all buildings along this segment of Lynch Street are built out to their full lot areas. Consistent separation between buildings in this area is provided by Lynch Street itself. In fact, the existing rear yard setback at 1370 Pacific Avenue (the only one of this kind along this segment of Lynch) has proven to be an attractive nuisance, accumulating trash and encouraging vagrancy and crime. For this reason, the owner of the adjacent property at 1374 Pacific Avenue has expressly requested that the projects eliminate the existing setback, as discussed in his letter attached as **Exhibit D**.

Second, *the Sun Access Plane Setback incorporated into the projects' will already provide unmatched height and bulk restrictions on these sites*. This will effectively preserve a sense of openness between structures and maintain light and air access to adjacent properties.

ii. Building Height Complies with Zoning and Is Compatible with the Scale of Development in the Area.

The DR Requestors' concerns regarding the projects' height are unreasonable. The new buildings will reach a *maximum height of 40 feet*, which is within the height limit and consistent with other development in the neighborhood.

The Pacific Avenue NCD contains a number of four-story buildings, and far-bulkier, 5-story buildings are located directly across the street at 1333 and 1335 Pacific Avenue. Moreover, due to the required Sun Access Plane Setback, *the portion of the projects reaching a maximum height of 40 feet will only extend for the first 30 feet of lot depth from Pacific Avenue*. This significant and non-variable setback requirement serves its intended purpose of preventing shadow impacts to Lynch Street.

Finally, Mr. Tang *has already revised the projects' design in order to respond to the DR Requestors' concerns* by: (1) eliminating an originally proposed parapet at the building's roof and replacing it with an open railing system; (2) setting back the open railings by five feet from Pacific Avenue; and (3) removing originally proposed stair penthouses and solar panels. An image showing these modifications, which have not been acknowledged by DR Requestors, is provided on **page A7.01 of Exhibit B**.

iii. The Project Will Not Cause Noise or Privacy Concerns for Neighbors.

The DR Requestors claim that the project balconies and roof deck will result in noise and privacy impacts along Lynch Street. This is untrue.

The projects will contain two moderately-sized homes suitable for multi-generational family occupancy. The small ground-floor retail spaces would front on Pacific Avenue, activating that street frontage with little perceivable impact on Lynch Street. *These uses are not anticipated to generate unreasonable noise levels.*

The new buildings would provide small (100 to 120 square-foot) balconies at the third and fourth floors, accessed via bedrooms. They are not anticipated for use by large groups. In addition, the buildings' roof decks would be limited to 277 and 344 square feet, respectively, and situated near the Pacific Avenue frontage.

In response to the DR Requestors' concerns, Mr. Tang has already removed the originally-proposed second-floor decks from each building. As a result, the remaining balconies have significant vertical and horizontal separation from other properties on Lynch Street, reducing the potential for perceived privacy or noise impacts to neighboring properties.

iv. Modifications Requested by PANA Would Unreasonably Restrict Development.

The properties are narrow through-lots, limited to a maximum height of 40 feet. Development on these sites is also significantly restricted by the required Sun Access Plane Setback, which no other buildings on this block provide.

Further requests by PANA to eliminate the buildings' 4th floors or require additional rear yard setback *would unreasonably restrict development on these sites.* For example:

- Elimination of the fourth floors would remove a bedroom and bathroom area designed to make the buildings suitable for multi-generational family living;
- Requiring additional setback at the buildings' ground floors would result in a significant reduction to the already-small retail spaces (762 and 912 gsf, respectively), making them less desirable for active, neighborhood-serving uses consistent with the district; and
- Requiring additional setback at the buildings' second floors would reduce the shared dining areas, which are already restricted to approximately 242 and 196 gsf, respectively.

The DR Requestors have also asked that the projects match lightwells on adjacent buildings. However, *neither adjacent owner is requesting this be done, and the owners of the property at 1374 Pacific Avenue have submitted a support letter, attached as Exhibit D, specifically stating that they do not wish the projects to match their lightwells.* Further, the

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Sun Access Plane Setbacks will already preserve ample light and air access to both properties.

E. Outreach History and Project Modifications

Over the past two and a half years, the Tang family has met and spoken numerous times with neighbors and community groups about the project. DR Requestors' assertion that Mr. Tang has been unresponsive to their requests and suggestions is untrue. In fact, Mr. Tang has incorporated a number of revisions to the projects' original designs, *specifically responding to neighbor comments as well as suggestions of the Planning Department's Residential Design Team*. These have included:

- Reducing deck sizes and adding planters at their outside edges to address privacy and noise concerns;
- Removing property line windows at request of adjacent neighbors;
- Eliminating originally-proposed second floor decks in order to provide additional vertical and horizontal separation of the projects' open spaces from Lynch Street;
- Eliminating originally-proposed 3'7" parapet from the projects' roof areas, and replacing them with open railings;
- Eliminating stair penthouses and solar panels from the buildings' roofs; and
- Further recessing the open railings at the buildings' roof tops by a minimum of 5 feet from the Pacific Avenue frontage to further minimize the appearance of building height.

An image depicting many of these project modifications is provided on page **A7.01** in **Exhibit B**. Although not required in the NCD, this project has been reviewed by the Planning Department's Residential Design Team, who discussed the additional concerns raised by DR Requestors and determined that the *projects' modified designs are appropriate to the scale and character of development in the area*.

Further, the *projects are strongly supported by the neighborhood*. Even before implementing the project modifications described above, Mr. Tang had received more than 400 signatures of support, attached as **Exhibit E**. Since making the revisions, the project has garnered both new and renewed support including the many signatures, and letters attached as **Exhibit F**.

F. Previous Site Investigation

This DR Request was originally scheduled for Commission hearing in April 2015. However, the matter was continued due to investigation of a dwelling unit at 1364 Pacific Avenue that had been constructed without a permit. *This issue has since been fully investigated the Department has confirmed the complete history of all uses on the properties.*

During the investigation, the Tang family worked proactively with DBI to verify the history by volunteering family records and coordinating site inspections. The subject unit was constructed in 2010 by Mr. Tang as a temporary stop-gap accommodation following the sale of his family's previous home in the Richmond District, while they prepared for construction of a new home at this site.

On April 30, 2015, DBI issued a Notice of Violation ("NOV") to the owners requiring that a permit be obtained for construction or demolition of the unit. Because *construction of the projects will remedy this violation*, the NOV has been held in abeyance pending resolution of the DR Request. The Tang family therefore asks that the Commission deny the DR Request and allow the projects to proceed as soon as possible.

G. Conclusion

The DR request should be denied. The DR Requestors have not established exceptional or extraordinary circumstances to justify the Commission's exercise of its special discretionary review powers. Rather, the projects are well-designed, moderately-scaled, and incorporate setbacks that are unmatched in the area. The projects will provide desirable new housing suitable for multi-generational family occupancy, as well as small-scale neighborhood-serving retail appropriate for the district. The additional modifications suggested by the DR Requestors would unreasonably restrict development at the sites, and would provide no practical benefit.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures

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President Rodney Fong and Commissioners
San Francisco Planning Commission
June 24, 2015
Page 10

cc: Cindy Wu, Commission Vice-President
Michael J. Antonini, Commissioner
Rich Hillis, Commissioner
Christine D. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Kevin Guy
Harold Tang

Exhibit List

- A – Parcel Map
- B – Plans and Renderings
- C – Lynch Street images
- D – Letter of Support from adjacent 1374 Pacific Owner
- E – Initial Signatures of Project Support
- F – Support letters and Signatures Received Following Project Modifications

Attachment G:
Proposed Plans for 1364 Pacific Avenue
(dated 7/29/15)

DIRECTORY

CLIENT

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Allen Gruen, GE
earthmech1@aol.com

STRUCTURAL

GENERAL CONTRACTOR

VICINITY MAP



SCOPE OF WORK

NEW MIXED-USE OCCUPANCY 4 STORY BUILDING. THREE LEVELS OF SINGLE FAMILY RESIDENTIAL R3 OCCUPANCY OVER COMMERCIAL B OCCUPANCY OVER BASEMENT/PRIVATE GARAGE.

PLANNING CODE SUMMARY

BLOCK & LOT: 0155/020

LOT SIZE: 20'-0" x 60'-0" = 1200sqft

ZONING: PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD)

REAR YARD: SEC 134: BASIC REQUIREMENT: 25% REQUIRED.
SECTION 134 SUBSECTION (E): MODIFICATION OF REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS. THE REAR YARD REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS MAY BE MODIFIED OR WAIVED IN SPECIFIC SITUATIONS AS DESCRIBED IN THIS SUBSECTION (E).
(1) GENERAL: THE REAR YARD REQUIREMENT IN NC DISTRICTS MAY BE MODIFIED OR WAIVED BY THE ZONING ADMINISTRATOR PURSUANT TO THE PROCEDURES WHICH ARE APPLICABLE TO VARIANCES, AS SET FORTH IN SECTIONS 306.1 THROUGH 306.5 AND 308.2, IN THE CASE OF NC DISTRICTS, AND IN ACCORDANCE WITH SECTION 307(G), IN THE CASE OF SOUTH OF MARKET MIXED USE DISTRICTS IF ALL OF THE FOLLOWING CRITERIA ARE MET FOR BOTH NC AND SOUTH OF MARKET MIXED USE DISTRICTS:
(A) RESIDENTIAL USES ARE INCLUDED IN THE NEW OR EXPANDING DEVELOPMENT AND A COMPARABLE AMOUNT OF USABLE OPEN SPACE IS PROVIDED ELSEWHERE ON THE LOT OR WITHIN THE DEVELOPMENT WHERE IT IS MORE ACCESSIBLE TO THE RESIDENTS OF THE DEVELOPMENT; AND
(B) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT SIGNIFICANTLY IMPEDE THE ACCESS OF LIGHT AND AIR TO AND VIEWS FROM ADJACENT PROPERTIES; AND
(C) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT ADVERSELY AFFECT THE INTERIOR BLOCK OPEN SPACE FORMED BY THE REAR YARDS OF ADJACENT PROPERTIES.

HEIGHT LIMIT: 40-X

OFF STREET PARKING:
COMMERCIAL: NONE REQUIRED IF OCCUPIED FLOOR AREA IS LESS THAN 200SQFT. THEREFORE NONE
RESIDENTIAL: 1 SPACE FOR EACH DWELLING UNIT.

USABLE OPEN SPACE (RESIDENTIAL): PER SFPC SEC. 135, 136, 100 SQ.FT. PER UNIT IF PRIVATE. 857 sqft PROVIDED

DWELLING UNIT DENSITY: PER SFPC SECTIONS, 207.4, 1 UNIT PER 1000 SQFT OF LOT AREA.

AFFORDABILITY REQUIREMENTS: PER SFPC SEC. 419.3, AFFORDABILITY REQUIREMENTS NOT APPLICABLE TO BUILDINGS WITH LESS THAN 5 DWELLING UNITS. BUILDING HAS 1 RESIDENTIAL DWELLING UNITS, THEREFORE NO AFFORDABILITY REQUIREMENT.

VARIANCE REQ: REAR YARD AND GARAGE DOOR FILED 7.3.2013. CASE NUMBER: 2013.0884V

EXTERIOR AREA CALCS:

Exterior Gross Area			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Exterior	BASEMENT GROSS EXTERIOR	1,165
Story 1	Gross Exterior	FIRST FLOOR GROSS EXTERIOR	1,176
Story 2	Gross Exterior	2ND FLOOR GROSS EXTERIOR	1,002
Story 3	Gross Exterior	3RD FLOOR GROSS EXTERIOR	812
Story 4	Gross Exterior	4TH FLOOR GROSS EXTERIOR	627
TOTAL			4,782 sq ft

BUILDING CODE SUMMARY

OCCUPANCY: R3/ B

AREA CALCS:

Commercial Interior Gross Area - B Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 1	Gross Interior Commercial	1ST FL. GROSS INT. (COMM.)	941
TOTAL			941 sq ft

Residential Interior Gross Area - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Interior Residential	BSMT. GROSS INT. (RES.)	1,058
Story 1	Gross Interior Residential	1ST FL. GROSS INT. (RES.)	96
Story 2	Gross Interior Residential	2ND FLOOR GROSS INTERIOR	908
Story 3	Gross Interior Residential	3RD FLOOR GROSS INTERIOR	729
Story 4	Gross Interior Residential	4TH FLOOR GROSS INTERIOR	559
TOTAL			3,350 sq ft

Residential Open Space - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 3	Open Space	DECK	120
Story 4	Open Space	DECK	114
T.O. Roof	Open Space	ROOF DECK	335
TOTAL			569 sq ft

OCCUPANT LOAD:
R3 = 3350 SQFT/200GROSS SQFT/OCCUPANT = 17 OCCUPANTS
B = 941 SQFT/ 100 = 9 OCCUPANTS

NOTE: EACH OCCUPANCY HAS ITS OWN SEPARATE EXIT

CONSTRUCTION TYPE: VA

HEIGHT:
- ALLOWABLE: 50'-0" PER CBC 2010 TABLE 503 + 20'-0" PER CBC 504.2 (AUTOMATIC SPRINKLER SYSTEM INCREASE)
- PROPOSED: 40'-0"

STORIES:
- ALLOWABLE: 3 PER TABLE 503 + 1 PER SEC. 504.2 = 4 STORIES
- PROPOSED: 4 STORIES

NOTE: BUILDING IS EQUIPPED WITH THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

MAXIMUM TRAVEL DISTANCE:
- ALLOWABLE: 250'-0" PER CBC 2010 SEC. 1016.1
- PROPOSED: 137'-0" FROM FURTHEST POINT ON ROOF DECK TO EXIT AT PACIFIC AVE.

EXITS: ONE EXIT REQUIRED PER CBC SEC. 1021.1 EXCEPTION 4

ACCESSIBILITY: ACCESSIBLE ROUTE AND ONE ACCESSIBLE RESTROOM PROVIDED PER CBC CHAPTER 11B WITHIN B OCCUPANCY. NO ACCESSIBILITY REQUIRED FOR LESS THAN 4 RESIDENTIAL UNITS PER CBC CHAPTER 11A.

SYMBOLS

REFERENCE SYMBOLS

- DEMO WALL
- EXISTING WALL
- NEW WALL
- HIDDEN EDGE, ABOVE OR BEYOND
- HIDDEN EDGE, BELOW OR BEHIND
- DOOR SYMBOL
- WINDOW SYMBOL
- SKYLIGHT SYMBOL
- WALL TYPE
- GRID OR REFERENCE LINE
- BUILDING OR WALL SECTION NO. OVER SHEET NO.
- DETAIL NO. OVER SHEET NO.
- ELEVATION NO. OVER SHEET NO.
- ROOM NO. OVER SHEET NO.
- LEVEL LINE OR DATUM
- SPOT ELEVATION (N)
- PROPERTY LINE
- NEW OR FINISHED CONTOURS
- EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

- SINGLE ELECTRICAL OUTLET, DIRECT WIRED
- DUPLEX OUTLET
- FOURPLEX OUTLET
- ELECTRICAL OUTLET, HALF-SWITCHED
- ELECTRICAL OUTLET, FULLY SWITCHED
- ELECTRICAL OUTLET FOR PICTURE LIGHT
- 240V ELECTRICAL OUTLET
- FLUSH FLOOR MOUNTED OUTLET
- GROUND FAULT INTERRUPT
- JUNCTION BOX
- MULTI-FUNCTION SMOKE & CO DETECTOR
- HEAT DETECTOR
- AUTOMATIC SPRINKLER HEAD
- DOOR BELL BUTTON
- DOOR CHIME
- GARAGE DOOR OPENER SWITCH
- INTERCOM STATION
- ALARM KEYPAD
- MOTION DETECTOR
- SPEAKER OUTLET
- SCENE CONTROL MASTER UNIT
- SCENE CONTROL REMOTE WALL STATION
- STEAM UNIT CONTROL PANEL
- PLUG MOLD
- (1) RG6 QUAD
- (1) 24/4 PAIR CAT-6
- (1) CAT-6 & (1) RG6 QUAD
- (2) CAT-6 & (2) RG6 QUAD
- HDMI
- (1) 24/4 PAIR CAT-3
- COLD WATER CONNECTION
- HOT WATER CONNECTION
- CENTRAL VACUUM
- GAS OUTLET
- HOSE BIB
- FLOOR DRAIN
- DOWNSPOUT
- THERMOSTAT
- SUPPLY AIR REGISTER AT WALL OR TOE SPACE
- SUPPLY AIR REGISTER AT FLOOR
- SUPPLY AIR REGISTER AT CEILING
- RETURN AIR GRILL AT WALL
- RETURN AIR GRILL AT FLOOR
- RETURN AIR GRILL AT CEILING
- EXHAUST FAN
- EXHAUST FAN/ LIGHT UNIT
- CEILING FAN

ABBREVIATIONS

- AT CENTERLINE DIAMETER
- ABV ABOVE
- A.D. AREA DRAIN
- A.D.J. ADJUSTABLE
- A.F.F. APPROXIMATE
- ARCH. ARCHITECTURAL
- ASPH. ASPHALT
- BLDG. BUILDING
- BLKG. BLOCKING
- B.U.R. BUILT-UP ROOFING
- C.J. CONTROL JOINT
- CLR. CLEAR
- CONT. CONTINUOUS
- CTR. CENTER
- D. DRYER
- DBL. DOUBLE
- DET. DETAIL
- D.F. DOUGLAS FIR
- DIA. DIAMETER
- DIM. DIMENSION
- DISP. DISPOSER
- DN. DOWN
- DR. DOOR
- D.S. DOWN SPOUT
- D.W. DISHWASHER
- DWG. DRAWING
- DWR. DRAWER
- E. EAST
- (E) EXISTING
- EA. EACH
- EL. ELEVATION
- ELEC. ELECTRICAL
- EQ. EQUAL
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- FDN. FOUNDATION
- FIN. FINISH
- FL. FLOOR
- F.O. FACE OF FINISH
- F.O.F. FACE OF FINISH
- F.O.S. FACE OF STUD
- F.S.M.F. FLEXIBLE SHEET MEMBRANE FLASHING
- FT. FEET
- FTG. FOOTING
- GA. GAUGE
- GALV. GALVANIZED
- GYP. BD. GYPSUM BOARD
- H. HIGH
- H.B. HOSE BIB
- HDR. HEADER
- HDWR. HARDWARE
- HORIZ. HORIZONTAL
- HT. HEIGHT
- I.D. INSIDE DIAMETER
- I.G. INSULATED GLASS
- INSUL. INSULATION
- INT. INTERIOR
- JT. JOINT
- LAV. LAVATORY
- LT. LIGHT
- M. MASTER
- MAX. MAXIMUM
- MECH. MECHANICAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- (N) NEW
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- NOM. NOMINAL
- N.T.S. NOT TO SCALE
- O.C. ON CENTER
- O.H. OVERHANG
- OPNG. OPENING
- OPP. OPPOSITE
- O. OVER
- P. PROPERTY LINE
- PL. PLATE
- PLAM. PLASTIC LAMINATE
- PLYWD. PLYWOOD
- P.T. PRESSURE TREATED
- PTD. PAINTED
- P.V. PHOTOVOLTAIC
- (R) RELOCATED
- R. RISE, RISER
- R.A. RETURN AIR
- REF. REFRIGERATOR
- REG. REGISTER
- REINF. REINFORCED
- REQ. REQUIRED
- RM. ROOM
- R.O. ROUGH OPENING
- RDWD. REDWOOD
- (S) SOUTH
- S.C. SOLID CORE
- S.D. SMOKE DETECTOR
- SECT. SECTION
- SHT. SHEATHING
- SHEATH'G. SHEATHING
- SIM. SIMILAR
- SPEC. SPECIFICATION
- SQ. SQUARE
- S.S.D. SEE STRUCT. DWGS.
- STD. STANDARD
- STL. STEEL
- STOR. STORAGE
- STRUCT. STRUCTURAL
- SUSP. SUSPENDED
- SYM. SYMBOL
- T. TREAD
- T.B. TOWEL BAR
- T&G. TONGUE AND GROOVE
- TOP OF TOP OF
- T.O.C. TOP OF CURB
- T.O.P. TOP OF PLATE
- T.O.W. TOP OF WALL
- T.P.H. TOILET PAPER HOLDER
- TRSM. TRANSOM
- T.V. TELEVISION
- TYP. TYPICAL
- UNLESS OTHERWISE NOTED
- V. VENT
- VERT. VERTICAL
- V.I.F. VERIFY IN FIELD
- V.G. VERTICAL GRAIN
- W. WEST
- W. WASHING MACHINE
- WITH WITH
- W.C. WATER CLOSET(TOILET)
- WOOD WOOD
- WH. WATER HEATER
- W/O WITHOUT
- W.P. WATERPROOF, WORK POINT
- W.R. WATER RESISTANT
- W.R.C. WESTERN RED CEDAR
- YD. YARD

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODE AMENDMENTS

DRAWING INDEX

ARCHITECTURAL

DRAWING ID DRAWING NAME

- A0.00 COVER SHEET
- A0.01 CONCEPTUAL IMAGES
- A0.02 SITE SURVEY
- A0.03 SITE CONTEXT
- A0.04 PACIFIC AVENUE BLOCK ELEVATION
- A0.05 GREEN BLDG REQUIREMENTS
- A1.00 SITE PLAN
- A2.00 EXISTING ACCESS-1ST PLANS
- A2.01 BASEMENT-2ND PLANS
- A2.02 3RD-ROOF PLANS
- A6.00 ELEVATIONS
- A6.01 ELEVATIONS
- A7.00 BUILDING SECTIONS
- A7.01 BULK & HEIGHT REDUCTIONS SINC...
- A7.02 SITE SECTION

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUBPLATE UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

560 3rd STREET
SAN FRANCISCO, CA 94107
415.699.3640
mail@rg-architecture.com



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1364 Pacific Ave

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COVER SHEET

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LYNCH STREET RENDERING 02



LYNCH STREET RENDERING 03



PACIFIC AVENUE RENDERING 01



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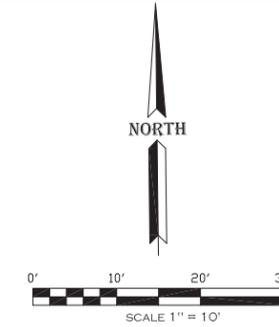
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CONCEPTUAL IMAGES

