



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: DECEMBER 19, 2013

*Date:* December 12, 2013  
*Case No.:* **2013.1598D**  
*Project Address:* **53 Manzanita Avenue**  
*Permit Application:* 2013.05.09.6539  
*Zoning:* RH-2 [Residential-House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 1043/009  
*Project Sponsor:* Alex Varum  
148 Amber Drive  
San Francisco, CA 94131  
*Staff Contact:* Sharon Lai – (415) 575-9087  
[sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org)  
*Recommendation:* **Do not take DR and approve 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**

### PROJECT DESCRIPTION

The Request is for a Discretionary Review of Building Permit Application No. 2013.05.09.6539 proposing to add a second dwelling unit on the ground floor of a two-story, single-family home, within the existing building envelope. No exterior modifications are proposed.

### SITE DESCRIPTION AND PRESENT USE

The subject property is a flat mid-block lot that is approximately 37.6 feet wide and the average lot depth is approximately 107.6 feet deep, with an area of approximately 4,046 square feet. The site currently contains a two-story single family home with two separate parking garages.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject block is located in the Presidio Heights neighborhood. To the south of the block is Laurel Hill Playground and to the north are the commercial uses of Laurel Village located on through lots that front onto California Street. The subject block is predominantly zoned RH-2, and is located between Mayfair Drive to the north and Euclid Avenue to the south. The lots on the subject block along Euclid Avenue are zoned RM-2 (Residential-Mixed, Moderate Density), which allows one dwelling unit per 600 square feet of lot area. The immediate blocks to the east and west are zoned RH-2, RM-1 (Residential Mixed, Low Density) and RM-2. The blocks to the north of Mayfair Drive are zoned NC-S (Neighborhood Commercial, Shopping Center) and the blocks to the south of Euclid Avenue are zoned RM-2 and P (Public).

The subject block is characterized by two- and three-story, mid-century residential buildings with a mix of single-family, two-unit, three-unit and four-unit buildings. The blockface to the east across Manzanita Avenue is characterized by two- to four-story, mid-century buildings that range from single-family to nine-unit apartment buildings. The DR (Discretionary Review) requestor resides across the street from the

subject property in this adjacent block to the east in a three-story, two-unit building at 42 Manzanita, that is also zoned RH-2.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	October 1, 2013 – October 31, 2013	October 31, 2013	December 19, 2013	49 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	December 9, 2013	December 9, 2013	10 days
Mailed Notice	10 days	December 9, 2013	December 9, 2013	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	
Other neighbors on the block or directly across the street	6*	14	
Other neighbors in San Francisco		6	
Neighborhood groups	0	0	

\*Reflects net number of neighbors in support. Original petition of support includes neighbors that later submitted withdrawals or letters in opposition including the DR Requestor, which has been subtracted from the gross number of neighbors in support.

**DR REQUESTOR**

Peter Morrissey resides at 42 Manzanita Avenue, across the street on the adjacent block to the east.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated October 31, 2013.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated December 5, 2013.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

## RESIDENTIAL DESIGN TEAM REVIEW

The proposed project does not involve exterior expansions or façade alterations, and therefore the Residential Design Guidelines do not apply. Consequently, the Residential Design Team did not review this project.

## BASIS FOR RECOMMENDATION

The Department supports the project as proposed for the following reasons:

- The Project is Code-complying.
- All modifications are within the existing building envelope and will therefore not affect the character of the neighborhood.
- The proposed project to add a second dwelling unit is consistent with the prescribed RH-2 zoning. The subject block is not zoned for single-family use.
- There are many other existing multi-unit buildings within the subject block and the immediately adjacent blocks.
- The existing building contains two off-street parking spaces and does not propose a new curb cut. Therefore, on-street parking will not be affected.

**Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

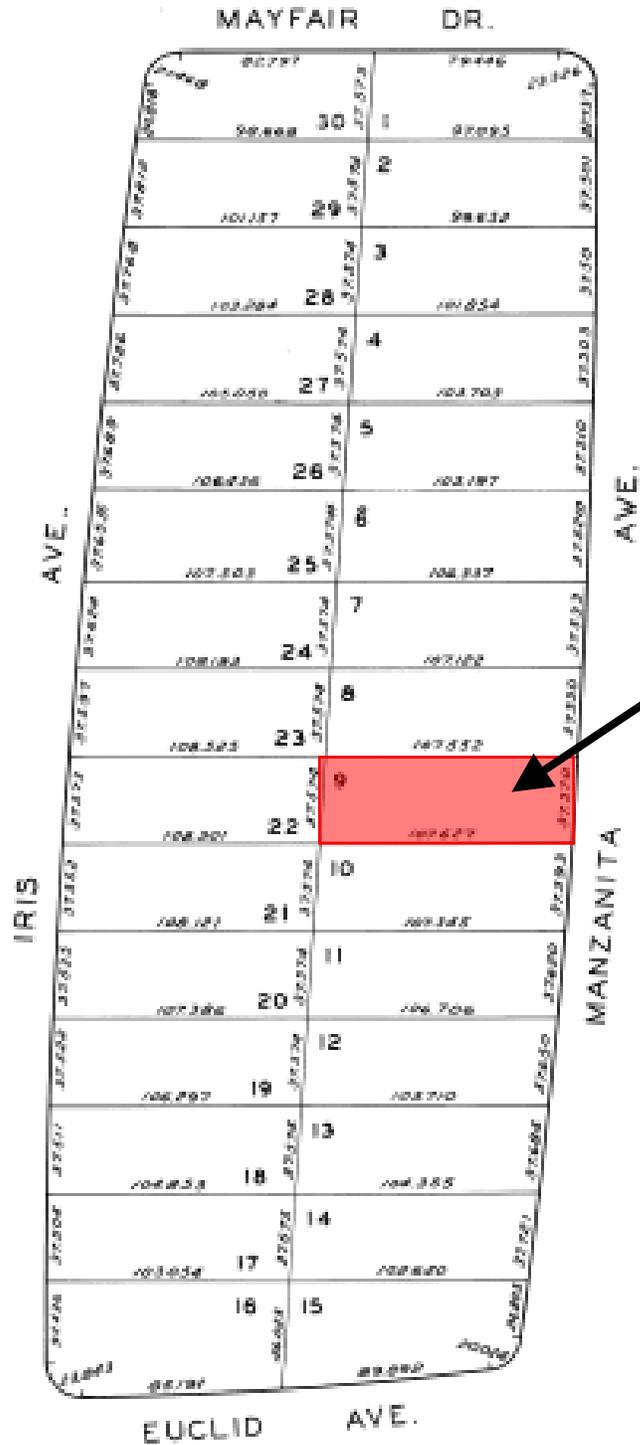
<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

Parcel Map  
Sanborn Map  
Aerial Photographs  
Site Photograph  
Zoning Map  
Section 311 Notice  
DR Application  
Response to DR Application  
Reduced Plans

SL: G:\DOCUMENTS\DRs\53 Manzanita Ave\2013.1598D\53 Manzanita Ave - Abbreviated Analysis.doc