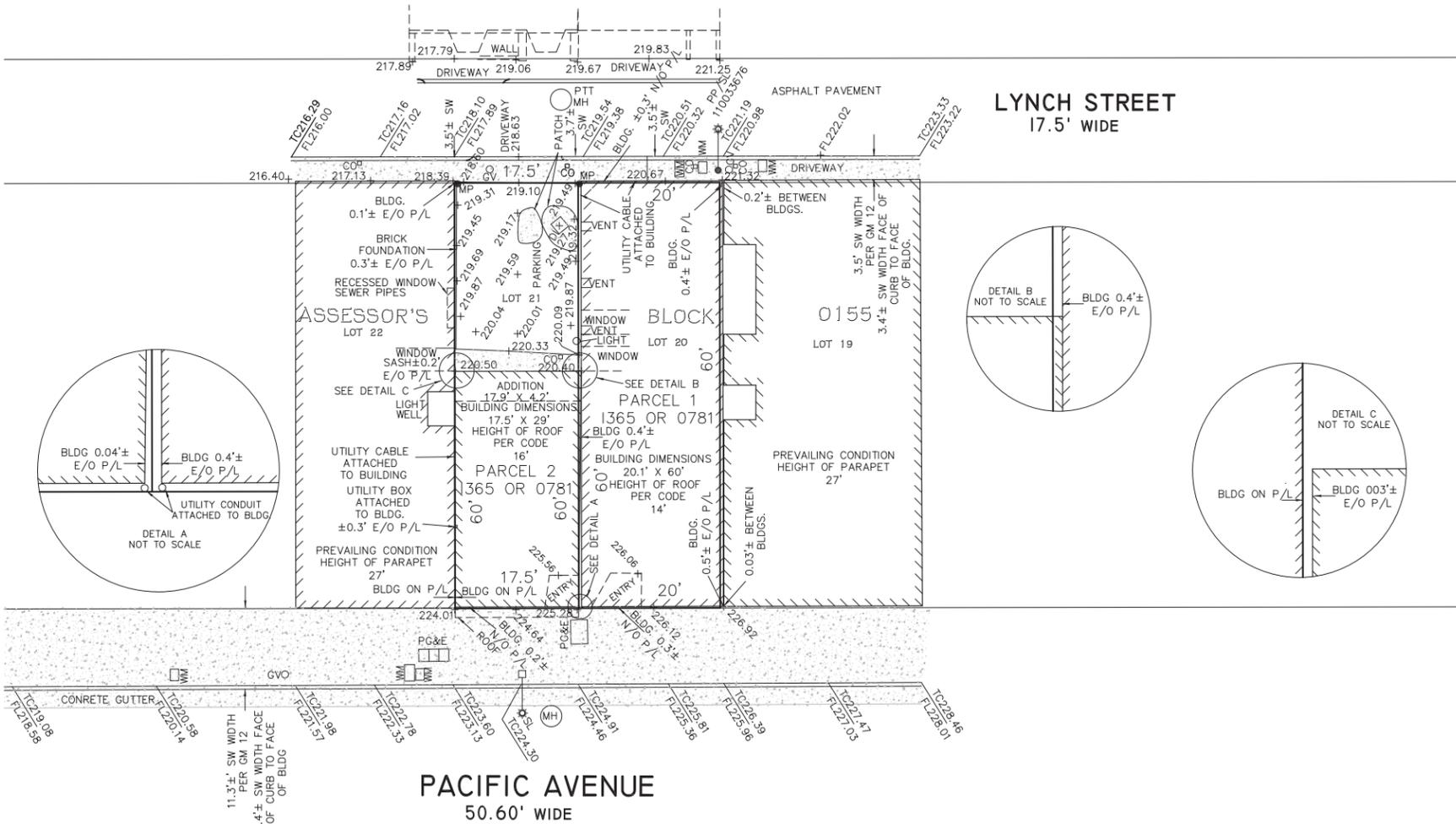
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USE OF THE PROVIDED ELECTRONIC FILES CONSTITUTES YOUR ACKNOWLEDGEMENT AND ACCEPTANCE OF THE FOLLOWING TERMS AND CONDITIONS:

1. WE MAKE NO REPRESENTATIONS AS TO THE COMPATIBILITY OF THESE FILES WITH YOUR HARDWARE OR SOFTWARE. YOU ACKNOWLEDGE THAT ANOMALIES AND ERRORS CAN BE INTRODUCED INTO THE FILES WHEN THEY ARE TRANSFERRED OR USED IN CONJUNCTION WITH INCOMPATIBLE COMPUTER EQUIPMENT OR SOFTWARE. YOU ACKNOWLEDGE AND SOLELY ACCEPT THE RISKS ASSOCIATED WITH AND/OR THE RESPONSIBILITY FOR ANY DAMAGES TO HARDWARE, SOFTWARE OR COMPUTER SYSTEMS OR NETWORKS RELATED TO ANY USE OF THE FILES. THE FILES ARE BEING FURNISHED "AS IS". WE ARE NOT RESPONSIBLE FOR ANY DAMAGES DONE BY ANY VIRUS OR SIMILAR TYPE PROGRAMS THAT MAY BE RESIDE WITH THESE FILES WITHOUT OUR KNOWLEDGE.
2. DATA CONTAINED ON THESE ELECTRONIC FILES ARE INSTRUMENTS OF OUR PROFESSIONAL SERVICES AND SHALL NOT BE USED BY YOU OR ANYONE ELSE RECEIVING THEM THROUGH OR FROM YOU FOR ANY PURPOSE OTHER THAN AS A CONVENIENCE FOR THE 1364-1370 PACIFIC AVENUE, SAN FRANCISCO, CALIFORNIA PROJECT. ANY OTHER USE OR REUSE BY YOU OR BY OTHERS WILL BE AT YOUR SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO US. YOU AGREE TO MAKE NO CLAIM AND HERBY WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY CLAIM OR CAUSE OF ACTION OF ANY NATURE AGAINST, OUR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR SUBCONSULTANTS THAT MAY ARISE OUT OF OR IN CONNECTION WITH YOUR USE OF THE ELECTRONIC FILES.
3. YOU SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY, AND HOLD US HARMLESS AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS ARISING OUT OF OR RESULTING FROM YOUR USE OF THESE ELECTRONIC FILES.
4. THIS ELECTRONIC DRAWING FILE IS NOT A CONSTRUCTION DOCUMENT. DIFFERENCES MAY EXIST BETWEEN THIS ELECTRONIC FILE AND CORRESPONDING HARD-COPY CONSTRUCTION DOCUMENTS. WE MAKE NO REPRESENTATION REGARDING THE ACCURACY OR COMPLETENESS OF THE ELECTRONIC FILE YOU RECEIVE. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS PREPARED BY US AND THE ELECTRONIC FILES, THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. YOU ARE RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS.
5. YOUR USE OF THESE ELECTRONIC FILES DOES NOT RELIEVE YOU OF YOUR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CONFIRM AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND COORDINATE YOUR WORK.
6. BECAUSE INFORMATION PRESENTED ON THE ELECTRONIC FILES CAN BE MODIFIED, UNINTENTIONALLY OR OTHERWISE, WE RESERVE THE RIGHT TO REMOVE ALL REFERENCES OF OWNERSHIP AND/OR INVOLVEMENT BY SAN FRANCISCO SURVEYING COMPANY FROM THEM. UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY YOU BE DEEMED A SALE BY US, AND WE MAKE NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL WE BE LIABLE FOR ANY LOSS OF PROFIT OR ANY CONSEQUENTIAL DAMAGES AS A RESULT OF YOUR USE OF REUSE OF THESE ELECTRONIC FILES



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 SAN FRANCISCO, CALIFORNIA, 94105
 415-321-9300
 WWW.SANFRANCISCO SURVEYINGCOMPANY.COM



NOTES :

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF
 ROOF HEIGHTS ALONG PACIFIC AVENUE FOR THE SUBJECT SITE ARE CALCULATED PER MUNICIPAL CODE AND ARE THE DIFFERENCE IN THE ELEVATION BETWEEN THE MIDPOINT ELEVATION OF THE TOP OF CURB AND THE MID POINT OF THE ROOF. NO ACCESS TO THE ROOFS OF THE ADJOINING PROPERTIES WAS PROVIDED. THE HEIGHTS SHOWN FOR ADJOINERS IS THE DIFFERENCE IN ELEVATION OF THE MID POINT OF THE TOP OF CURB AND THE PARAPET. THESE HEIGHTS ARE PROVIDED AS AN INDICATION OF PREVAILING CONDITIONS.

DATE OF SURVEY :

TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED UPON A FIELD SURVEY ACTUALLY PERFORMED UPON THE GROUND IN THE MONTHS OF 11, 12/2012 AND 1, 2/2013

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON BASED UPON A FIELD SURVEY ACTUALLY PERFORMED ON THE GROUND. THE UNDERGROUND UTILITY LOCATIONS ARE SHOWN BASED UPON OBSERVABLE SURFACE EVIDENCE (CONDITIONS PERMITTING). THE OWNER AND/OR CONTRACTOR BEARS THE RESPONSIBILITY FOR ADDITIONAL UTILITY RESEARCH AND FIELD SURVEYING REQUIRED TO PROVIDE NECESSARY DESIGN DATA PRIOR TO DESIGN AND CONSTRUCTION.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY AND COUNTY OF SAN FRANCISCO DATUM (SEPTEMBER 1 970) INTERSECTION HYDE/BROADWAY NW CUT CROSS E RIM MH IN WALK ELEVATION= 190.237'.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE _____

DANE M INCE
 LICENSE NO. 8142
 LICENSE EXPIRES 12/31/2014

LEGEND :

- | | |
|----------|---------------------------------|
| BLDG | BUILDING |
| CO | CLEAN OUT |
| DI | DRAIN INLET |
| E/O | EAST OF |
| FL | FLOWLINE |
| GV | GAS VALVE |
| MH | MAN HOLE |
| MP | METAL POST |
| N/O | NORTH OF |
| P/L | PROPERTY LINE |
| P/P | POWER POLE |
| PG&E | PACIFIC GAS AND ELECTRIC |
| PTT | PACIFIC TELEPHONE AND TELEGRAPH |
| S/O | SOUTH OF |
| S/L | STREET LIGHT |
| TC | TOP OF CURB |
| W/O | WEST OF |
| WM | WATER METER |
| + 241.14 | SPOT ELEVATION |
| SW | PROPERTY LINE |
| GM | SIDEWALK GRADE MAP |

SURVEY REFERENCE:

THE BOUNDARY SURVEY IS BASED UPON THE GRANT DEED SHOWN HEREON. ADDITIONAL DOCUMENTATION REVIEWED AND CONSIDERED:
 BLOCK DIAGRAMS 0151, 0152, 0153, 0154, 0155, 156
 0183, 0184, 0185
 PARCEL MAP NO. 4494
 PARCEL MAP NO. 5197
 PARCEL MAP NO. 5525
 PARCEL MAP NO. 6151
 PARCEL MAP OF 7274 LYNCH STREET
 PARCEL MAP OF 1385-1387 PACIFIC AVENUE
 CCSF MONUMENT MAP 12
 CCSF GRADE MAP 12
 MONUMENT OF THE FIFTY VARA DISTRICT APPROVED AND MADE OFFICIAL 11/29/1909
 SUPERCEDED MONUMENT MAP 1933 W-8-16
 CCSF FIELD NOTES INDEX NO. 154 ORDER NO 13423M

MAP OF SURVEY

THE LANDS OF HAROLD YU CHUN TANG AND CONNIE YEE K. TANG AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2003-H409706-00 APRIL 14, 2003 REEL 1365 IMAGE 0781 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA ASSESSOR'S BLOCK 0155, LOTS 20, 21 A PORTION OF THE 50 VARA BLOCK 271 1364-1370 PACIFIC AVENUE



SUBJECT PROPERTY

VIEW LOOKING WEST ON PACIFIC AVE

A



SUBJECT PROPERTY

VIEW LOOKING AT FACADE OF SUBJECT PROPERTY

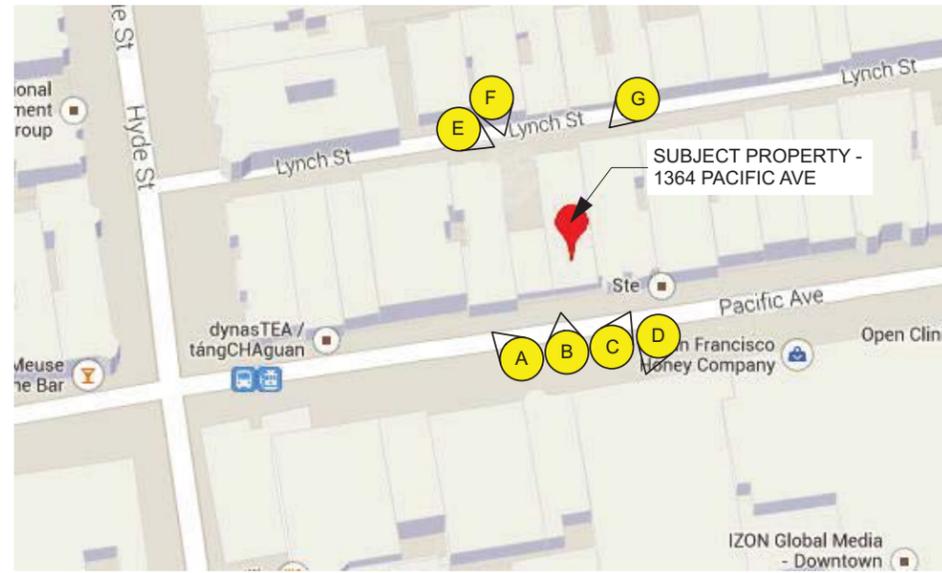
B



SUBJECT PROPERTY

VIEW LOOKING EAST ON PACIFIC AVE

C



SUBJECT PROPERTY -
1364 PACIFIC AVE



BUILDINGS ON THE FACING SIDE OF THE STREET

D



SUBJECT PROPERTY

VIEW LOOKING EAST ON LYNCH ALLEY

E



SUBJECT PROPERTY

VIEW OF SUBJECT PROPERTY ON LYNCH ALLEY

F



SUBJECT PROPERTY

VIEW LOOKING WEST ON LYNCH ALLEY

G



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ISSUE
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1364 Pacific Ave

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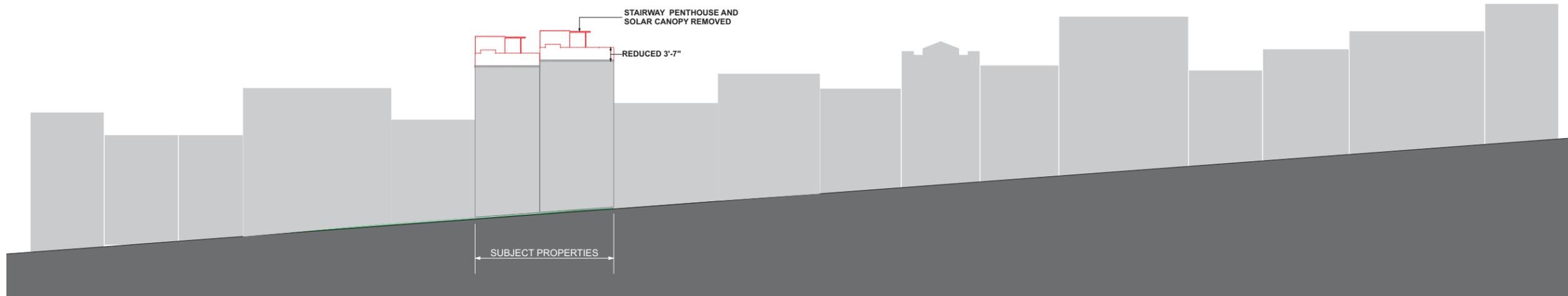
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7/31/15

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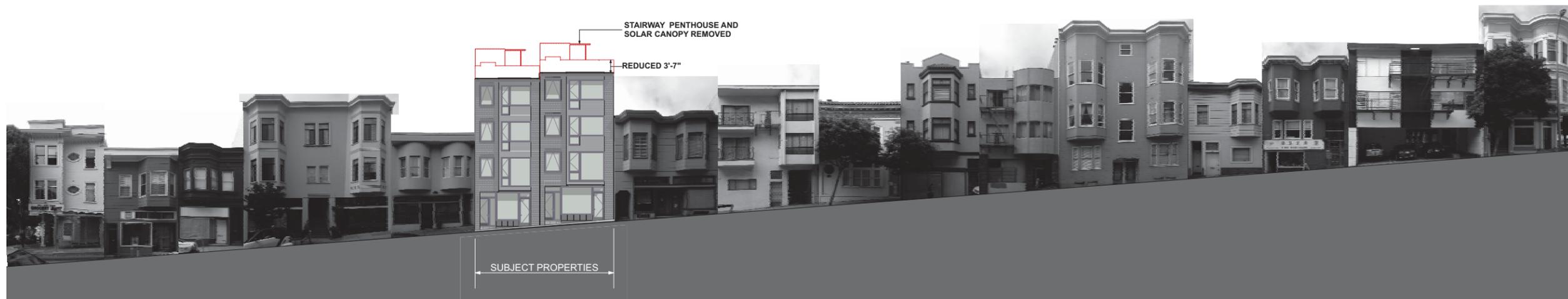
SITE CONTEXT

DRAWING NO.

A0.03



PACIFIC AVE BLOCK ELEVATION DIAGRAM



PACIFIC AVE BLOCK ELEVATION RENDERING

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PACIFIC AVENUE
BLOCK ELEVATION

DRAWING NO.

A0.04

Green Building: Site Permit Submittal

C INFORMATION:

For facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 64 Pacific Avenue	Block/Lot 0155/020	Address 1364 Pacific Avenue, San Francisco, CA 94109
Project Area 18 Sq Ft	Primary Occupancy R3	Number of occupied floors 4
Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan and follow SFPUC Stormwater Design Guidelines.	●
Water Efficient Irrigation - Projects that include ≥10,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with San Francisco Construction & Demolition Debris Ordinance.	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of recyclable, reusable and landfill materials. Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Choosing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
All California Green Building Standards prerequisites (Green measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

For residential projects of 4 or more occupied floors must use the Residential High-Rise column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve a rating depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	(envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after.³		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	(envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

Attachment C-2:
Green Building:
Site Permit Submittal

Version: July 1, 2014



rg-architecture

600 3rd STREET
SAN FRANCISCO, CA 94107
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m@rg-architecture.com

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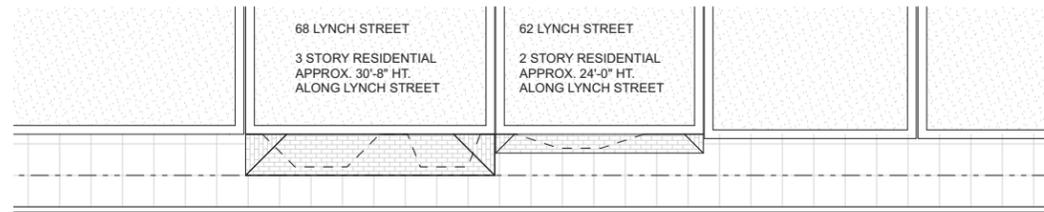
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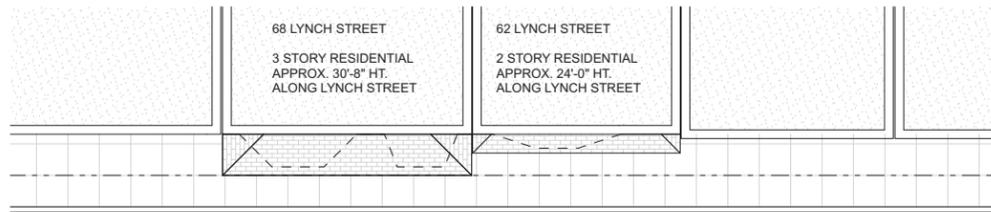
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1364 PACIFIC AVENUE

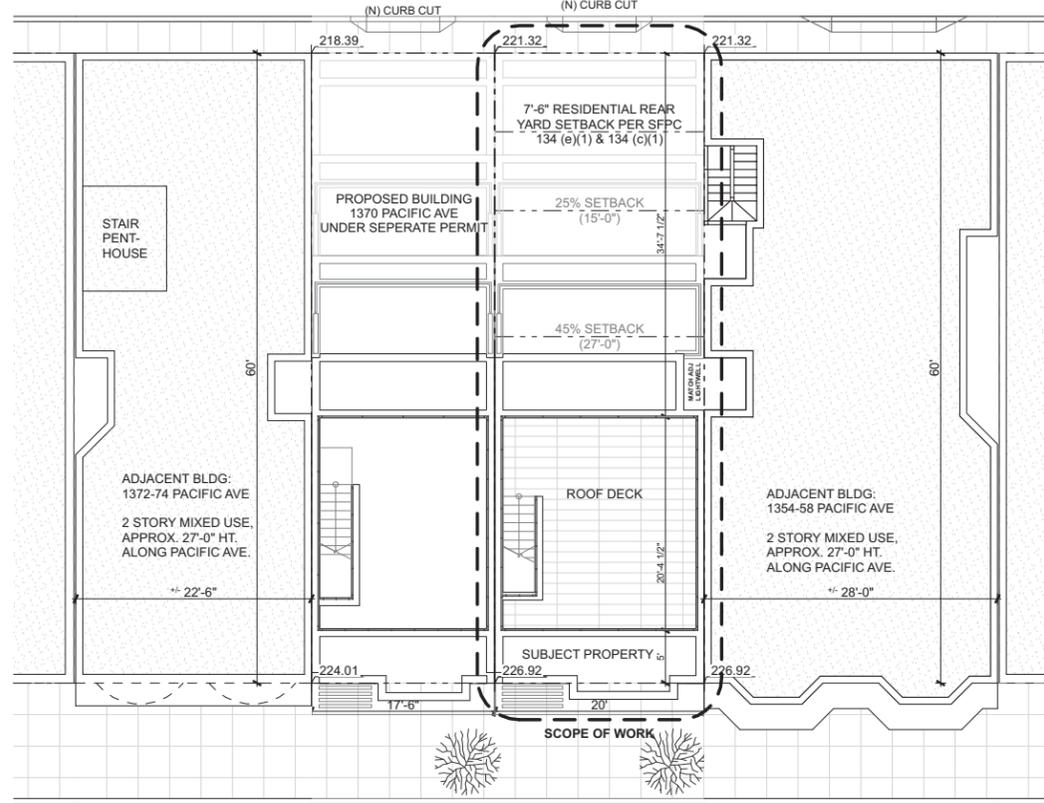
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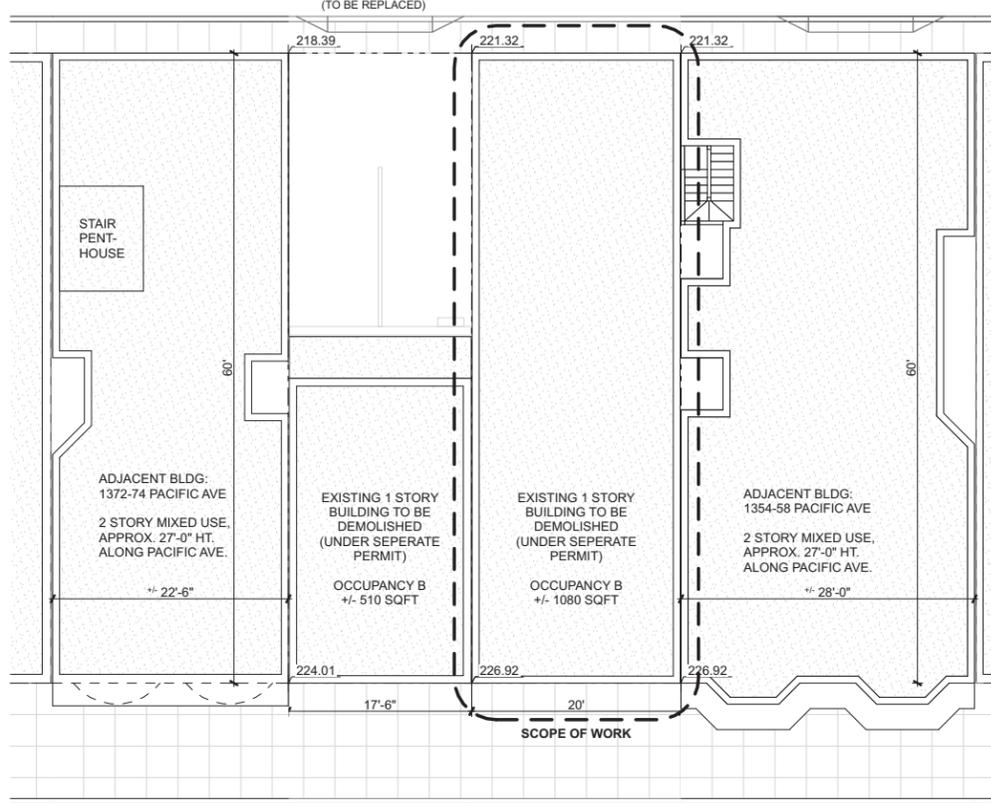
LYNCH STREET (17.50' WIDE)



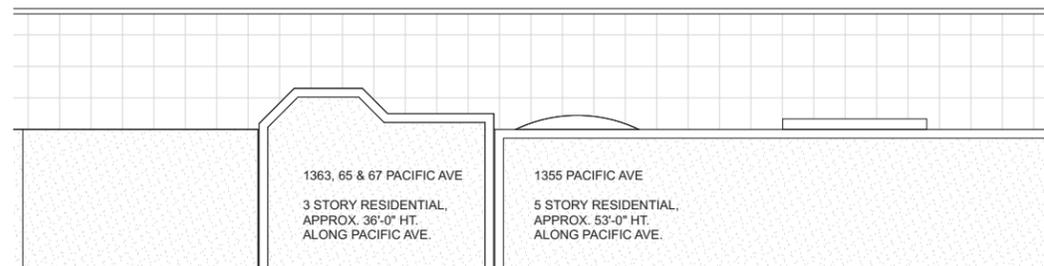
LYNCH STREET (17.50' WIDE)



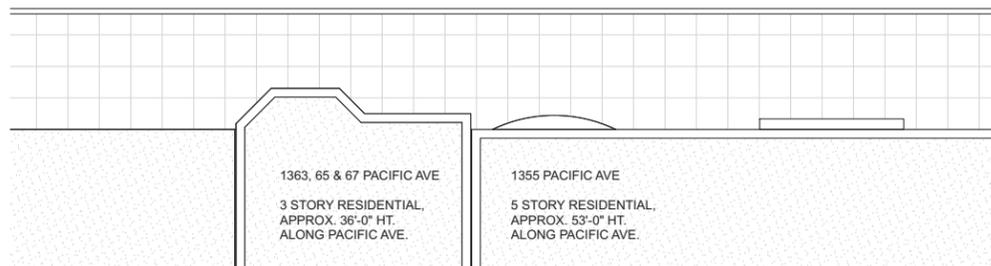
PACIFIC AVE (50.60' WIDE)



PACIFIC AVE (50.60' WIDE)



SITE PLAN SCALE: 1/8" = 1'-0" 02



SITE PLAN (E) SCALE: 1/8" = 1'-0" 01

GENERAL NOTES

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SHEET NOTES

GRADE PLANE CALCULATIONS

1364 PACIFIC AVENUE:
 $225.28' + 226.92' + 221.32' + 219.49'$
 $= 893.01' + 4'$
 $= 223.25'$
 AVERAGE GRADE PLANE = 223.25'

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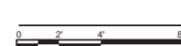
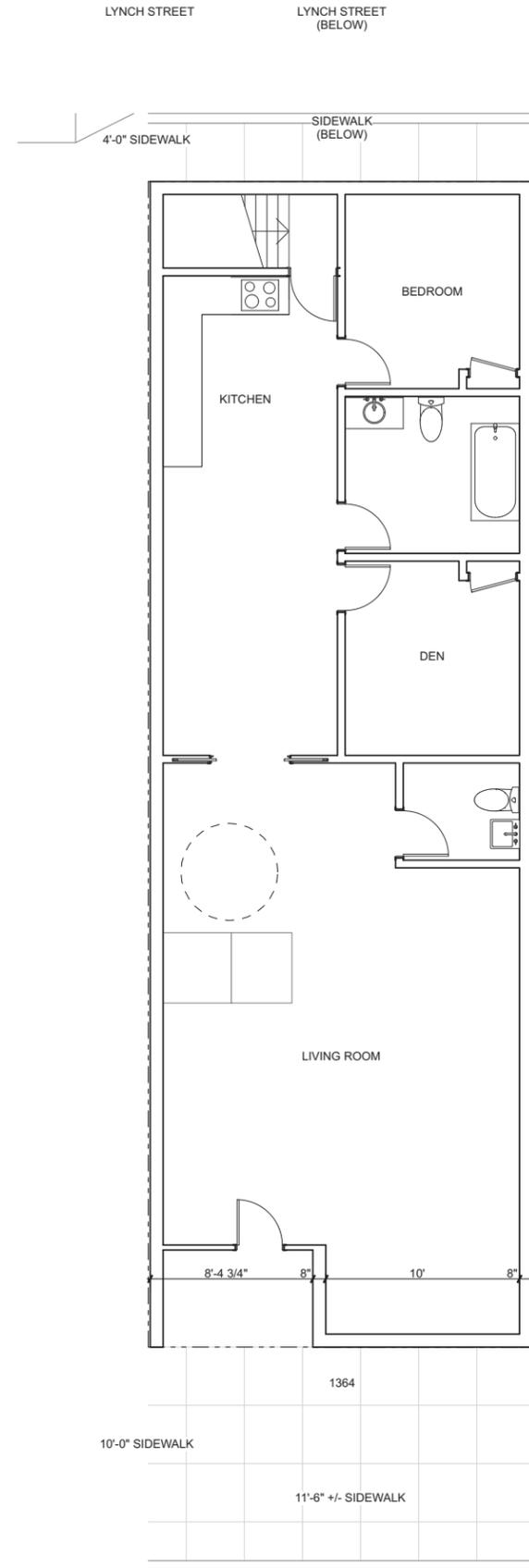
7/31/15

DRAWING NO. 7 of 14

SITE PLAN

DRAWING NO.

A1.00



STORY 1
SCALE: 1/4" = 1'-0"

02



BASEMENT
SCALE: 1/4" = 1'-0"

01



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**EXISTING
ACCESS-1ST PLANS**

DRAWING NO.

A2.00



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DRAWING NO. 9 of 14

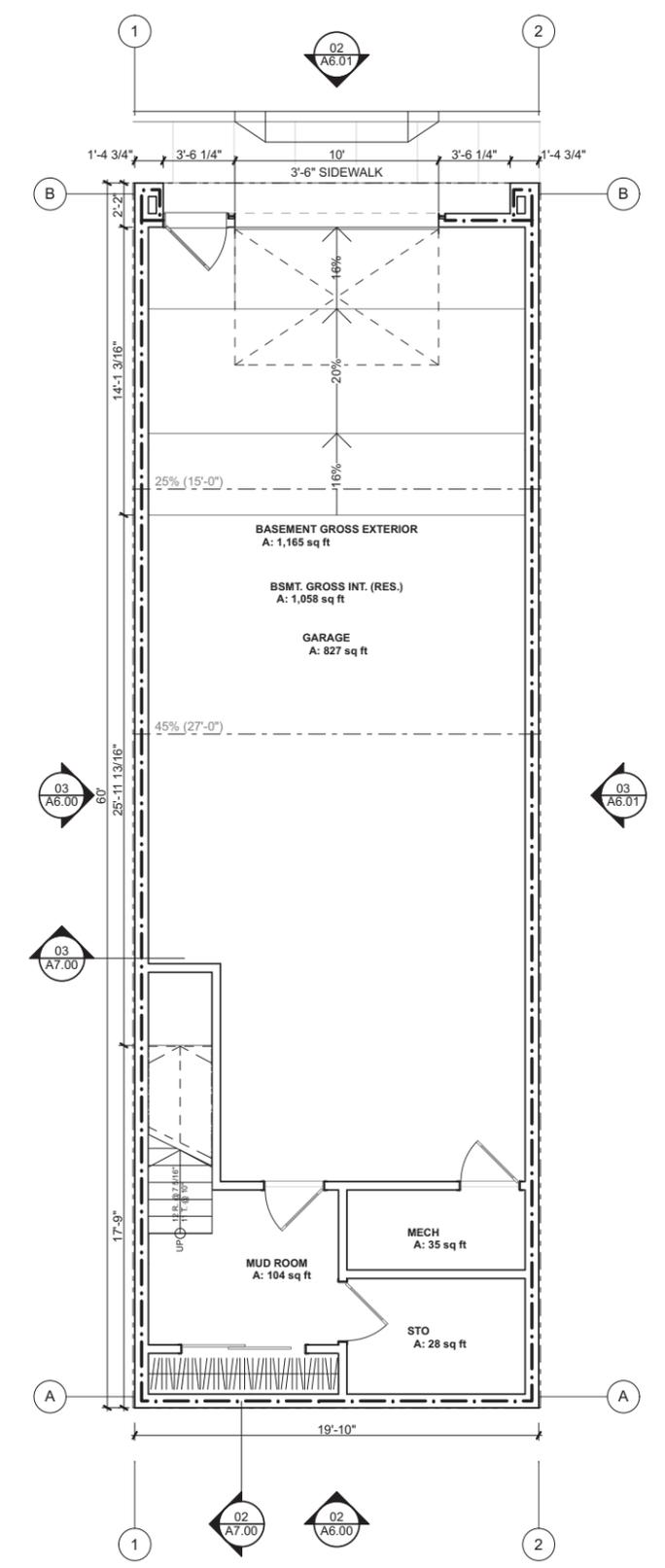
BASEMENT-2ND PLANS

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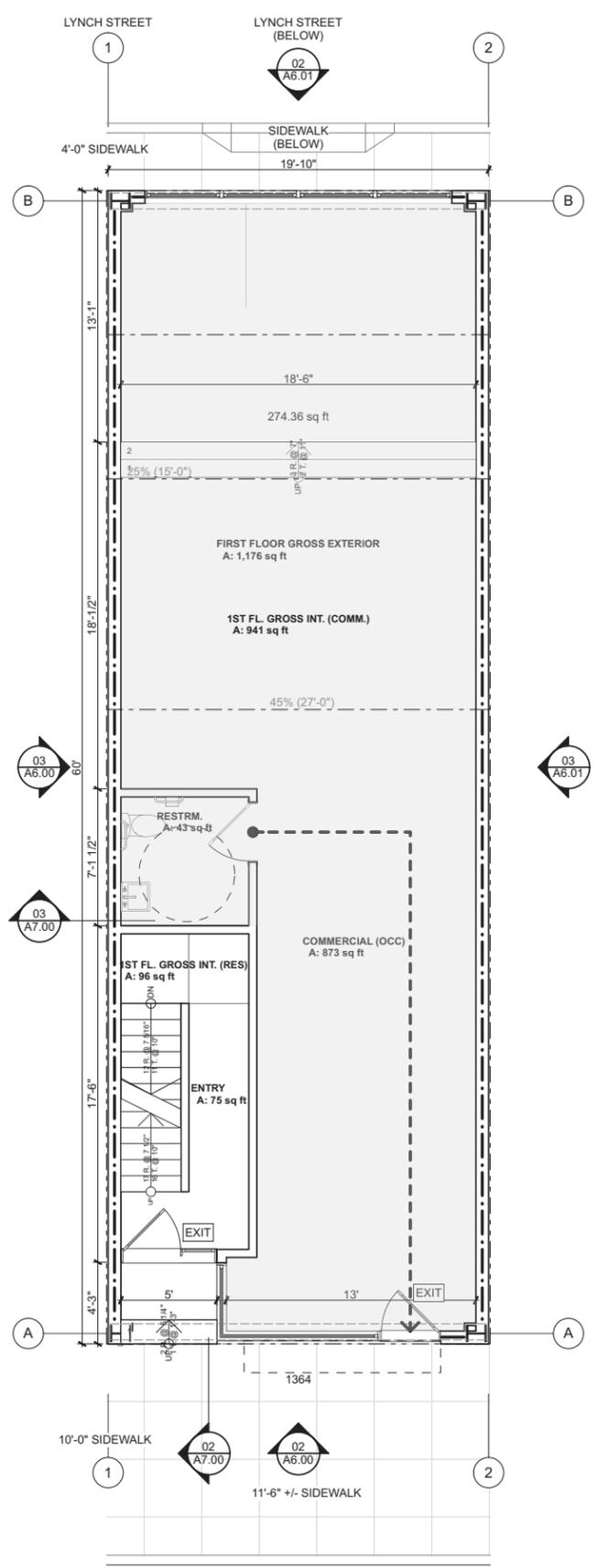
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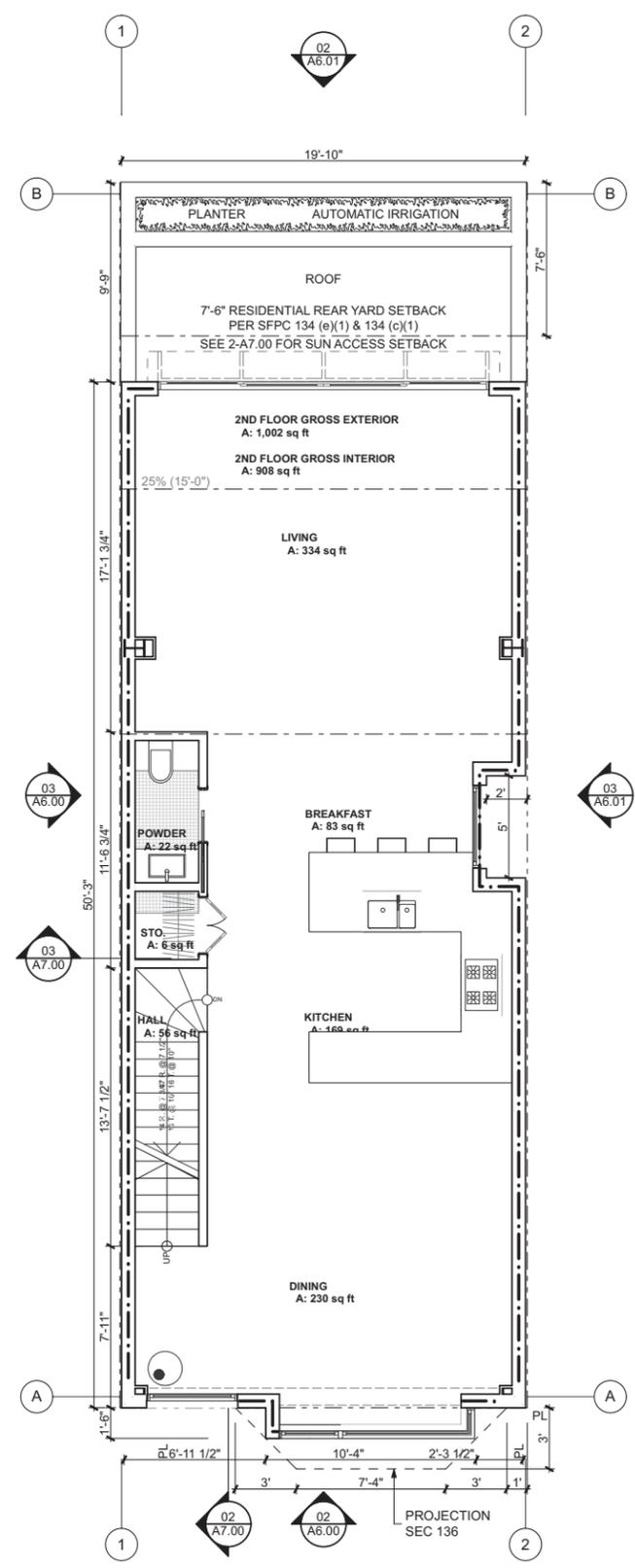
- · — · — 1 HOUR RATING
- · · — · · — 2 HOUR RATING
- · · · — · · · — 3 HOUR RATING



BASEMENT SCALE: 1/4" = 1'-0" 01



STORY 1 SCALE: 1/4" = 1'-0" 02



STORY 2 SCALE: 1/4" = 1'-0" 03





SHEET NOTES

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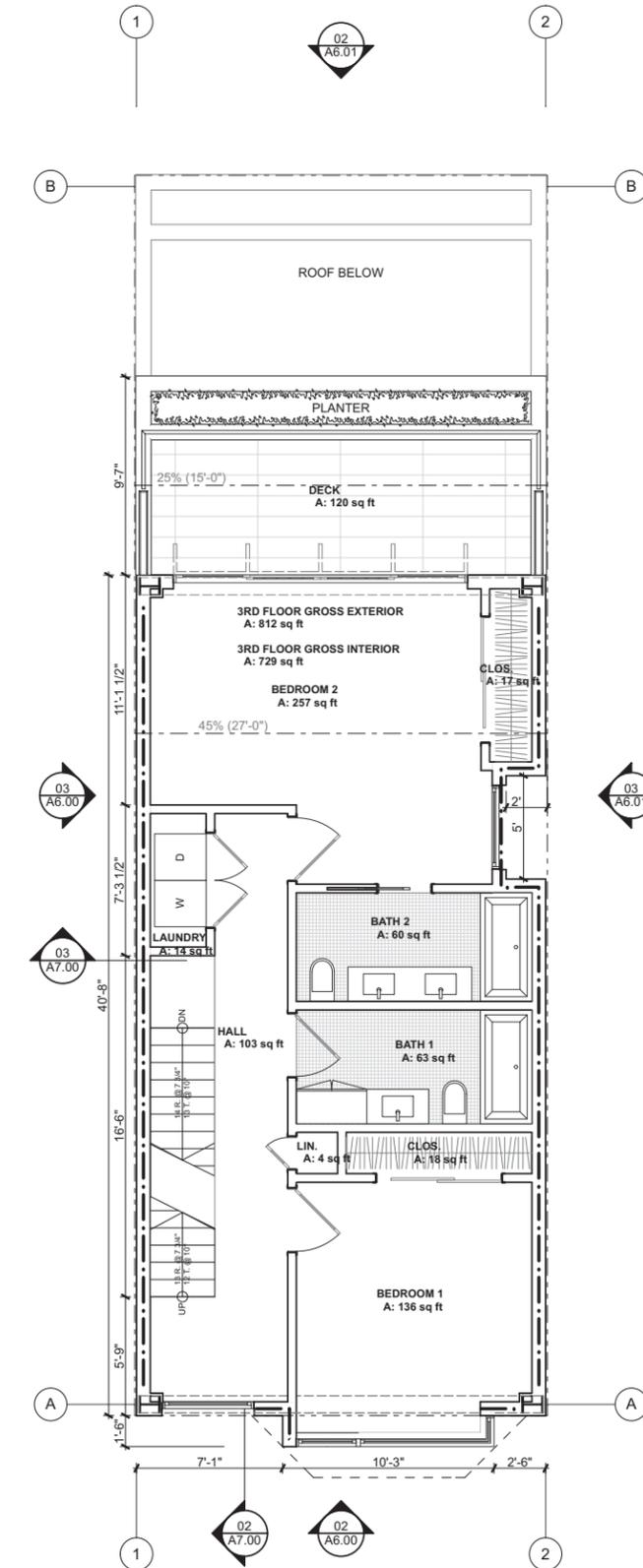
3RD-ROOF PLANS

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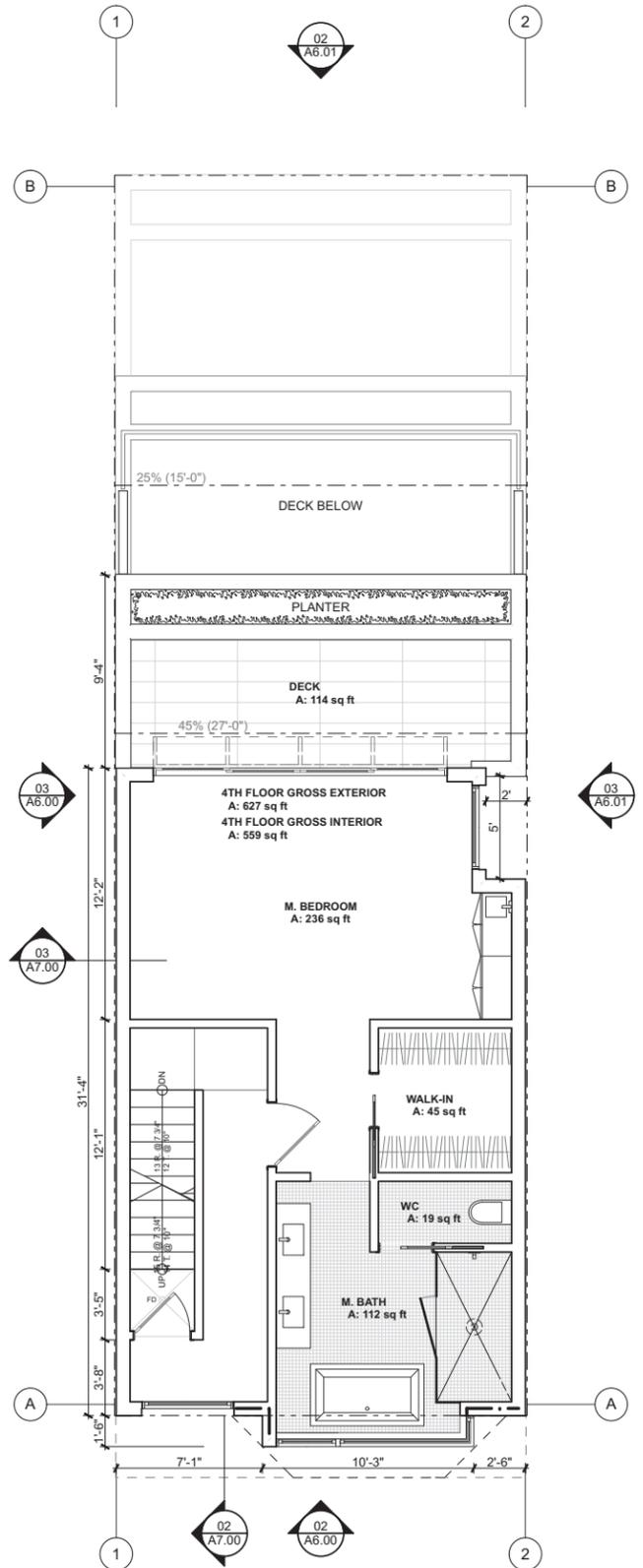
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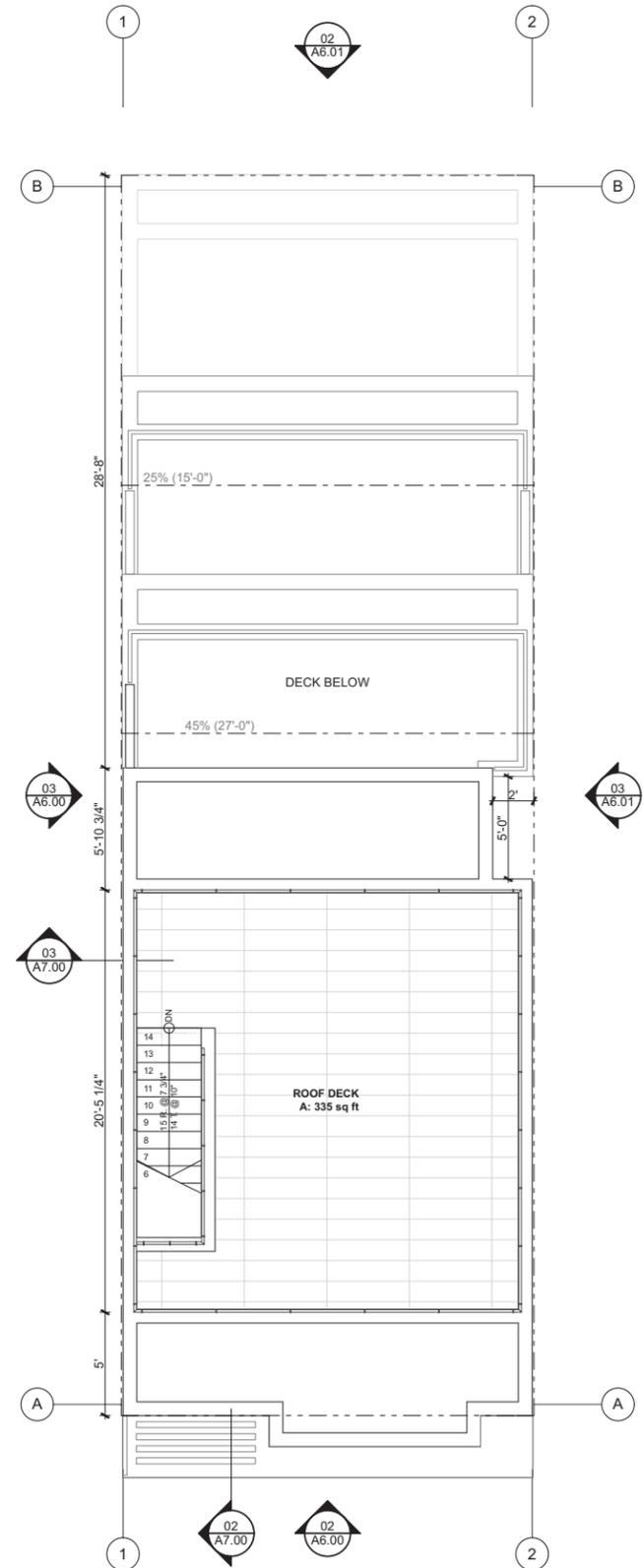
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- · · — · · 2 HOUR RATING
- · · · — · · · 3 HOUR RATING