# Parcel Map



SUBJECT PROPERTY



Abbreviated Discretionary Review  
Case Number 2013.1598D  
53 Manzanita Avenue

# Sanborn Map\*

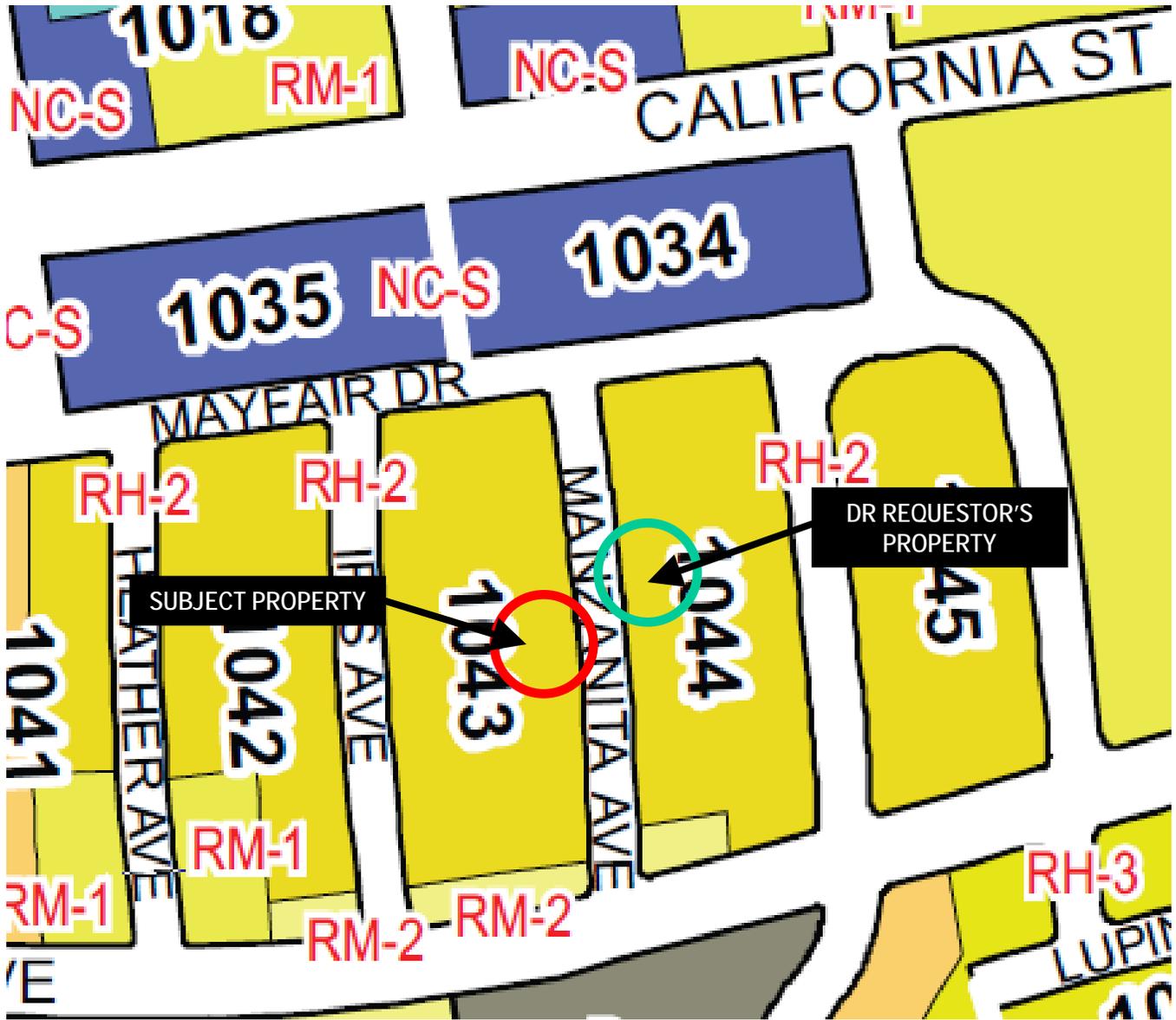


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Abbreviated Discretionary Review  
Case Number 2013.1598D  
53 Manzanita Avenue