STORY 3 SCALE: 1/4" = 1'-0" 01

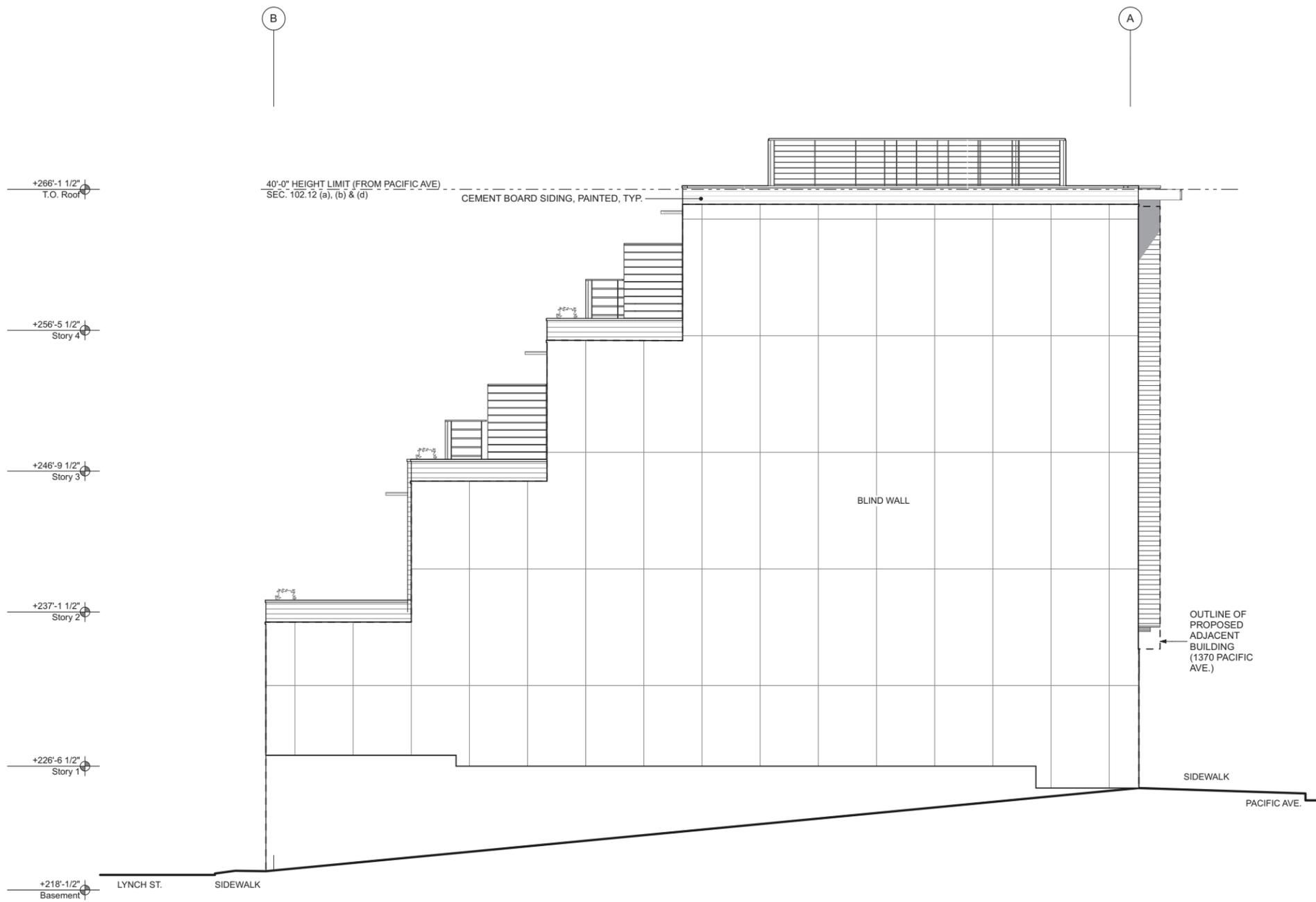


STORY 4 SCALE: 1/4" = 1'-0" 02

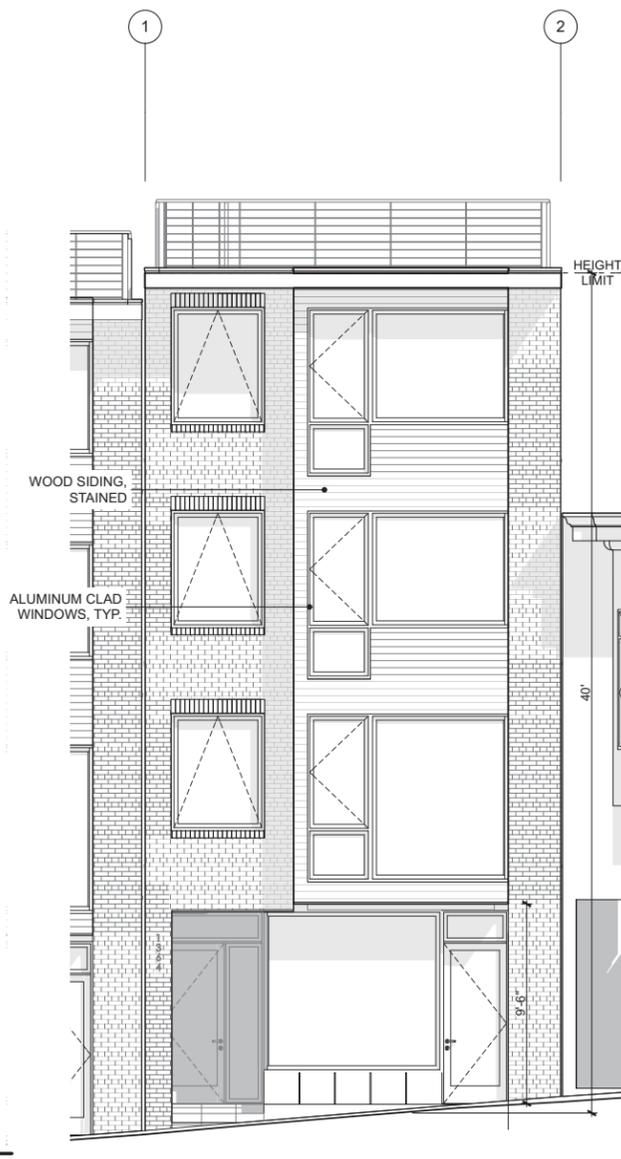


ROOF SCALE: 1/4" = 1'-0" 03





WEST ELEVATION (1370)
SCALE: 1/4" = 1'-0" 03



SOUTH ELEVATION (PACIFIC)
SCALE: 1/4" = 1'-0" 02

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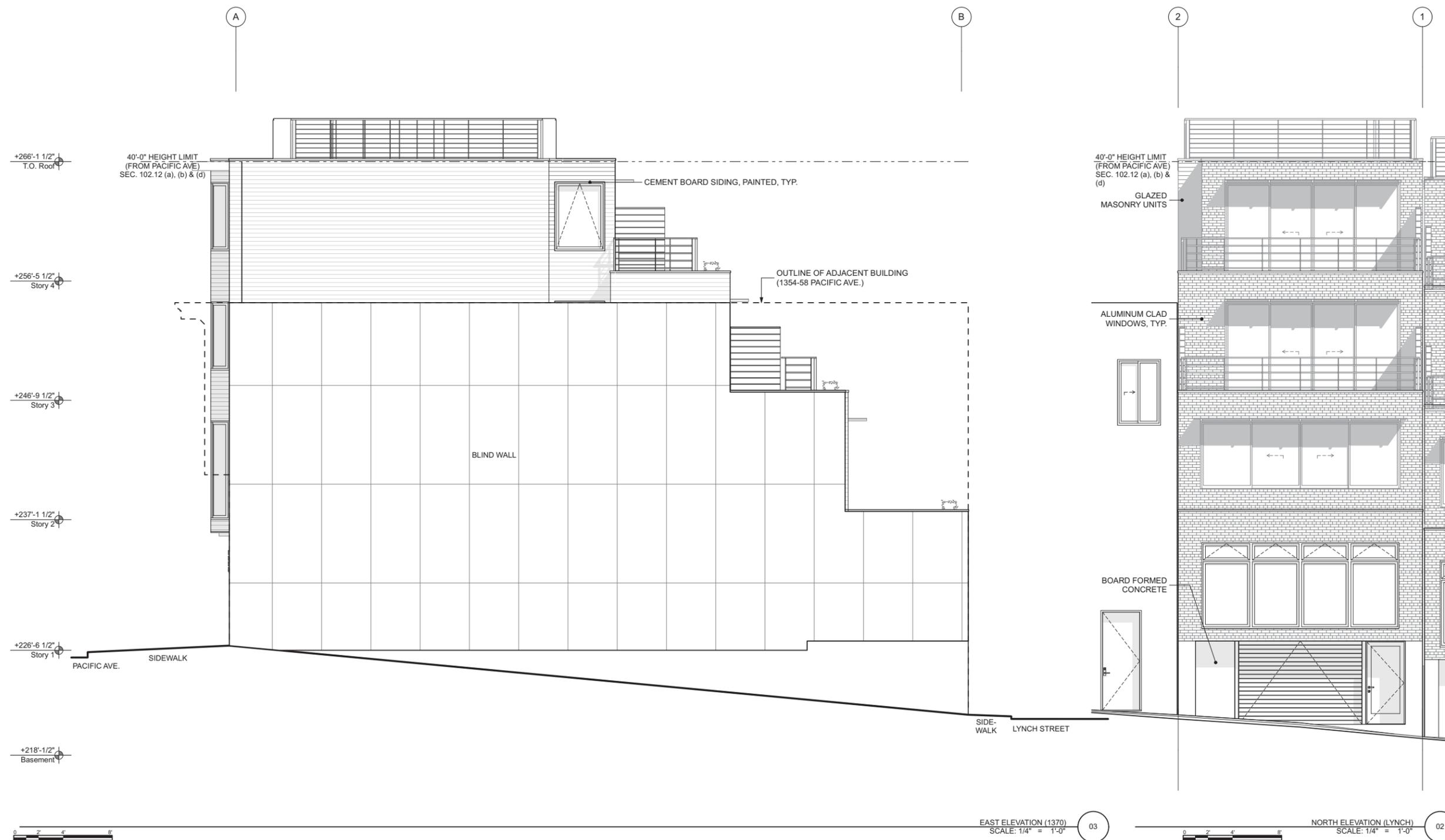
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ELEVATIONS

DRAWING NO.

A6.00



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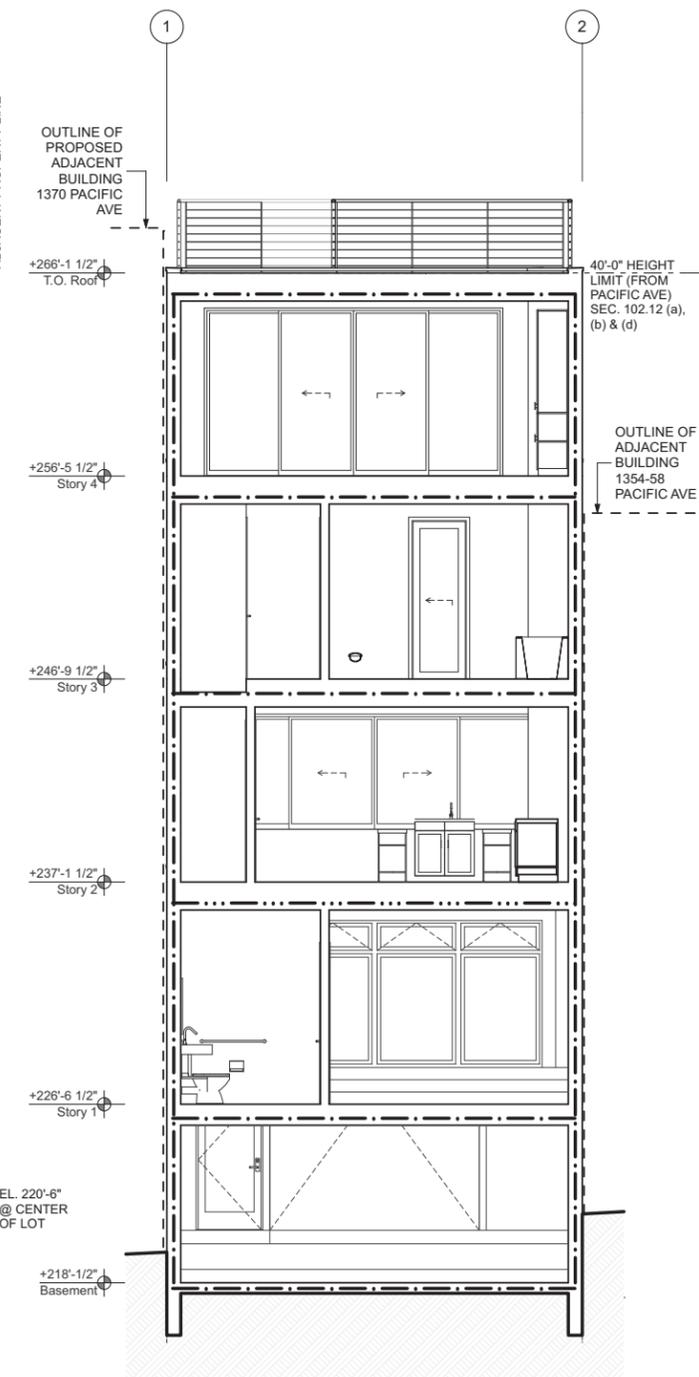
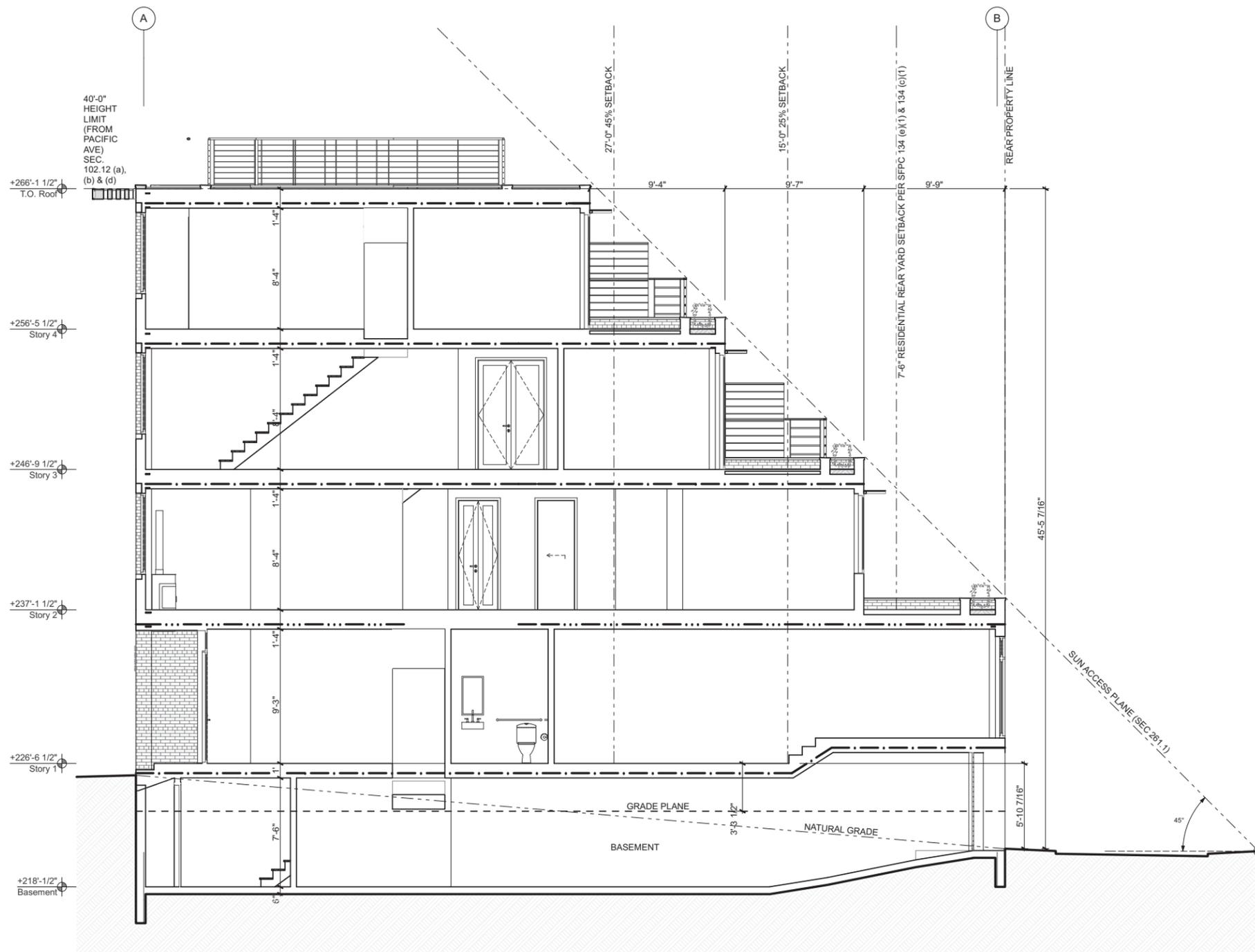
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DATE
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ELEVATIONS

DRAWING NO.

A6.01



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REVISION FOR NEIGHBOR	07/29/15		

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DRAWING NO. 13 of 14

BUILDING SECTIONS

DRAWING NO.

A7.00

SECTION (1370)
SCALE: 1/4" = 1'-0" 02

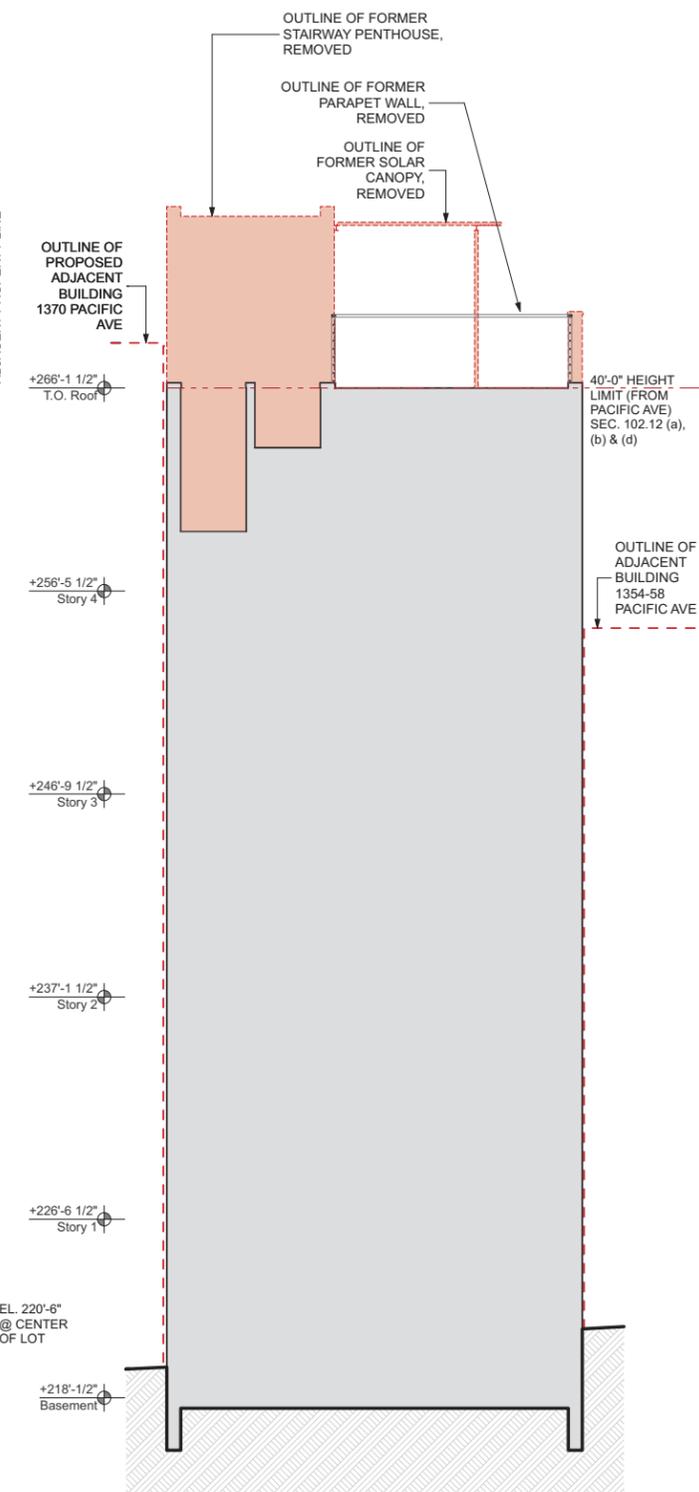
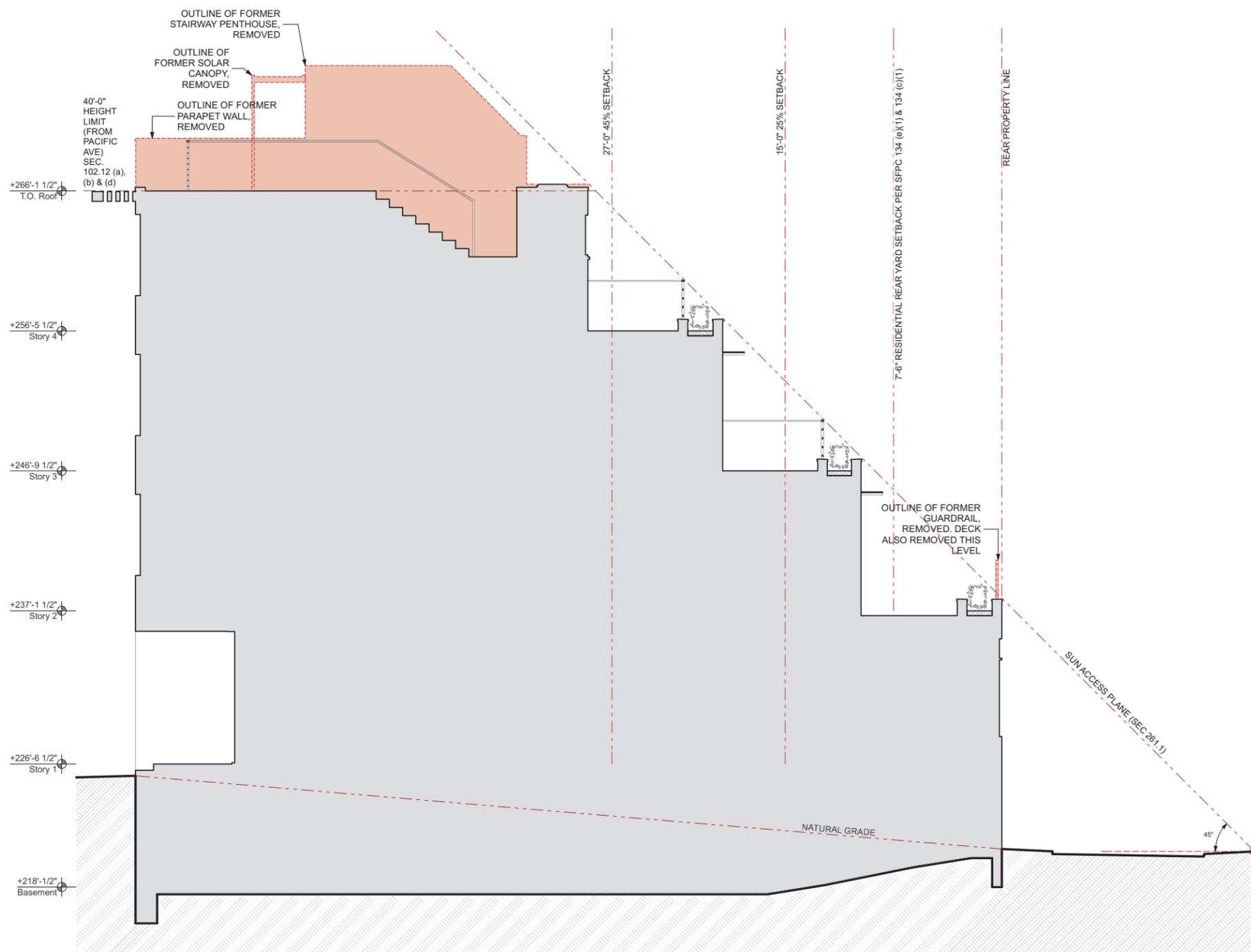
SECTION (1370)
SCALE: 1/4" = 1'-0" 03





KEY

CURRENT BUILDING SECTION
 FORMER PROPOSED BUILDING AREAS REMOVED PER REQUEST



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BULK & HEIGHT REDUCTIONS SINCE PROJECT START

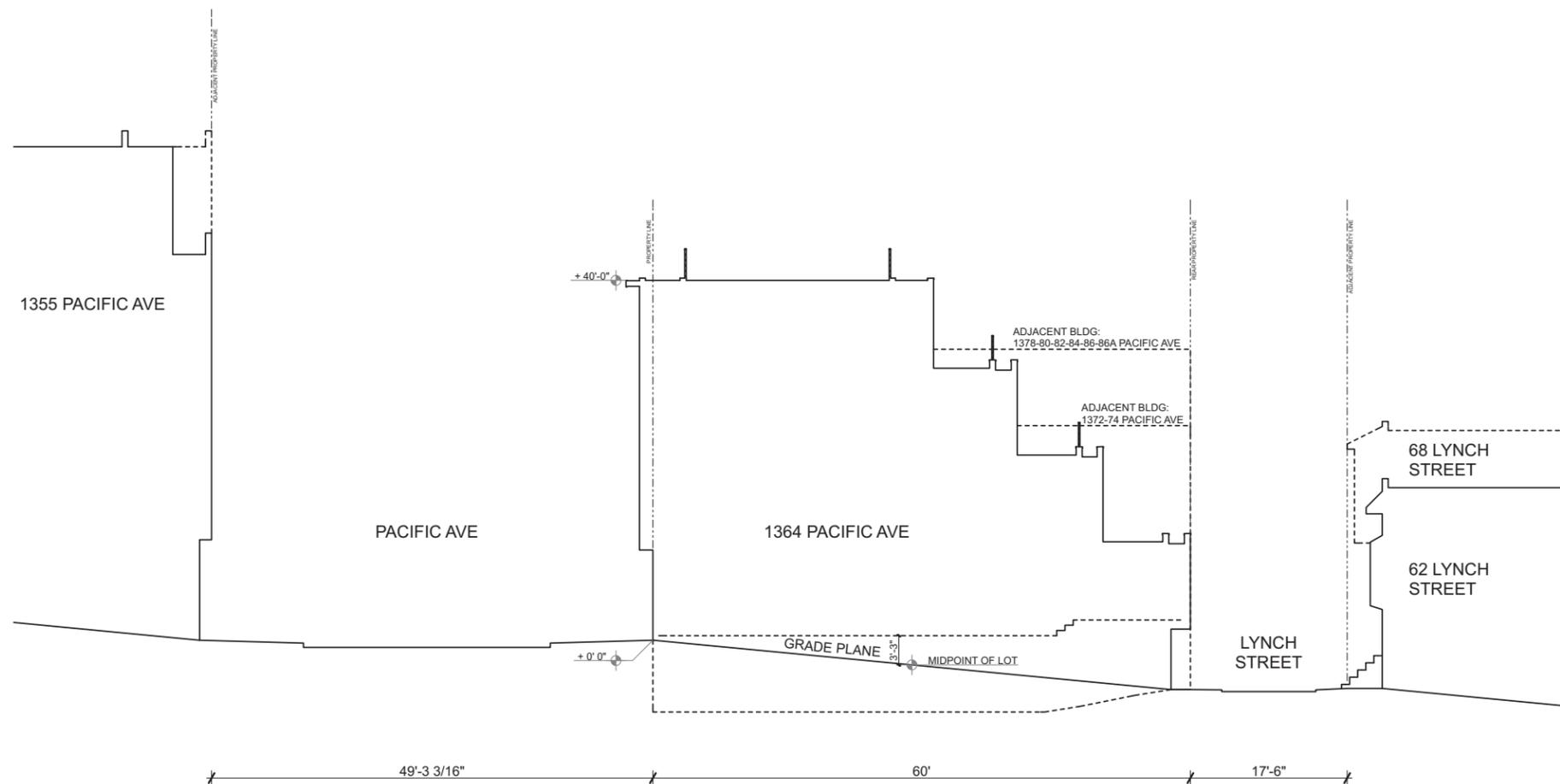
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SECTION (1370)
SCALE: 1/4" = 1'-0" 06



SECTION (1370)
SCALE: 1/4" = 1'-0" 07



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

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SITE SECTION

DRAWING NO.

A7.02

Attachment H:
Proposed Plans for 1370 Pacific Avenue
(dated 7/29/15)

DIRECTORY

CLIENT

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etang18@gmail.com

ARCHITECT

rg-architecture
560 3rd Street
San Francisco, CA 94107
415.699.3640

Riyad Ghannam, AIA, Principal:
ryad@rg-architecture.com

SURVEYOR

San Francisco Surveying Company, Inc.
201 Harrison Street Ste 828
San Francisco, CA 94106-2058
p. 415-321-9300
f. 415-543-1915

Dane Inoué, CFS, 1099
surveyor@sanfranciscosurveyingcompany.com

SOILS ENGINEER

Earth Mechanics
360 Grand Avenue, Suite 262
Oakland, CA 94610
510.839.0765

Allen Gruen, GE
earthmech1@aol.com

STRUCTURAL

GENERAL CONTRACTOR

VICINITY MAP



SCOPE OF WORK

NEW MIXED-USE OCCUPANCY 4 STORY BUILDING. THREE LEVELS OF SINGLE FAMILY RESIDENTIAL R3 OCCUPANCY OVER COMMERCIAL B OCCUPANCY OVER BASEMENT/PRIVATE GARAGE.

PLANNING CODE SUMMARY

BLOCK & LOT: 0155/021

LOT SIZE: 17'-0" x 60'-0" = 1050sqft

ZONING: PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT (NCD)

REAR YARD: SEC 134: BASIC REQUIREMENT: 25% REQUIRED.
SECTION 134 SUBSECTION (E): MODIFICATION OF REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS. THE REAR YARD REQUIREMENTS IN NC AND SOUTH OF MARKET MIXED USE DISTRICTS MAY BE MODIFIED OR WAIVED IN SPECIFIC SITUATIONS AS DESCRIBED IN THIS SUBSECTION (E).
(1) GENERAL: THE REAR YARD REQUIREMENT IN NC DISTRICTS MAY BE MODIFIED OR WAIVED BY THE ZONING ADMINISTRATOR PURSUANT TO THE PROCEDURES WHICH ARE APPLICABLE TO VARIANCES, AS SET FORTH IN SECTIONS 306.1 THROUGH 306.5 AND 308.2, IN THE CASE OF NC DISTRICTS, AND IN ACCORDANCE WITH SECTION 307(G), IN THE CASE OF SOUTH OF MARKET MIXED USE DISTRICTS IF ALL OF THE FOLLOWING CRITERIA ARE MET FOR BOTH NC AND SOUTH OF MARKET MIXED USE DISTRICTS:
(A) RESIDENTIAL USES ARE INCLUDED IN THE NEW OR EXPANDING DEVELOPMENT AND A COMPARABLE AMOUNT OF USABLE OPEN SPACE IS PROVIDED ELSEWHERE ON THE LOT OR WITHIN THE DEVELOPMENT WHERE IT IS MORE ACCESSIBLE TO THE RESIDENTS OF THE DEVELOPMENT; AND
(B) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT SIGNIFICANTLY IMPEDE THE ACCESS OF LIGHT AND AIR TO AND VIEWS FROM ADJACENT PROPERTIES; AND
(C) THE PROPOSED NEW OR EXPANDING STRUCTURE WILL NOT ADVERSELY AFFECT THE INTERIOR BLOCK OPEN SPACE FORMED BY THE REAR YARDS OF ADJACENT PROPERTIES.

HEIGHT LIMIT: 40-X

OFF STREET PARKING: COMMERCIAL: NONE REQUIRED IF OCCUPIED FLOOR AREA IS LESS THAN 200SQFT. THEREFORE NONE RESIDENTIAL: 1 SPACE FOR EACH DWELLING UNIT.

USABLE OPEN SPACE (RESIDENTIAL): PER SFPC SEC. 135, 136, 100 SQ.FT. PER UNIT IF PRIVATE. 857 sqft PROVIDED

DWELLING UNIT DENSITY: PER SFPC SECTIONS, 207.4, 1 UNIT PER 1000 SQFT OF LOT AREA.

AFFORDABILITY REQUIREMENTS: PER SFPC SEC. 419.3, AFFORDABILITY REQUIREMENTS NOT APPLICABLE TO BUILDINGS WITH LESS THAN 5 DWELLING UNITS. BUILDING HAS 1 RESIDENTIAL DWELLING UNITS, THEREFORE NO AFFORDABILITY REQUIREMENT.

VARIANCE REQ: REAR YARD AND GARAGE DOOR FILED 7.3.2013. CASE NUMBER: 2013.0884V

EXTERIOR AREA CALCS:

Exterior Gross Area

Exterior Gross Area			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Exterior	BASEMENT GROSS EXTERIOR	1,017
Story 1	Gross Exterior	FIRST FLOOR GROSS EXTERIOR	1,016
Story 2	Gross Exterior	2ND FLOOR GROSS EXTERIOR	887
Story 3	Gross Exterior	3RD FLOOR GROSS EXTERIOR	718
Story 4	Gross Exterior	4TH FLOOR GROSS EXTERIOR	556
TOTAL			4,194 sq ft

BUILDING CODE SUMMARY

OCCUPANCY: R3/ B

AREA CALCS:

Commercial Interior Gross Area - B Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 1	Gross Interior Commercial	FIRST FL. GROSS INT. (COMM.)	744
TOTAL			744 sq ft

Residential Interior Gross Area - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Basement	Gross Interior Residential	BSMT. GROSS INT. (RES.)	915
Story 1	Gross Interior Residential	FIRST FL. GROSS INT. (RES.)	96
Story 2	Gross Interior Residential	2ND FLOOR GROSS INTERIOR	802
Story 3	Gross Interior Residential	3RD FLOOR GROSS INTERIOR	644
Story 4	Gross Interior Residential	4TH FLOOR GROSS INTERIOR	490
TOTAL			2,947 sq ft

TOTAL:

Residential Open Space - R3 Occupancy			
Floor (Story)	Zone Category	Zone Name	Calculated Area
Story 3	Open Space	DECK	104
Story 4	Open Space	DECK	101
T.O. Roof	Open Space	ROOF DECK	268
TOTAL			473 sq ft

OCCUPANT LOAD:
R3 = 2947 SQFT/200GROSS SQFT/OCCUPANT = 15 OCCUPANTS
B = 744 SQFT/100 = 7 OCCUPANTS

NOTE: EACH OCCUPANCY HAS ITS OWN SEPARATE EXIT

CONSTRUCTION TYPE: VA

HEIGHT:
- ALLOWABLE: 50'-0" PER CBC 2010 TABLE 503 + 20'-0" PER CBC 504.2 (AUTOMATIC SPRINKLER SYSTEM INCREASE)
- PROPOSED: 40'-0"

STORIES:
- ALLOWABLE: 3 PER TABLE 503 + 1 PER SEC. 504.2 = 4 STORIES
- PROPOSED: 4 STORIES

NOTE: BUILDING IS EQUIPPED WITH THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

MAXIMUM TRAVEL DISTANCE:
- ALLOWABLE: 250'-0" PER CBC 2010 SEC. 1016.1
- PROPOSED: 135'-0" FROM FURTHEST POINT ON ROOF DECK TO EXIT AT PACIFIC AVE.

EXITS: ONE EXIT REQUIRED PER CBC SEC. 1021.1 EXCEPTION 4

ACCESSIBILITY: ACCESSIBLE ROUTE AND ONE ACCESSIBLE RESTROOM PROVIDED PER CBC CHAPTER 11B WITHIN B OCCUPANCY. NO ACCESSIBILITY REQUIRED FOR LESS THAN 4 RESIDENTIAL UNITS PER CBC CHAPTER 11A.

SYMBOLS

REFERENCE SYMBOLS

	DEMO WALL
	EXISTING WALL
	NEW WALL
	HIDDEN EDGE, ABOVE OR BEYOND
	HIDDEN EDGE, BELOW OR BEHIND
	DOOR SYMBOL
	WINDOW SYMBOL
	SKYLIGHT SYMBOL
	WALL TYPE
	GRID OR REFERENCE LINE
	BUILDING OR WALL SECTION NO. OVER SHEET NO.
	DETAIL NO. OVER SHEET NO.
	ELEVATION NO. OVER SHEET NO.
	ROOM NO. OVER SHEET NO.
	LEVEL LINE OR DATUM
	SPOT ELEVATION (N)
	PROPERTY LINE
	NEW OR FINISHED CONTOURS
	EXISTING CONTOURS

ELECTRICAL/MECHANICAL SYMBOLS

	SURFACE CEILING LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE
	RECESSED WALL LIGHT FIXTURE
	EXPOSED STRIP LIGHT FIXTURE
	CONCEALED STRIP LIGHT FIXTURE
	TRACK AND STRIP LIGHT FIXTURES
	ELECTRICAL SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PULL SWITCH
	MANUAL-ON OCCUPANCY SENSOR SWITCH
	SINGLE ELECTRICAL OUTLET, DIRECT WIRED
	DUPLEX OUTLET
	FOURPLEX OUTLET
	ELECTRICAL OUTLET, HALF-SWITCHED
	ELECTRICAL OUTLET, FULLY SWITCHED
	ELECTRICAL OUTLET FOR PICTURE LIGHT
	240V ELECTRICAL OUTLET
	FLUSH FLOOR MOUNTED OUTLET
	GROUND FAULT INTERRUPT
	JUNCTION BOX
	MULTI-FUNCTION SMOKE & CO DETECTOR
	HEAT DETECTOR
	AUTOMATIC SPRINKLER HEAD
	DOOR BELL BUTTON
	DOOR CHIME
	GARAGE DOOR OPENER SWITCH
	INTERCOM STATION
	ALARM KEYPAD
	MOTION DETECTOR
	SPEAKER OUTLET
	SCENE CONTROL MASTER UNIT
	SCENE CONTROL REMOTE WALL STATION
	STEAM UNIT CONTROL PANEL
	PLUG MOLD
	(1) RG6 QUAD
	(1) 24/4 PAIR CAT-6
	(1) CAT-6 & (1) RG6 QUAD
	(2) CAT-6 & (2) RG6 QUAD
	HDMI
	(1) 24/4 PAIR CAT-3
	COLD WATER CONNECTION
	HOT WATER CONNECTION
	CENTRAL VACUUM
	GAS OUTLET
	HOSE BIB
	FLOOR DRAIN
	DOWNSPOUT
	THERMOSTAT
	SUPPLY AIR REGISTER AT WALL OR TOE SPACE
	SUPPLY AIR REGISTER AT FLOOR
	SUPPLY AIR REGISTER AT CEILING
	RETURN AIR GRILL AT WALL
	RETURN AIR GRILL AT FLOOR
	RETURN AIR GRILL AT CEILING
	EXHAUST FAN
	EXHAUST FAN/ LIGHT UNIT
	CEILING FAN

ABBREVIATIONS

@	AT CENTERLINE DIAMETER	(N)	NEW NOT IN CONTRACT NUMBER
⊕	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT NUMBER
⊖	BELOW FINISH FLOOR	NOM.	NOMINAL
ABV	ABOVE	N.T.S	NOT TO SCALE
A.D.	AREA DRAIN	O.C.	ON CENTER
ADJ.	ADJUSTABLE		
A.F.F.	APPROXIMATE ARCHITECTURAL ASPHALT	O.H.	OVERHANG
APPROX.	APPROXIMATE ARCHITECTURAL ASPHALT	OPNG.	OPENING
ARCH.	ARCHITECTURAL ASPHALT	OPP.	OPPOSITE
ASPH.	ASPHALT	O/	OVER
BLDG.	BUILDING BLOCKING	E	PROPERTY LINE
BLKG.	BLOCKING	PL	PLATE
B.U.R.	BUILT-UP ROOFING	PLAM.	PLASTIC LAMINATE
		PLYWD.	PLYWOOD
		P.T.	PRESSURE TREATED
		PTD.	PAINTED
C.J.	CONTROL JOINT	P.V.	PHOTOVOLTAIC
CLR.	CLEAR		
CONT.	CONTINUOUS CENTER	(R)	RELOCATED
CTR.	CENTER	R.	RISE, RISER
		R.A.	RETURN AIR
D.	DRYER	REF.	REFRIGERATOR
DBL.	DOUBLE	REG.	REGISTER
DET.	DETAIL	REIN.	REINFORCED
D.F.	DOUGLAS FIR	REQ.	REQUIRED
DIA.	DIAMETER	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DISP.	DISPOSER	RDWD.	REDWOOD
DN.	DOWN		
DR.	DRYER	S.	SOUTH
D.S.	DOWN SPOUT	S.C.	SOLID CORE
D.W.	DISHWASHER	S.D.	SMOKE DETECTOR
DWG.	DRAWING	SECT.	SECTION
DWR.	DRAWER	SHT.	SHEET
		SHT'G	SHEATHING
E	EAST	SIM.	SIMILAR
(E)	EXISTING	SPEC.	SPECIFICATION
EA.	EACH	SQ.	SQUARE
EL.	ELEVATION	S.S.D.	SEE STRUCT. DWGS.
ELEC.	ELECTRICAL	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR	STOR.	STORAGE
		STRUCT.	STRUCTURAL
F.D.	FLOOR DRAIN	SUSP.	SUSPENDED
FDN.	FOUNDATION	SYM.	SYMBOL
FIN.	FINISH		
FL.	FLOOR	T.	TREAD
F.O.	FACE OF FINISH	T.B.	TOWEL BAR
F.O.F.	FACE OF FINISH	T&G	TONGUE AND GROOVE
F.O.S.	FACE OF STUD	T.O.	TOP OF
		T.O.C.	TOP OF CURB
F.S.M.F	FLEXIBLE SHEET MEMBRANE FLASHING	T.O.P.	TOP OF PLATE
		T.O.W.	TOP OF WALL
FT.	FEET	T.P.H.	TOILET PAPER HOLDER
FTG.	FOOTING	TRSM.	TRANSOM
		T.V.	TELEVISION
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
GYP. BD.	GYP. BOARD	U.O.N	UNLESS OTHERWISE NOTED
H.	HIGH	V.	VENT
H.B.	HOSE BIB	VERT.	VERTICAL
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HDWR.	HARDWARE	V.G.	VERTICAL GRAIN
HORIZ.	HORIZONTAL		
HT.	HEIGHT	W.	WEST
		W.	WASHING MACHINE
I.D.	INSIDE DIAMETER	WITH	WITH
I.G.	INSULATED GLASS	W.C.	WATER CLOSET(TOILET)
INSUL.	INSULATION	WD.	WOOD
INT.	INTERIOR	WH.	WATER HEATER
		W/O	WITHOUT
JT.	JOINT	W.P.	WATERPROOF, WORK POINT
		W.R.	WATER RESISTANT
LAV.	LAVATORY	W.R.C.	WESTERN RED CEDAR
LT.	LIGHT	YD.	YARD
M.	MASTER		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODE AMENDMENTS