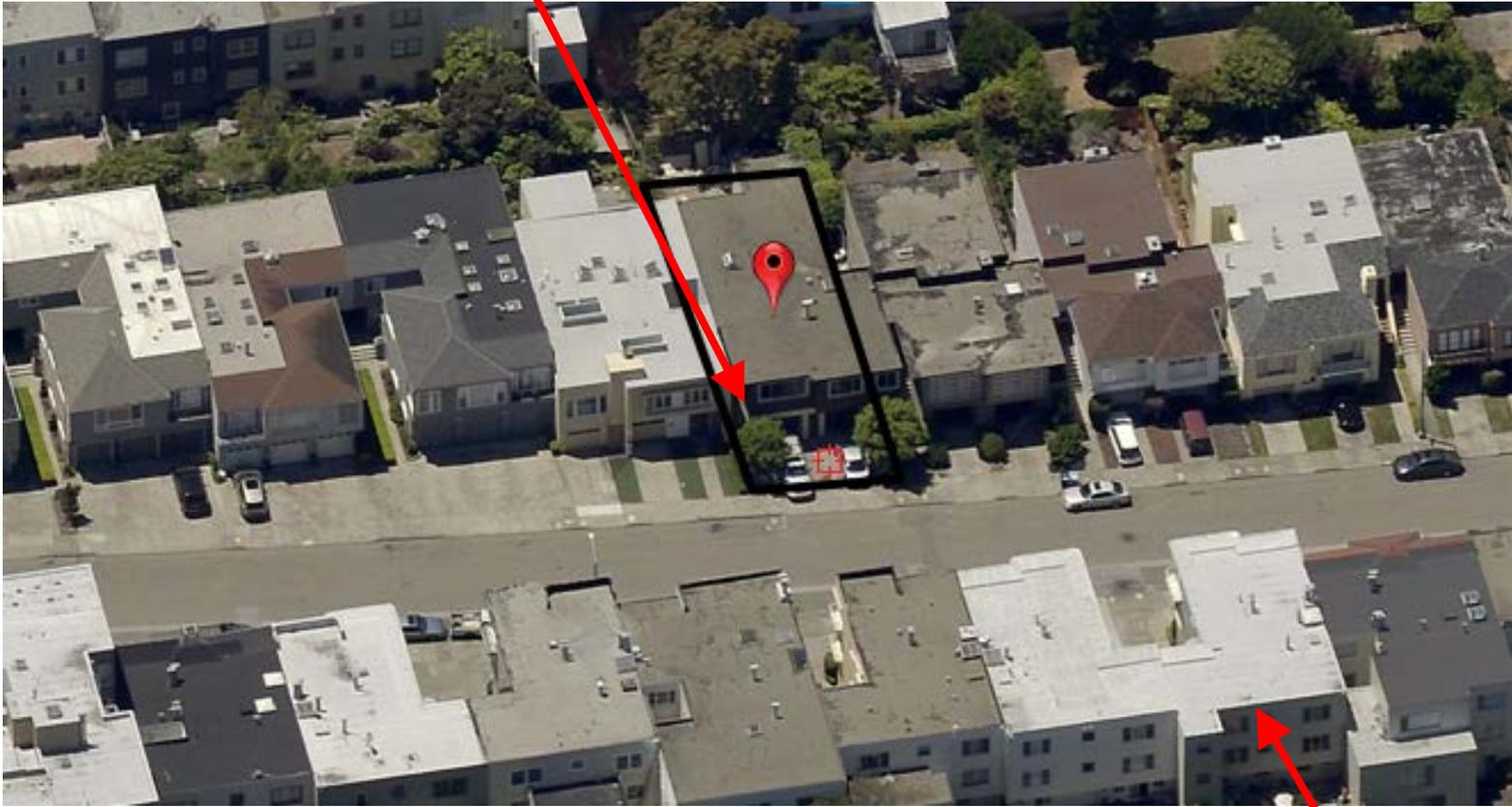
# Zoning Map



Abbreviated Discretionary Review  
Case Number 2013.1598D  
53 Manzanita Avenue

# Aerial Photo View to West

SUBJECT PROPERTY



DR REQUESTOR



# Aerial Photo View to East

DR REQUESTOR

SUBJECT PROPERTY



# Site Photo

SUBJECT PROPERTY



Abbreviated Discretionary Review  
Case Number 2013.1598D  
53 Manzanita Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **May 5, 2013**, the Applicant named below filed Building Permit Application No. **2013.05.09.6539** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>53 Manzanita Avenue</b>	Applicant:	<b>Alex Varum</b>
Cross Street(s):	<b>Euclid/Mayfair</b>	Address:	<b>148 Amber Drive</b>
Block/Lot No.:	<b>1043/009</b>	City, State:	<b>San Francisco, CA 94131</b>
Zoning District(s):	<b>RH-2/40-X</b>	Telephone:	<b>(415) 609-0914</b>

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department’s website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family House	Two-Family House
Front Setback	13 feet 6 inches	No Change
Side Setbacks	None	No Change
Building Depth	67 feet	No Change
Rear Yard	27 feet	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	2
Off-Street Parking	2	No Change
PROJECT DESCRIPTION		
The proposal is to add a second dwelling unit on the ground floor of the subject two-story building, behind the existing garages. All modifications are within the existing building envelope. See attached plans.		

**For more information, please contact Planning Department staff:**

Planner: Sharon Lai

Telephone: (415) 575-9087

E-mail: sharon.w.lai@sfgov.org

Notice Date: **10/01/2013**

Expiration Date: **10/31/2013**

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

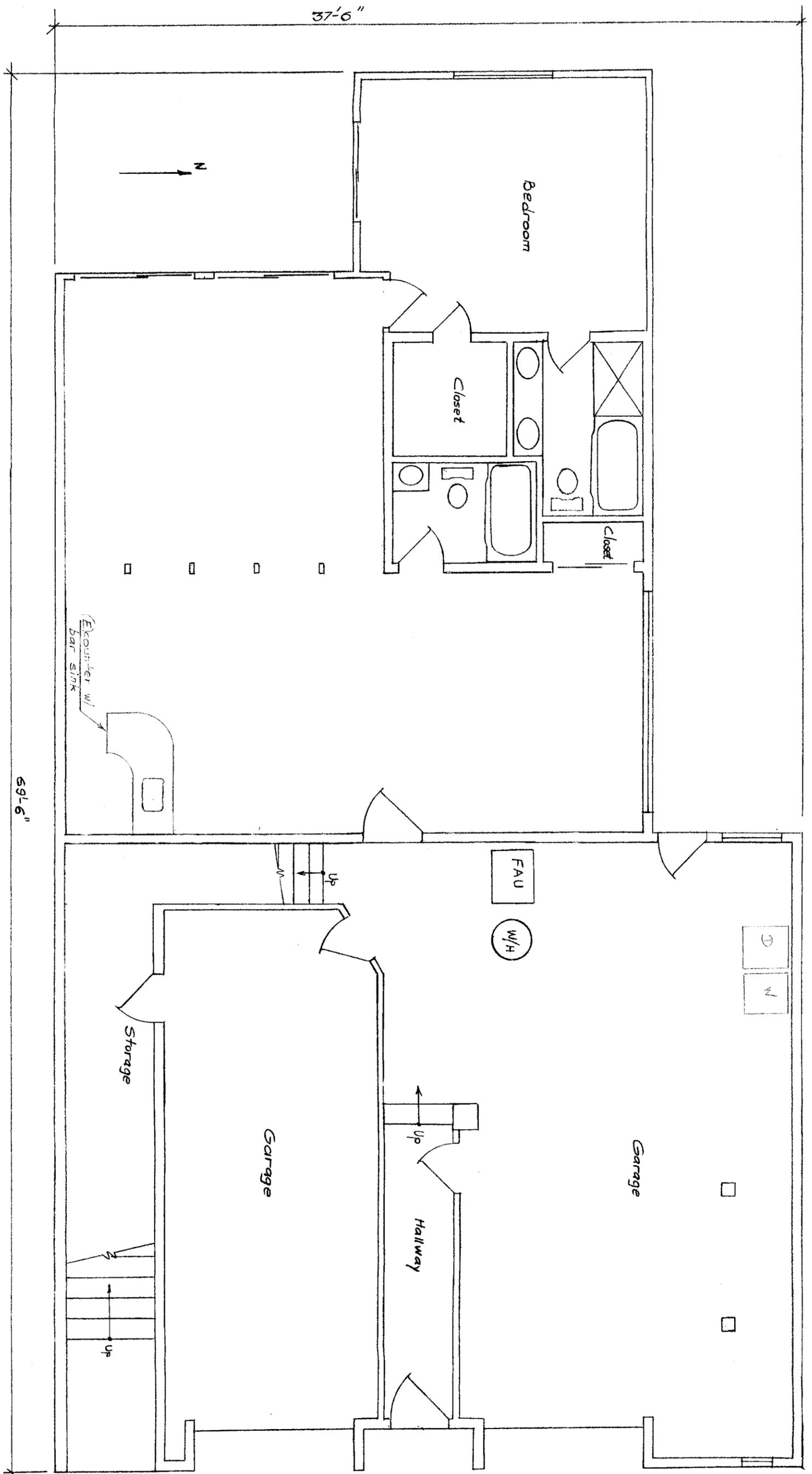
If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