DRAWING INDEX

ARCHITECTURAL

DRAWING ID DRAWING NAME

A0.00	COVER SHEET
A0.01	CONCEPTUAL IMAGES
A0.02	SITE SURVEY
A0.03	SITE CONTEXT
A0.04	PACIFIC AVENUE BLOCK ELEVATION
A0.05	GREEN BLDG REQUIREMENTS
A1.00	SITE PLAN
A2.00	EXISTING BASEMENT-2ND PLANS
A2.01	BASEMENT-2ND PLANS
A2.02	3RD-ROOF PLANS
A6.00	ELEVATIONS
A6.01	ELEVATIONS
A7.00	BUILDING SECTIONS
A7.01	BULK & HEIGHT REDUCTIONS SINC...
A7.02	SITE SECTION

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE SAN FRANCISCO AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUBPLATE UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

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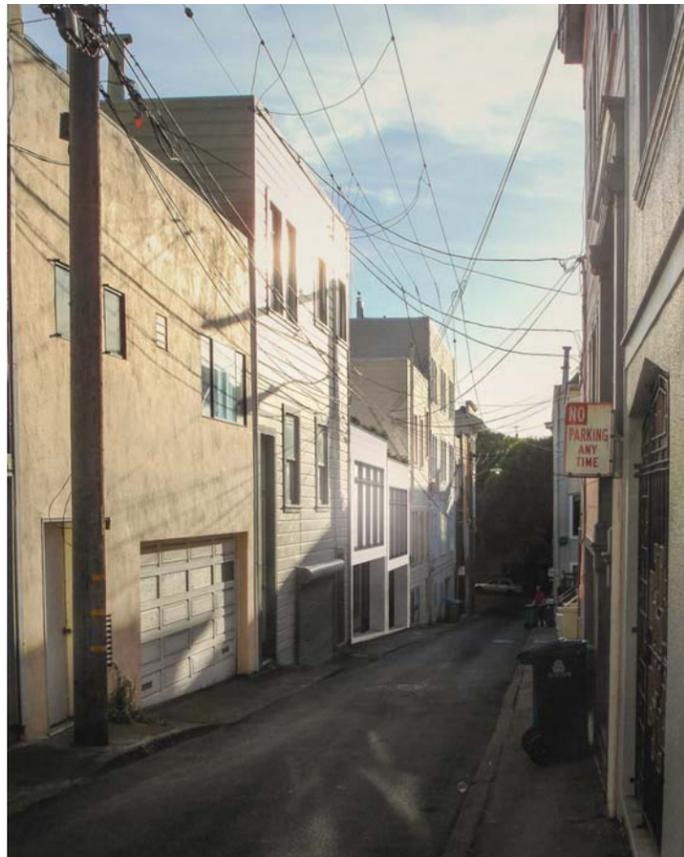
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NO. DATE ISSUE

REVISION FOR NEIGHBOR 07/29/15

ISSUE

SITE PERMIT 08.12.2014



LYNCH STREET RENDERING

02



LYNCH STREET RENDERING

03



PACIFIC AVENUE RENDERING

01



REVISIONS

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OWNER

Mr. Harold Tang & Family

1370 Pacific Ave

San Francisco, CA 94109
0155/021

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AS NOTED

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RG

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PROJECT NO.

201209

DATE

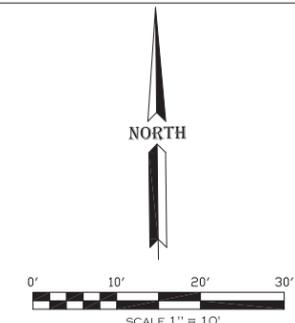
7/31/15

DRAWING NO. 2 of 13

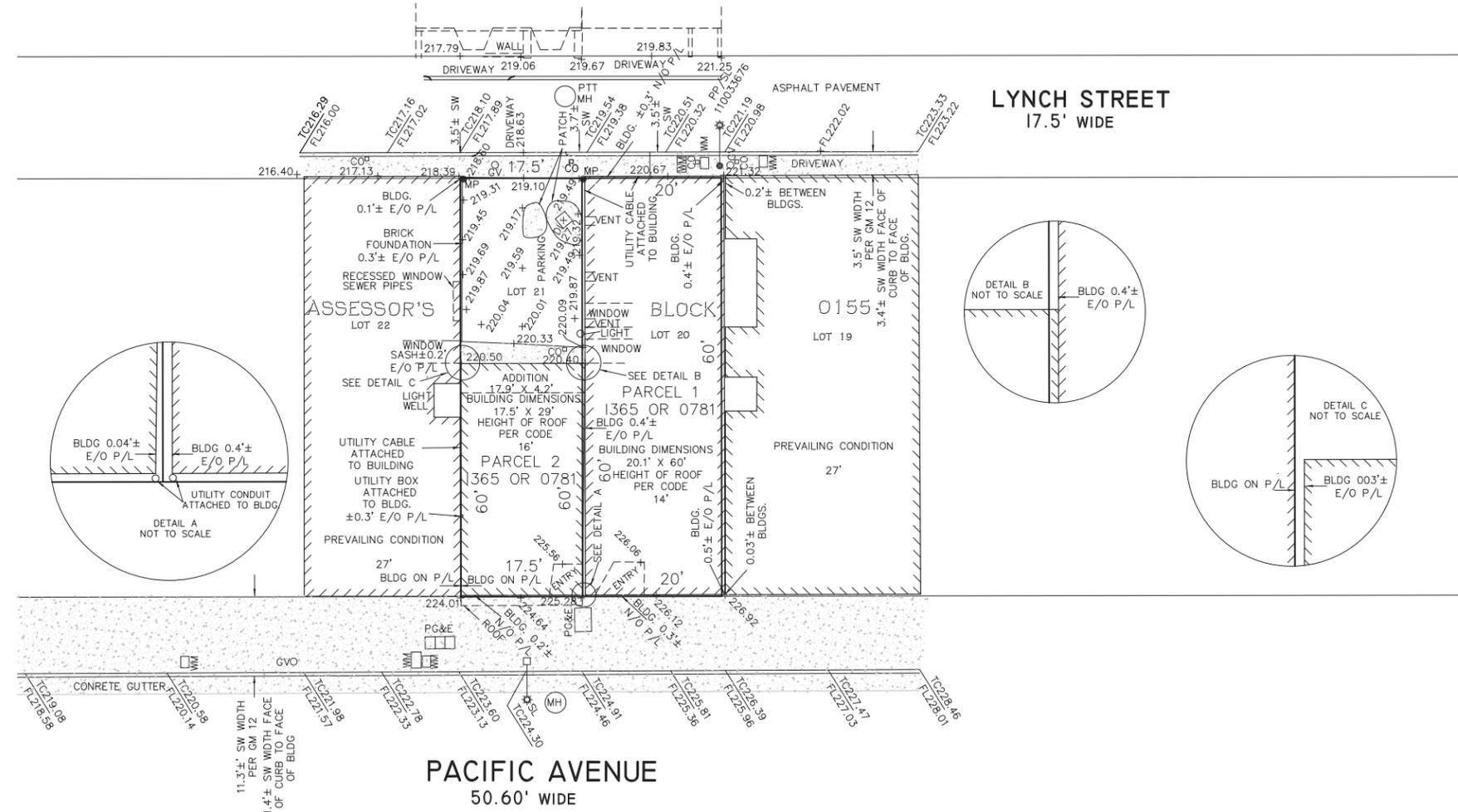
CONCEPTUAL
IMAGES

DRAWING NO.

A0.01



SAN FRANCISCO SURVEYING COMPANY, INC.
 201 HARRISON STREET STE 828
 SAN FRANCISCO, CALIFORNIA, 94105
 415-321-9300
 WWW.SANFRANCISCO SURVEYINGCOMPANY.COM



NOTES :

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF
 ROOF HEIGHTS ALONG PACIFIC AVENUE FOR THE SUBJECT SITE ARE CALCULATED PER MUNICIPAL CODE AND ARE THE DIFFERENCE IN THE ELEVATION BETWEEN THE MIDPOINT ELEVATION OF THE TOP OF CURB AND THE MID POINT OF THE ROOF. NO ACCESS TO THE ROOFS OF THE ADJOINING PROPERTIES WAS PROVIDED. THE HEIGHTS SHOWN FOR ADJOINERS IS THE DIFFERENCE IN ELEVATION OF THE MID POINT OF THE TOP OF CURB AND THE PARAPET. THESE HEIGHTS ARE PROVIDED AS AN INDICATION OF PREVAILING CONDITIONS.

DATE OF SURVEY :

TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED UPON A FIELD SURVEY ACTUALLY PERFORMED UPON THE GROUND IN THE MONTHS OF 1,12/2012 AND 1,2/2013

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON BASED UPON A FIELD SURVEY ACTUALLY PERFORMED ON THE GROUND. THE UNDERGROUND UTILITY LOCATIONS ARE SHOWN BASED UPON OBSERVABLE SURFACE EVIDENCE (CONDITIONS PERMITTING). THE OWNER AND/OR CONTRACTOR BEARS THE RESPONSIBILITY FOR ADDITIONAL UTILITY RESEARCH AND FIELD SURVEYING REQUIRED TO PROVIDE NECESSARY DESIGN DATA PRIOR TO DESIGN AND CONSTRUCTION.

PROJECT BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY AND COUNTY OF SAN FRANCISCO DATUM (SEPTEMBER 1970) INTERSECTION HYDE/BROADWAY NW CUT CROSS E RIM MH IN WALK ELEVATION= 190.237'.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

LEGEND :

BLDG	BUILDING
CO	CLEAN OUT
DI	DRAIN INLET
E/O	EAST OF
FL	FLOWLINE
GV	GAS VALVE
MH	MAN HOLE
MP	METAL POST
N/O	NORTH OF
P/L	PROPERTY LINE
P/P	POWER POLE
PG&E	PACIFIC GAS AND ELECTRIC
PTT	PACIFIC TELEPHONE AND TELEGRAPH
S/O	SOUTH OF
S/I	STREET LIGHT
TC	TOP OF CURB
W/O	WEST OF
WM	WATER METER
+ 241.14	SPOT ELEVATION
SW	PROPERTY LINE
GM	SIDEWALK GRADE MAP

SURVEY REFERENCE:

THE BOUNDARY SURVEY IS BASED UPON THE GRANT DEED SHOWN HEREON. ADDITIONAL DOCUMENTATION REVIEWED AND CONSIDERED:
 BLOCK DIAGRAMS 0151,0152,0153,0154,0155,156
 0183,0184,0185
 PARCEL MAP NO. 4494
 PARCEL MAP NO. 5197
 PARCEL MAP NO. 5525
 PARCEL MAP NO. 6151
 PARCEL MAP OF 72-74 LYNCH STREET
 PARCEL MAP OF 1385-1387 PACIFIC AVENUE
 CCSF MONUMENT MAP 12
 CCSF GRADE MAP 12
 MONUMENT OF THE FIFTY VARA DISTRICT APPROVED AND MADE OFFICIAL 11/29/1909
 SUPERCEDED MONUMENT MAP 1933 W-8-16
 CCSF FIELD NOTES INDEX NO. 154 ORDER NO 13423M

DATE _____

DANE M INCE
 LICENSE NO. 8142
 LICENSE EXPIRES 12/31/2014

MAP OF SURVEY

THE LANDS OF HAROLD YU CHUN TANG AND CONNIE YEE K. TANG AS DESCRIBED BY DEED RECORDED IN DOCUMENT NO. 2003-H409706-00 APRIL 14, 2003 REEL 1365 IMAGE 0781 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA ASSESSOR'S BLOCK 0155, LOTS 20, 21 A PORTION OF THE 50 VARA BLOCK 271 1364-1370 PACIFIC AVENUE



VIEW LOOKING WEST ON PACIFIC AVE

A



VIEW LOOKING AT FACADE OF SUBJECT PROPERTY

B



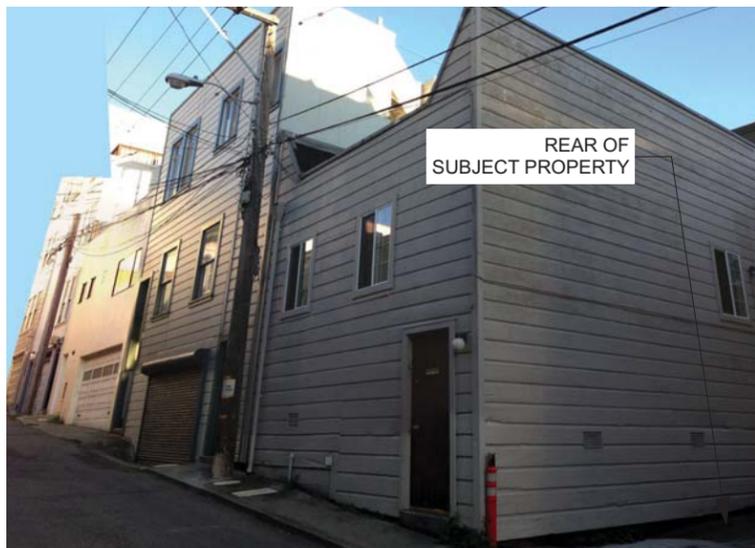
VIEW LOOKING EAST ON PACIFIC AVE

C



BUILDINGS ON THE FACING SIDE OF THE STREET

D



REAR OF SUBJECT PROPERTY

VIEW LOOKING EAST ON LYNCH ALLEY

D



SUBJECT PROPERTY

VIEW OF SUBJECT PROPERTY ON LYNCH ALLEY

E



REAR OF SUBJECT PROPERTY

VIEW LOOKING WEST ON LYNCH ALLEY

F



REVISIONS

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1	07/29/15	REVISION FOR NEIGHBOR

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SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

1370 Pacific Ave
San Francisco, CA 94109
0155/021

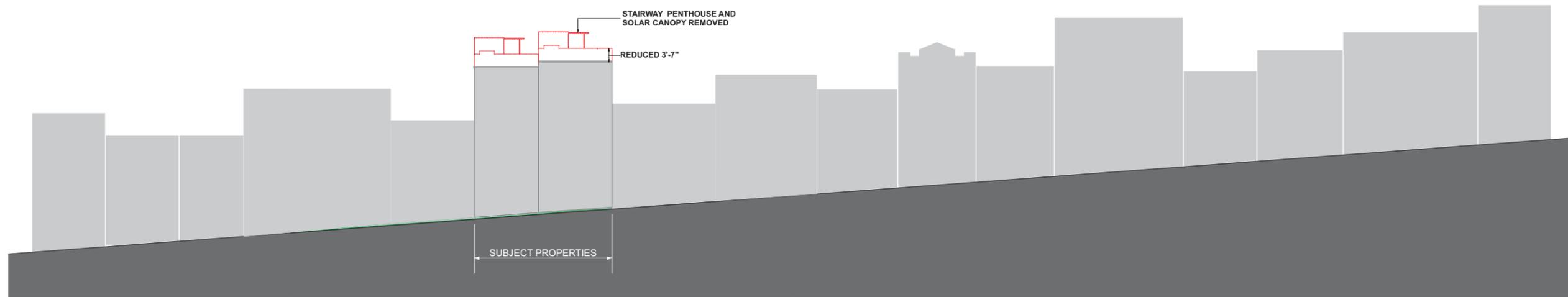
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DATE
7/31/15

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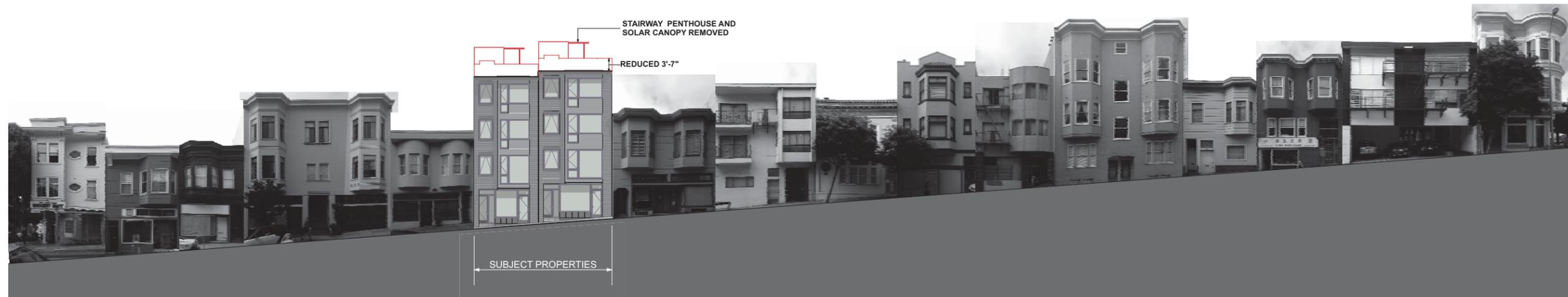
SITE CONTEXT

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PACIFIC AVE BLOCK ELEVATION DIAGRAM



PACIFIC AVE BLOCK ELEVATION RENDERING

REVISIONS	NO.	DATE	ISSUE

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0155/021

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7/31/15

DRAWING NO. 5 of 13

**PACIFIC AVENUE
BLOCK ELEVATION**

DRAWING NO.

A0.04

Green Building: Site Permit Submittal

C INFORMATION:

For facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 70 Pacific Avenue	Block/Lot 0155/021	Address 1370 Pacific Avenue, San Francisco, CA 94109
Project Area 10 Sq Ft	Primary Occupancy R3	Number of occupied floors 4
Professional/Applicant: Sign & Date		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan and follow SFPUC Stormwater Design Guidelines.	●
Water Efficient Irrigation - Projects that include ≥10,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with San Francisco Construction & Demolition Debris Ordinance.	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
All California Green Building Standards (All green measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

For residential projects of 4 or more occupied floors must use the Residential High-Rise column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column. LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve a rating depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	(addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	(envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	(envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

Attachment C-2:
Green Building:
Site Permit Submittal

Version: July 1, 2014



rg-architecture

600 3rd STREET
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415.699.3640
m@rg-architecture.com

ISSUE

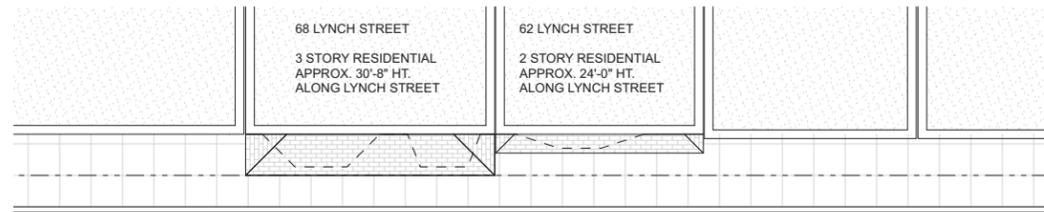
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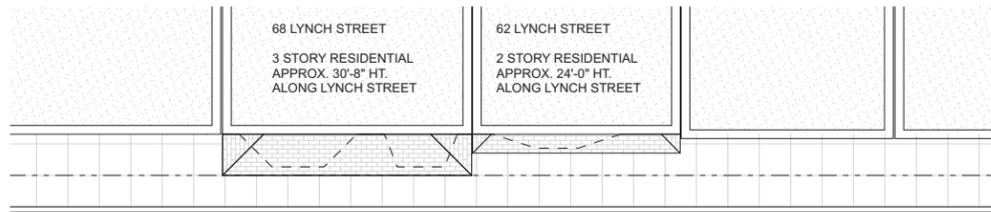
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1370 PACIFIC AVENUE

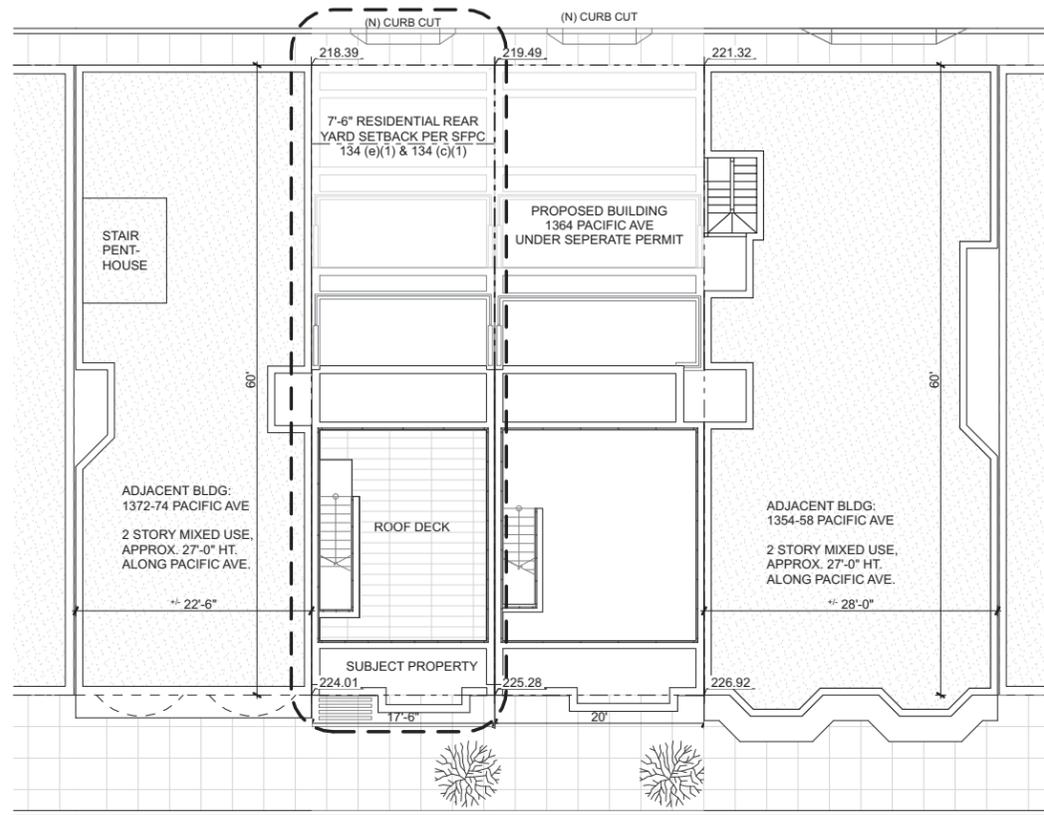
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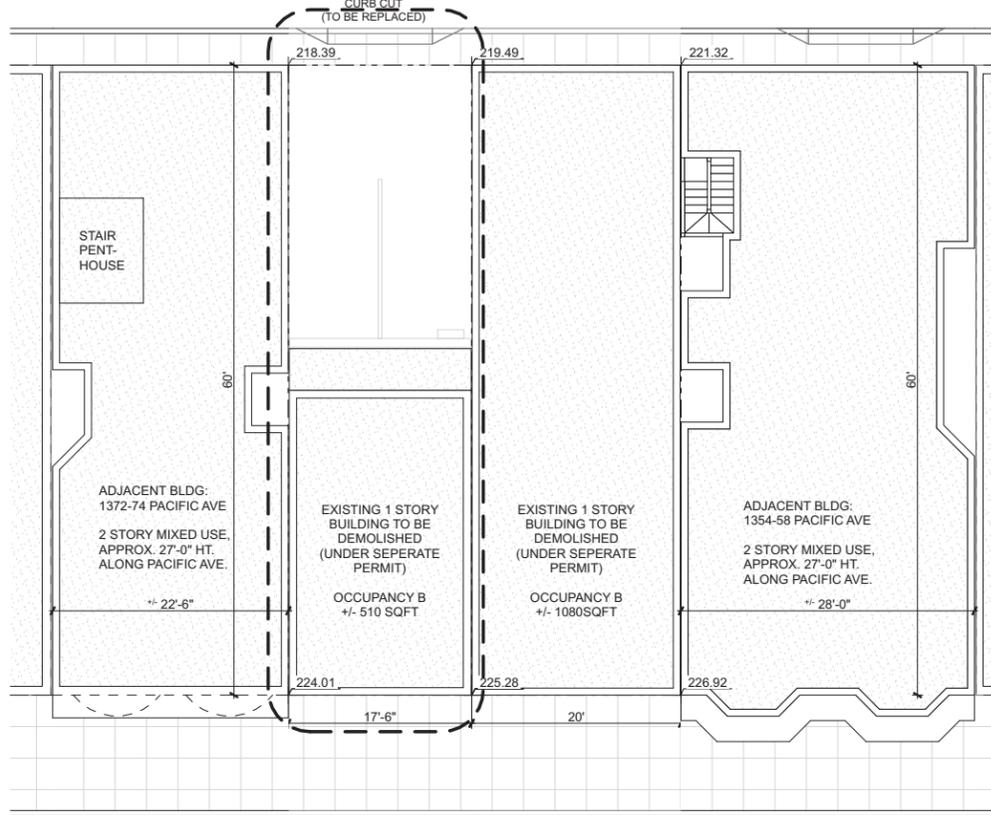
LYNCH STREET (17.50' WIDE)



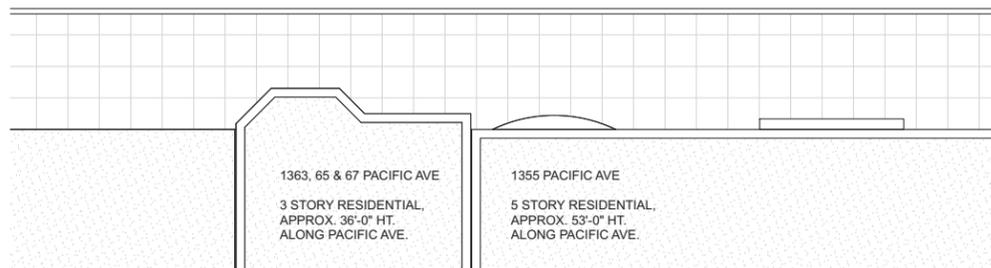
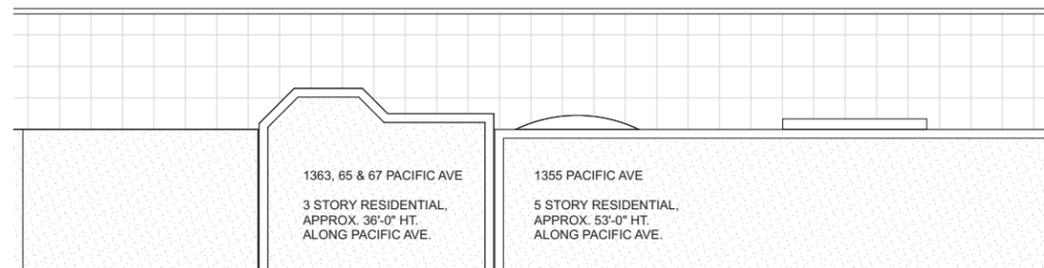
LYNCH STREET (17.50' WIDE)



PACIFIC AVE (50.60' WIDE)



PACIFIC AVE (50.60' WIDE)



GENERAL NOTES

rg-architecture

560 3rd STREET
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SHEET NOTES

GRADE PLANE CALCULATIONS

1370 PACIFIC AVENUE:

$224.01' + 225.92' + 219.49' + 218.39'$
$= 887.17' + 4$
$= 221.79'$
AVERAGE GRADE PLANE = 221.79'

REVISIONS

NO.	DATE	ISSUE
1	07/29/15	REVISION FOR NEIGHBOR

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

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San Francisco, CA 94109
0155/021

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#LayNo(ref)

SITE PLAN

DRAWING NO.
A1.00

KEY



SHEET NOTES

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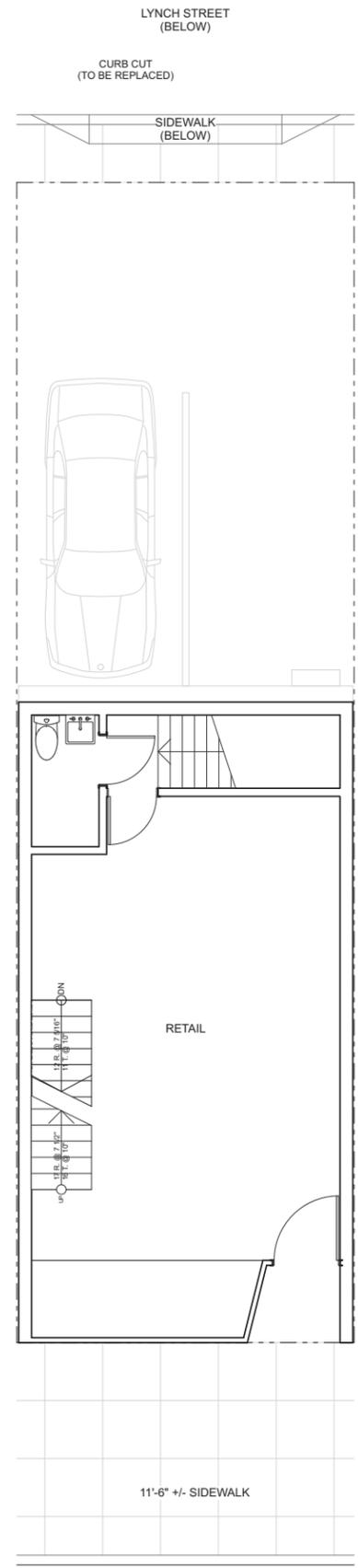
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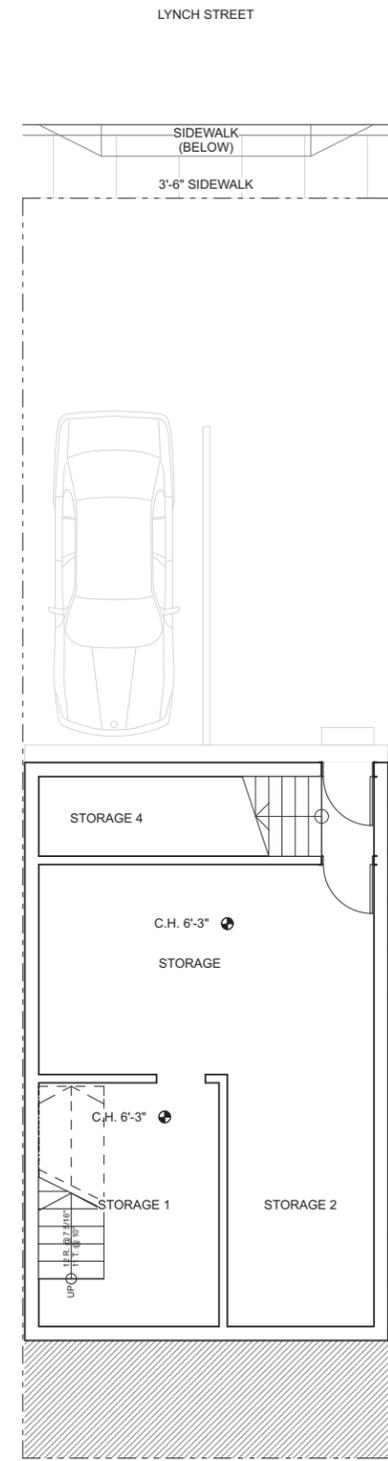
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PROJECT NO.
201209
DATE
7/31/15
DRAWING NO. 8 of
#LayNo(ref)

**EXISTING
BASEMENT-2ND
PLANS**
DRAWING NO.

A2.00

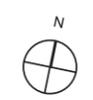


STORY 1
SCALE: 1/4" = 1'-0" 02



BASEMENT
SCALE: 1/4" = 1'-0" 01

KEY





SHEET NOTES

REVISIONS
NO. DATE ISSUE

REVISION FOR NEIGHBOR 07/29/15

ISSUE
SITE PERMIT 08.12.2014

OWNER
Mr. Harold Tang & Family

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SCALE
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RG
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RG
PROJECT NO.
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DRAWING NO. 9 of
#LayNo(ref)

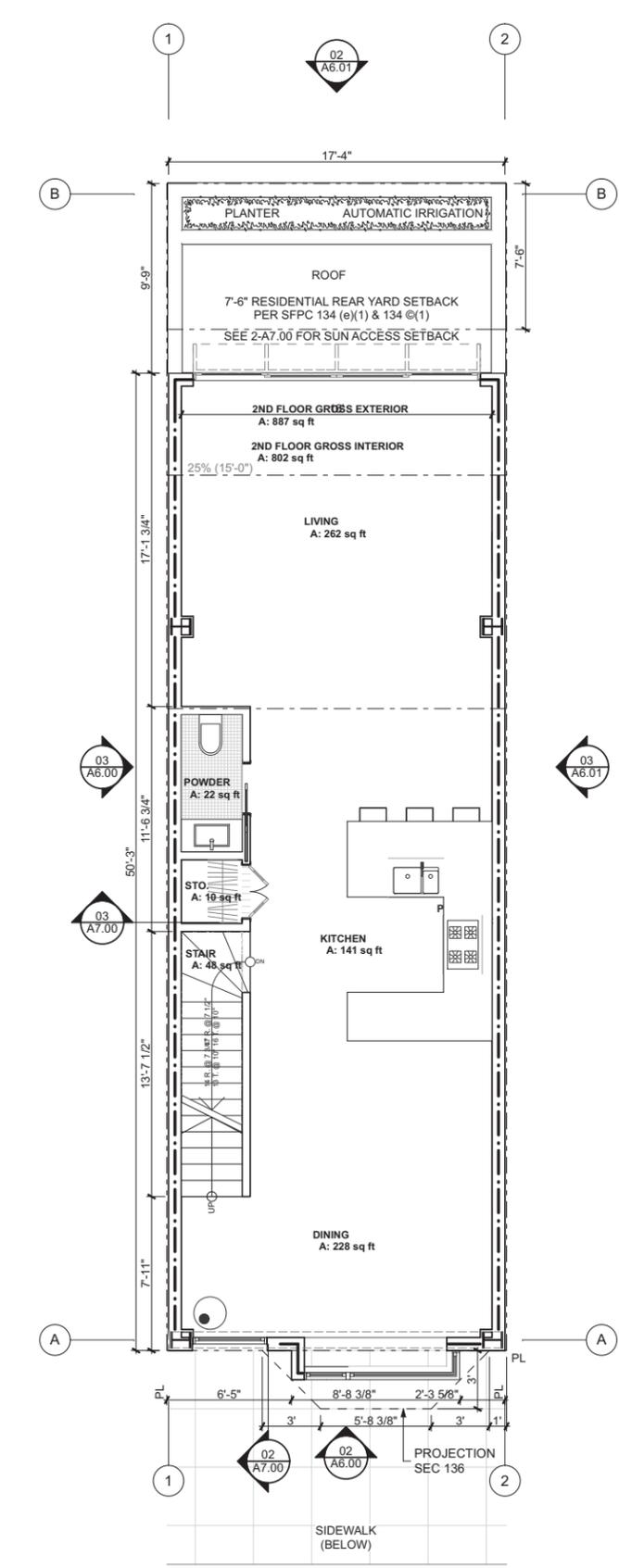
BASEMENT-2ND
PLANS

DRAWING NO.

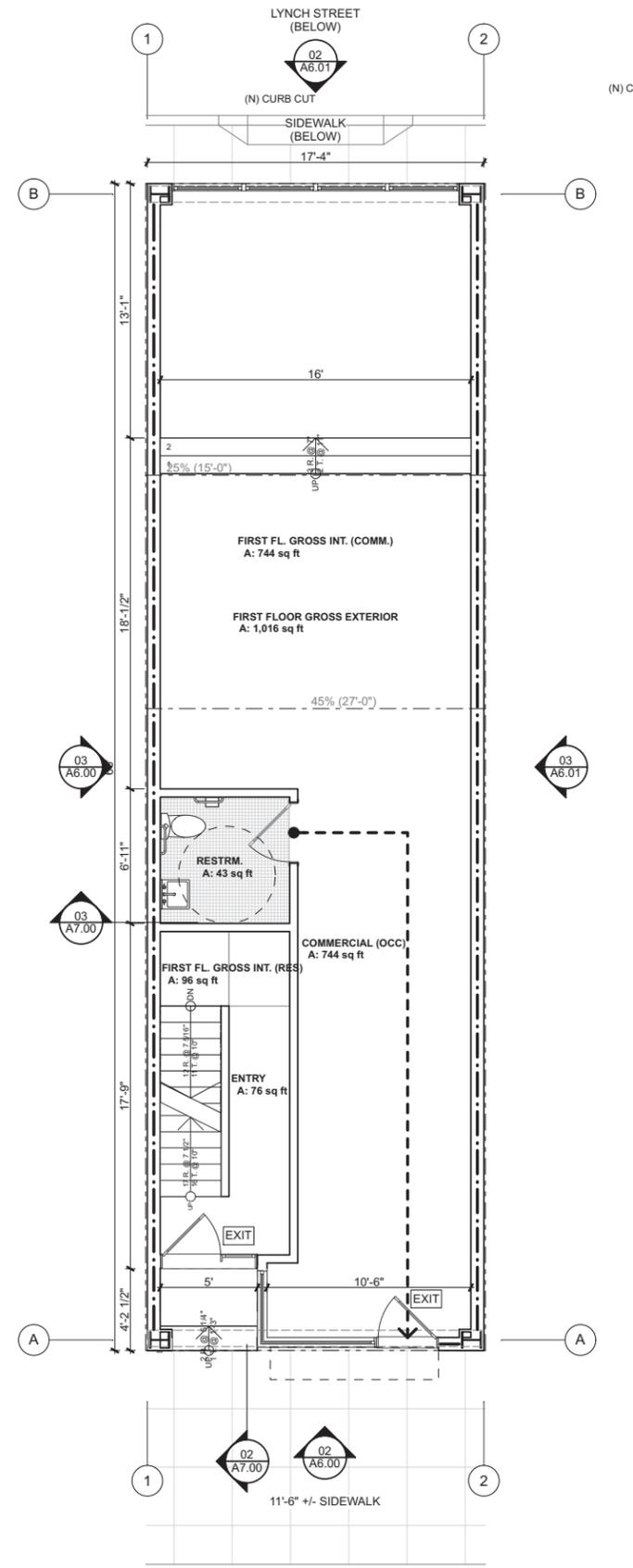
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KEY

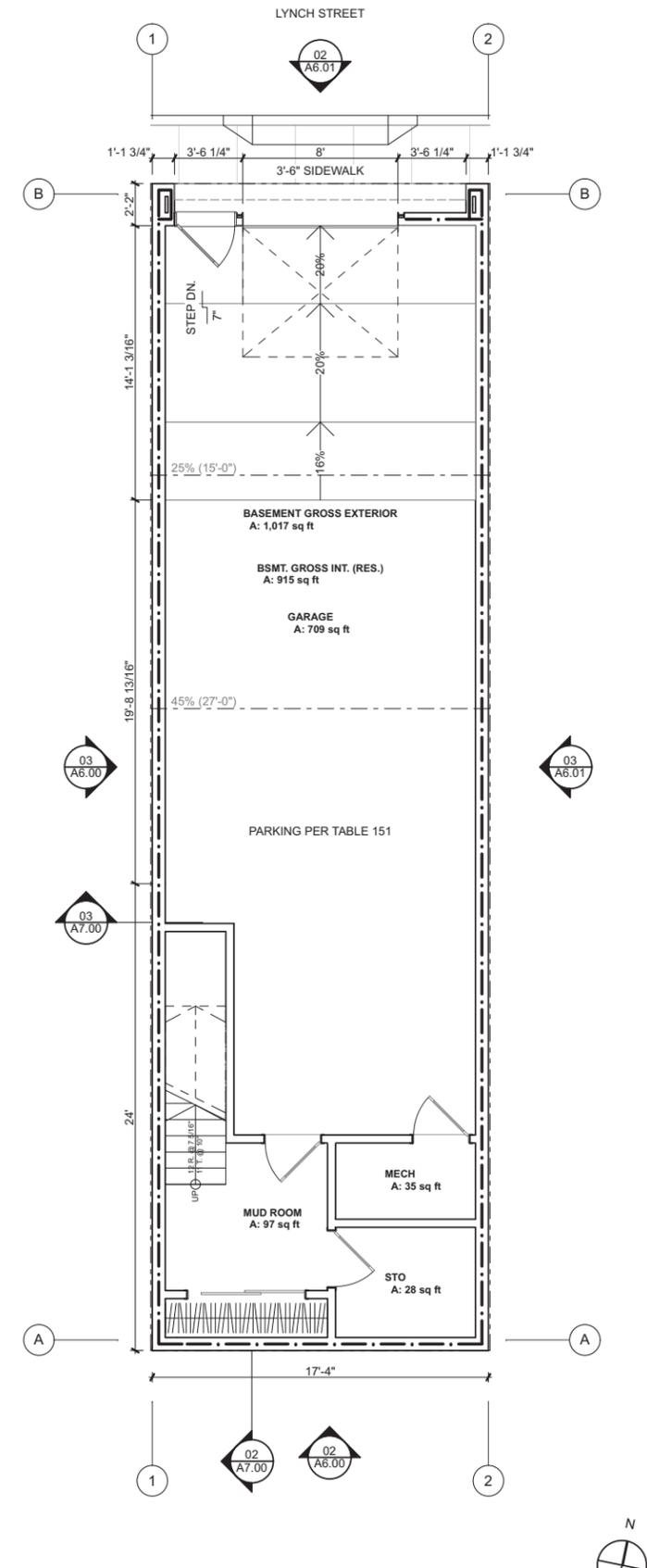
- 1 HOUR RATING
- - - 2 HOUR RATING
- . - . 3 HOUR RATING



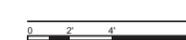
STORY 2
SCALE: 1/4" = 1'-0" 03



STORY 1
SCALE: 1/4" = 1'-0" 02



BASEMENT
SCALE: 1/4" = 1'-0" 01





SHEET NOTES

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3RD-ROOF PLANS

DRAWING NO.
A2.02

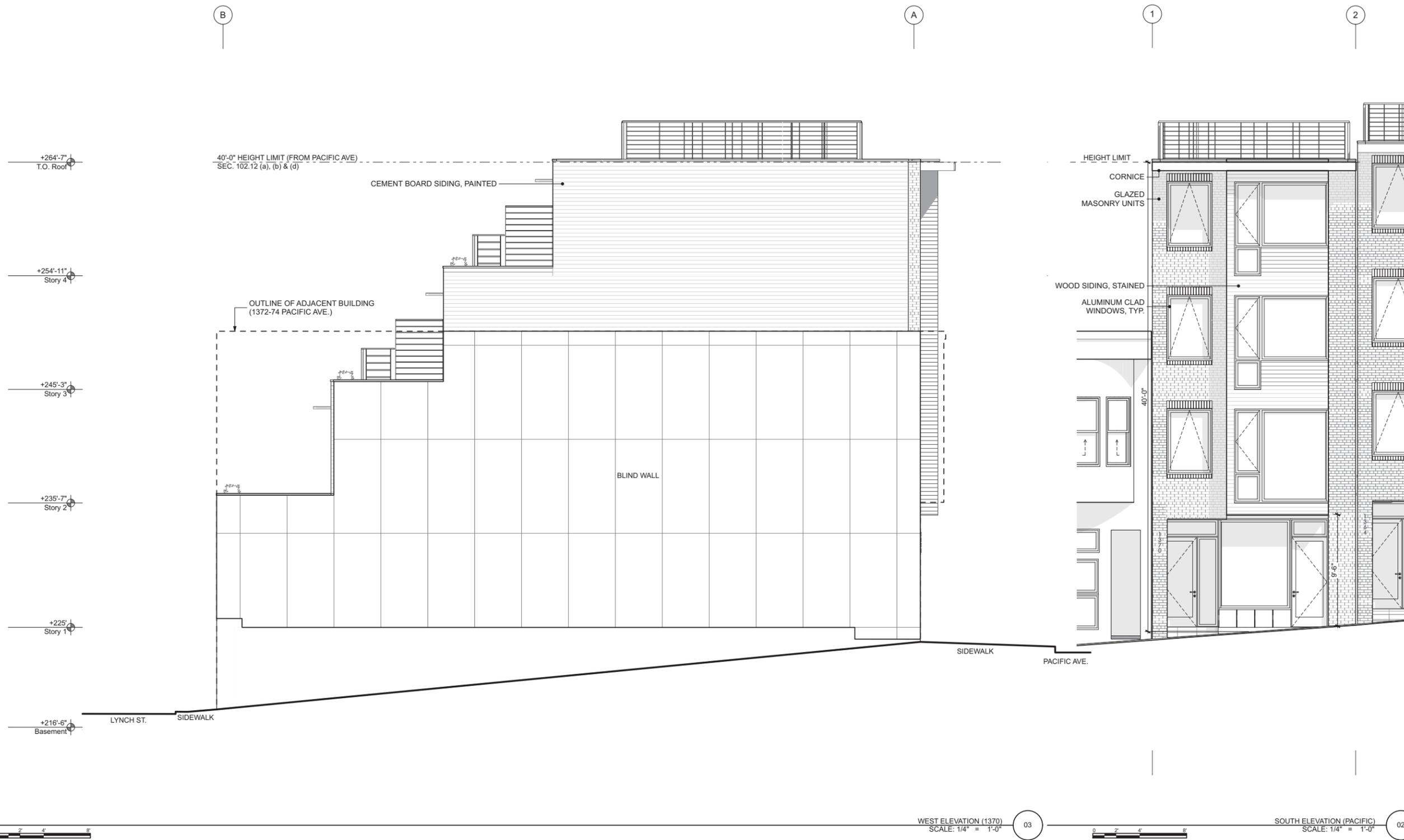
- KEY
- · — · — 1 HOUR RATING
 - · · — · · — 2 HOUR RATING
 - · · · — · · · — 3 HOUR RATING



ROOF SCALE: 1/4" = 1'-0" 03

STORY 4 SCALE: 1/4" = 1'-0" 02

STORY 3 SCALE: 1/4" = 1'-0" 01



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DRAWING NO. 11 of 13

ELEVATIONS

DRAWING NO.