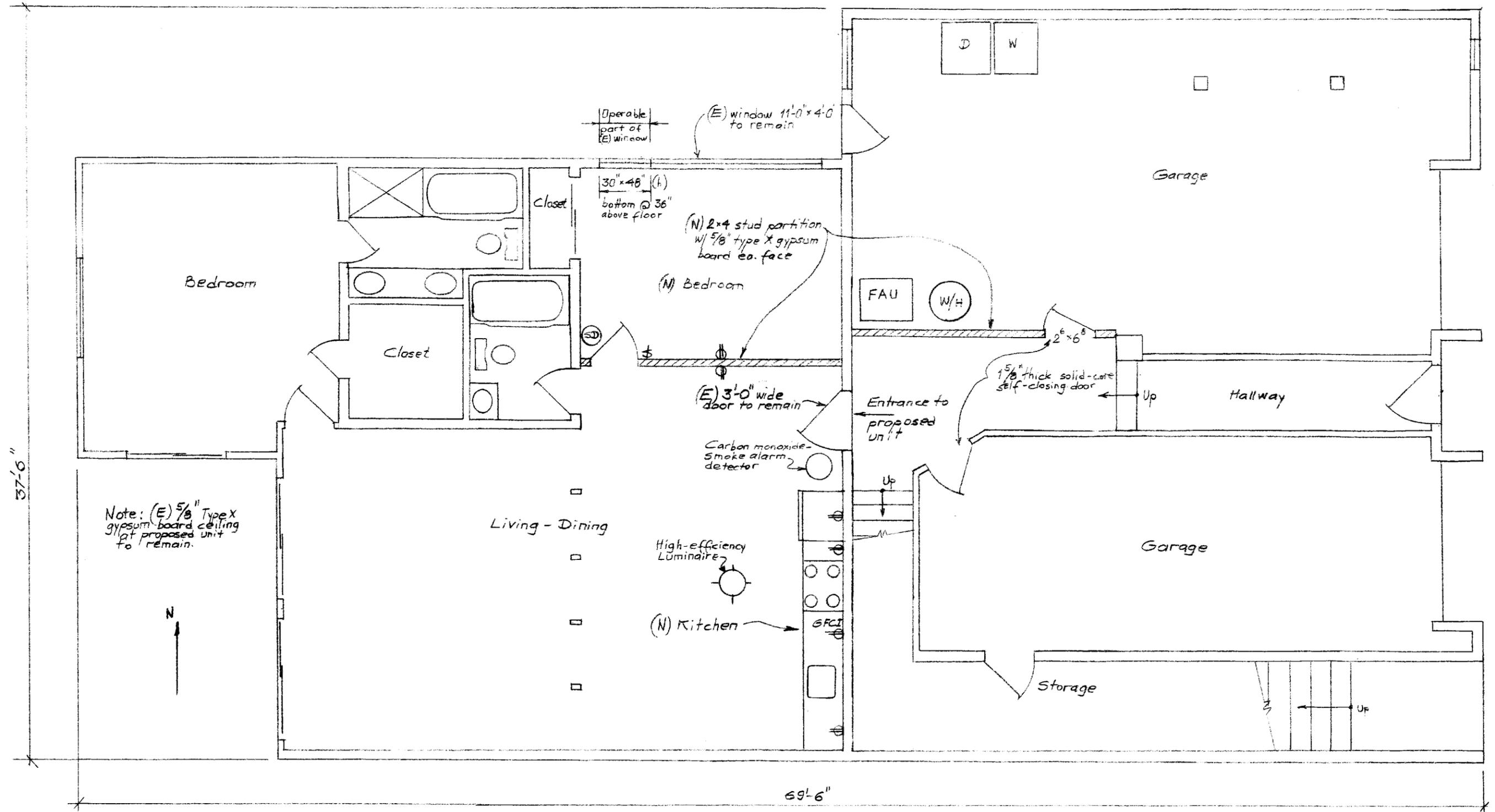
An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.





Existing 1st Floor Plan 1/4" = 1'-0"

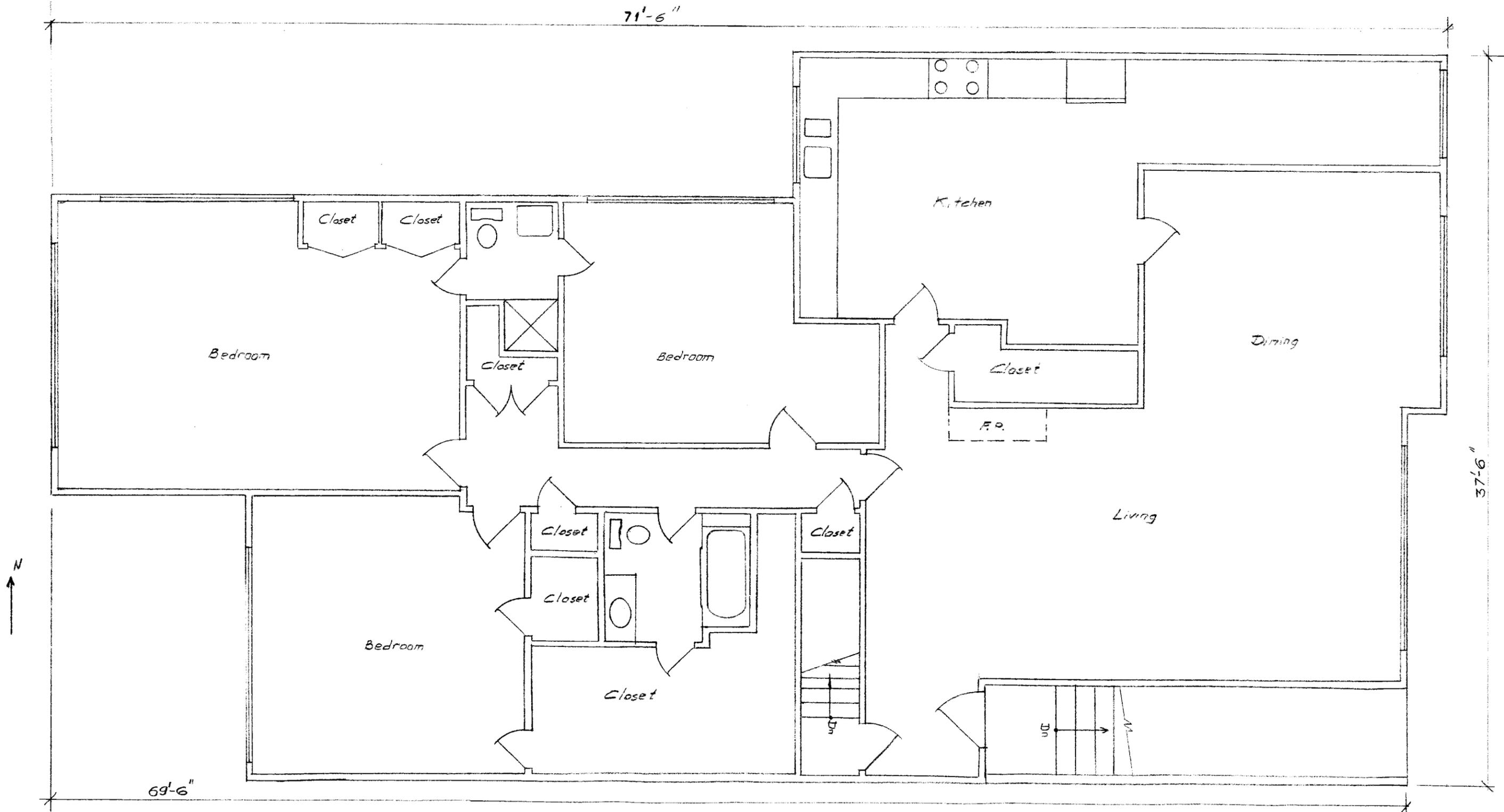
53 Manzanita Ave.