A6.00

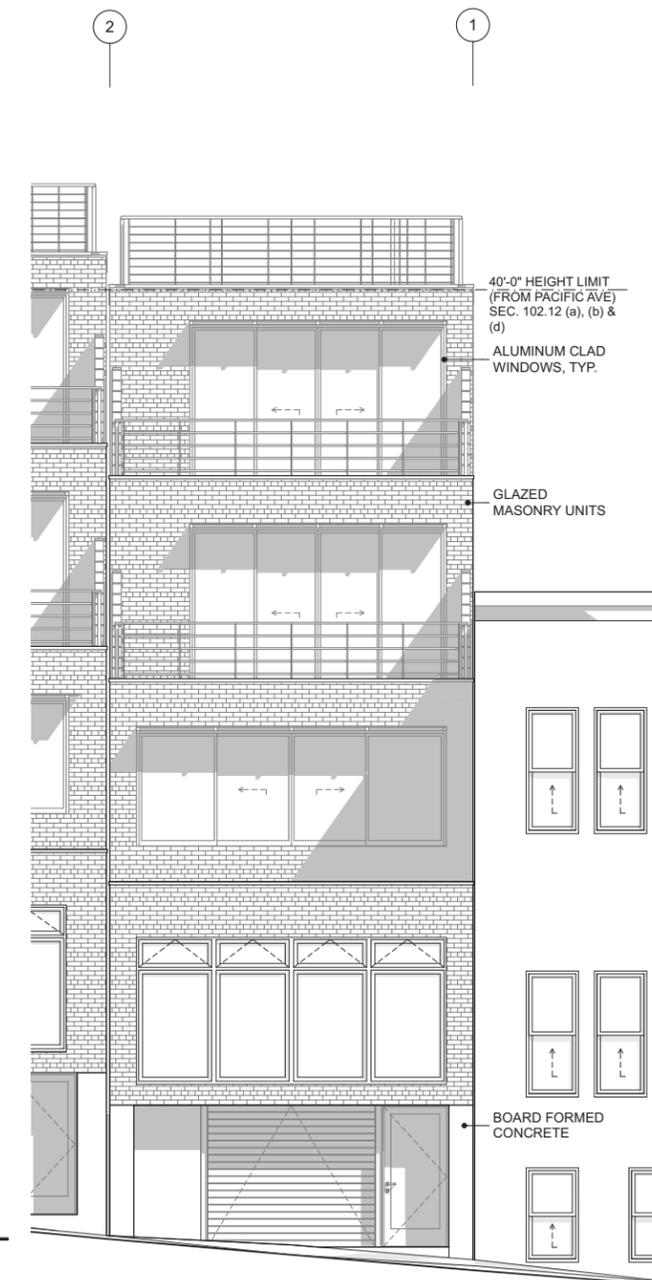
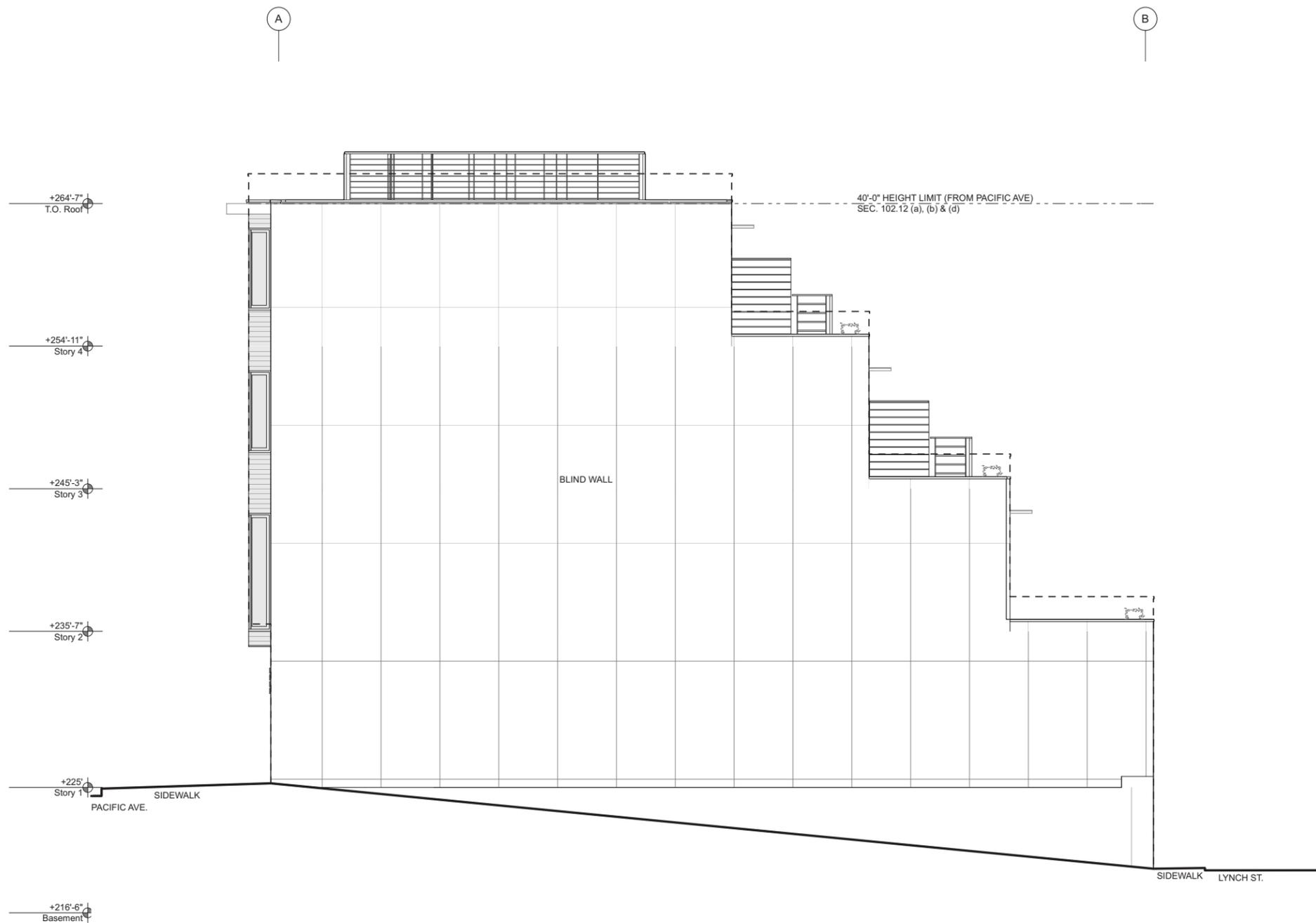
WEST ELEVATION (1370)
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION (PACIFIC)
SCALE: 1/4" = 1'-0"



03

02



REVISIONS

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DRAWING NO. 12 of 13

ELEVATIONS

DRAWING NO.

A6.01



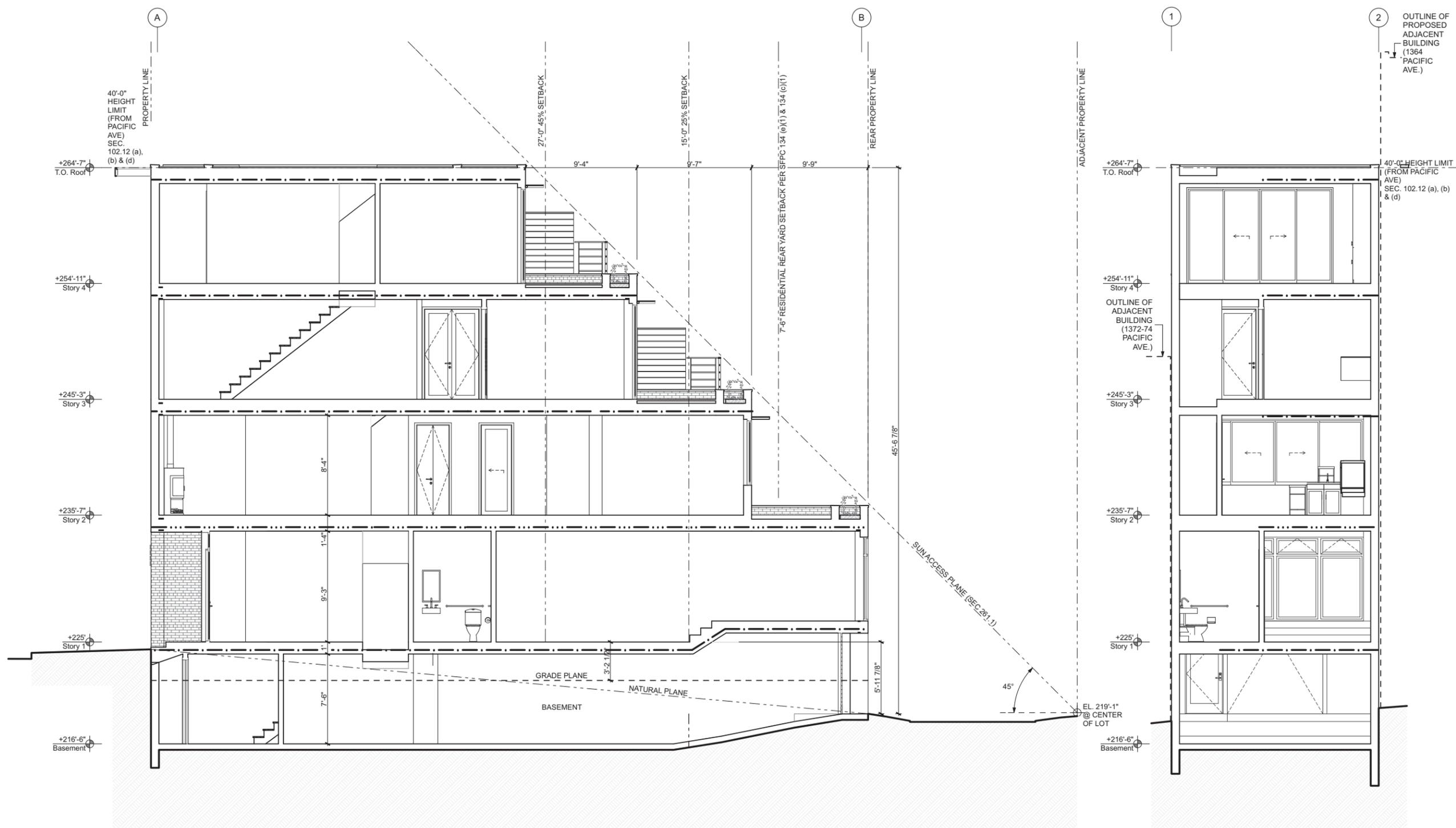
EAST ELEVATION (1370)
SCALE: 1/4" = 1'-0"

03



NORTH ELEVATION (LYNCH)
SCALE: 1/4" = 1'-0"

02



40'-0" HEIGHT LIMIT (FROM PACIFIC AVE) SEC. 102.12 (a), (b) & (d)

PROPERTY LINE

REAR PROPERTY LINE

ADJACENT PROPERTY LINE

27'-0" 45% SETBACK

15'-0" 25% SETBACK

7'-6" RESIDENTIAL REAR YARD SETBACK PER SFPC 134 (e)(1) & 134(c)(1)

SUN ACCESS PLANE (SEC. 201.1)

45°

EL. 219'-1" @ CENTER OF LOT

GRADE PLANE

NATURAL PLANE

BASEMENT

OUTLINE OF PROPOSED ADJACENT BUILDING (1364 PACIFIC AVE.)

OUTLINE OF ADJACENT BUILDING (1372-74 PACIFIC AVE.)

40'-0" HEIGHT LIMIT (FROM PACIFIC AVE) SEC. 102.12 (a), (b) & (d)

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SCALE
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DRAWING NO. 13 of 13

BUILDING SECTIONS

DRAWING NO.

A7.00

SECTION 02
SCALE: 1/4" = 1'-0"

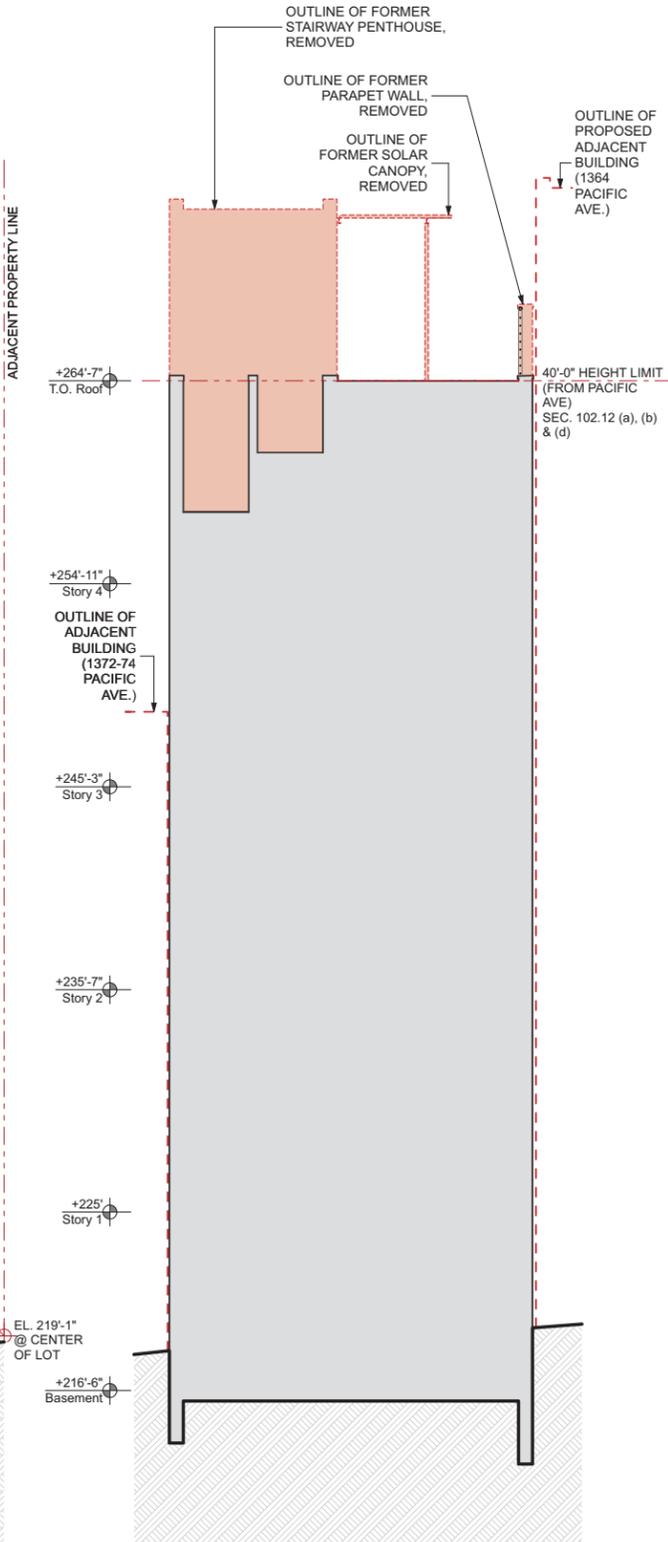
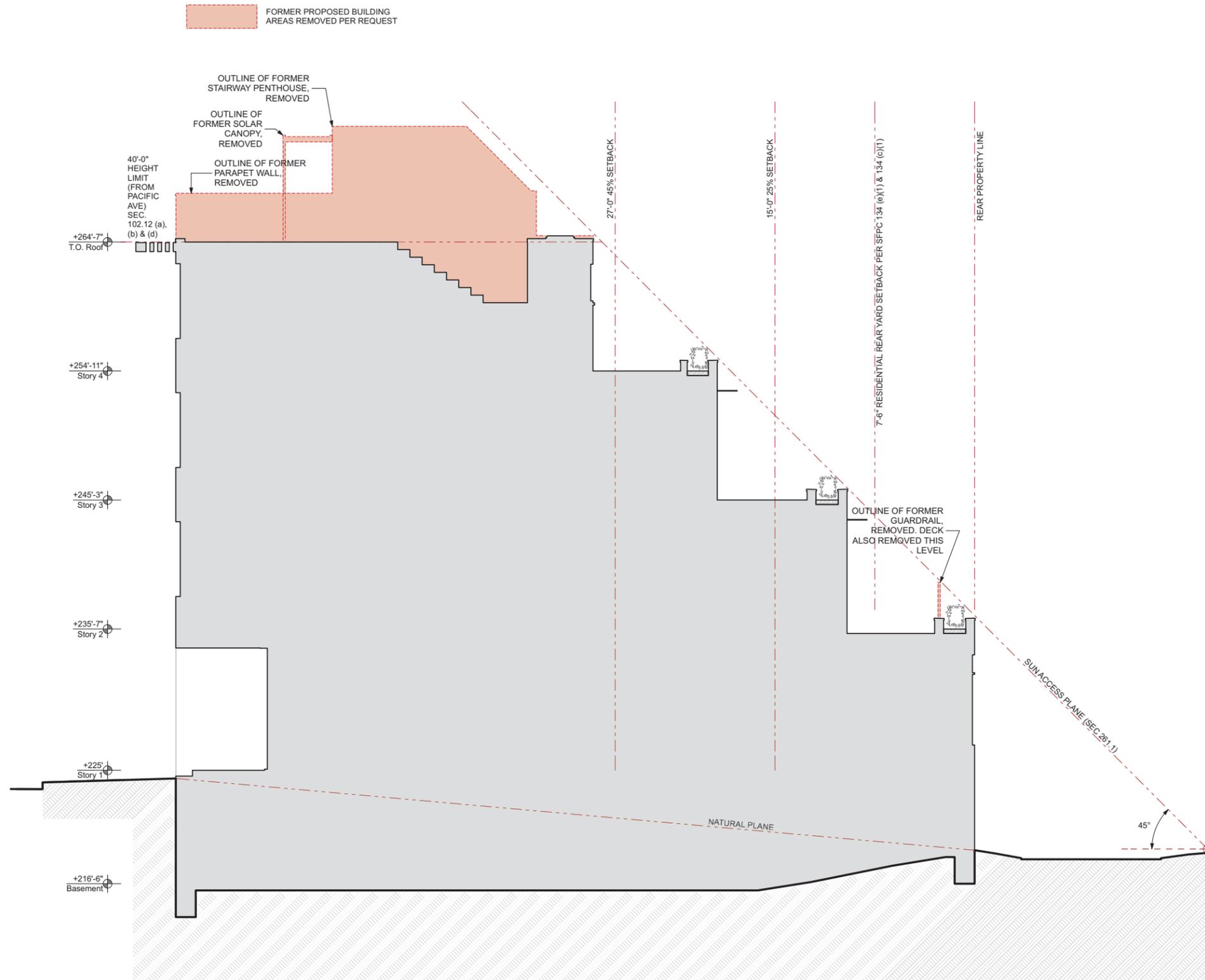
SECTION (1370)
SCALE: 1/4" = 1'-0"





KEY

- CURRENT BUILDING SECTION
- FORMER PROPOSED BUILDING AREAS REMOVED PER REQUEST



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**BULK & HEIGHT
REDUCTIONS SINCE
PROJECT START**

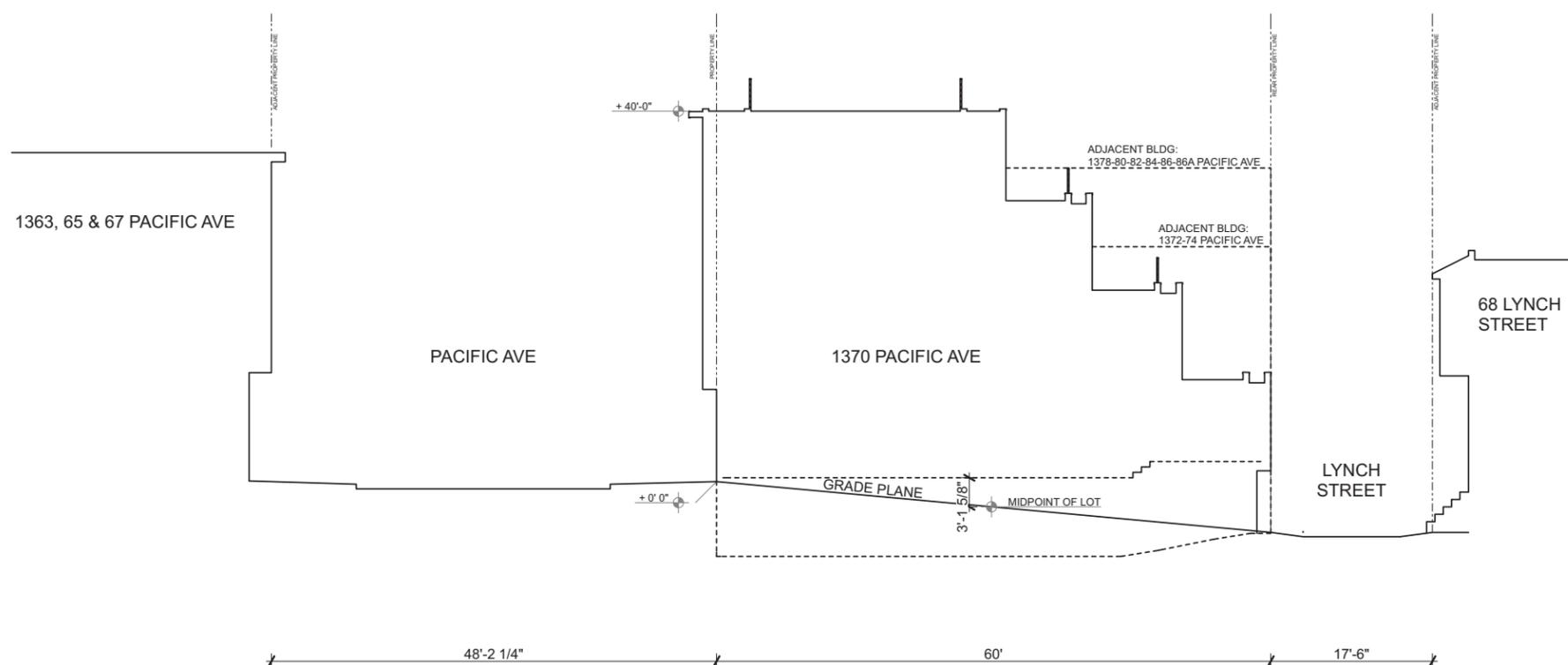
A7.01



SECTION 05
SCALE: 1/4" = 1'-0"



SECTION (1370) 06
SCALE: 1/4" = 1'-0"



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

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SITE SECTION

DRAWING NO.
A7.02