Proposed 1st Floor Plan 1/4" = 1'-0"

53 Manzanita Ave.

53 Manzanita Ave.



Existing 2nd Floor Plan 1/4" = 1'-0"  
No change

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

ANNE AND PETER MORRISSEY

DR APPLICANT'S ADDRESS:

42 MANZANITA AVE. SF, CA

ZIP CODE:

94118

TELEPHONE:

(415) 370-4634

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

ALEX VARUM

ADDRESS:

148 AMBER DR., SAN FRANCISCO, CA

ZIP CODE:

94131

TELEPHONE:

(415) 609-0914

CONTACT FOR DR APPLICATION:

Same as Above 

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

petermorrisey@hotmail.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

53 MANZANITA AVE., SAN FRANCISCO, CA

ZIP CODE:

94118

CROSS STREETS:

EUCLID AND MAYFAIR

ASSESSORS BLOCK/LOT:

1043 1009

LOT DIMENSIONS:

~35'x100' ~3500'

LOT AREA (SQ FT):

~3500'

ZONING DISTRICT:

RH-2/40-X

HEIGHT/BULK DISTRICT:

## 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 

Present or Previous Use:

SINGLE FAMILY HOME

Proposed Use:

RENTAL - MULTI UNIT HOUSING

Building Permit Application No.

2013.05.09.6539

Date Filed:

May 5, 2013

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.

N/A

.....

.....

## 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.

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:

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?

SEE ATTACHED

13.15100

## 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: *Peter Morrissey*

Date: *Oct. 30, 2013*

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

*Resident*  
Owner / Authorized Agent (circle one)

We ask the design review committee to reject the application to convert 53 Manzanita Ave 94118 to a multi-unit building.

While the letter of the planning code may indicate the home is zoned for two units, the spirit of the home and of the neighborhood clearly shows that this should always remain a single family home. Allowing conversion will negatively impact the community on Manzanita Avenue and may set an unwanted precedent.

This property sits in a row of ten consecutive single family homes on the west side of Manzanita Avenue from the corner of Mayfair south to #59 Manzanita. (see exhibit A) This would be the only multi-unit building in that row of ten single family homes.

There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home (see exhibit it B) , and are appropriately sized for a multi-unit property, with multiple stories, a larger foot print, and additional garage spaces. This was never intended to be a multi-unit building as you can see from the exhibit.

We are concerned that additional residents and their guests will bring unwanted traffic to the area and will demand street parking that is already at a premium. Currently the home is occupied by four unrelated adult males approximately 23-24 years of age. The home appears at its maximum adult occupancy. Adding additional adult residents to this home will make for a very crowded property and will likely bring additional vehicle traffic. The current residents park in the driveway of the home and on the street, not in the garage. Their frequent guests (many stay overnight regularly) also occupy street parking spaces. Additional residents and their guests will only add to street traffic.

There are ten children of school age or younger on this block of Manzanita avenue. These children use the street to ride bicycles, ride scooters, play Frisbee, and socialize. Additional traffic and occupied street spaces will impede the continued formation of the community. This relatively quiet street has built a true community where neighbors gather and form friendships. Added traffic and parked cars will degrade this community we have built.

The previous owners lived in this home for sixty years, as did the previous owners of the property we currently occupy. We fear that losing this single family home when there are so few affordable single family homes in the neighborhood means one less family has the opportunity to remain in San Francisco and to continue building the community we have here.

We are concerned that allowing this conversion begins a slippery slope for an otherwise gem of a neighborhood. It will set a precedent that will encourage others to speculate and convert other single family homes on this block to multi-unit rentals as they become available, further degrading the family community

We also fear that making this a multi-unit will only increase the chances that the exterior of the property will continue to be neglected as it has been for two years. (see exhibit

C) In the approximately 18 months the owner has owned the property, he has not pulled a single weed, pruned a single bush or tree, nor has attempted to maintain his property in a manner consistent with the other homes on the block, all of which are owner-occupied or occupied by a single family that takes pride in the appearance of their home.

The current owner appears to have been proceeding with adding a second unit for over a year, regardless of the permission granted to him by the city.

Anne and  
Peter Morrissey



# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: \_\_\_\_\_

Building Permit No.: 2013-05096539

Address: 53 Manzanita Avenue

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Project Sponsor's Name: Alex Varum

Telephone No.: 415-609-0914 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

Please see attached letter. I am planning to move into the property shortly which I think will cover many of the DR requester's concerns. Other issues brought up in their correspondence have to mainly do with current tenants and were never brought up to my attention prior to receiving the letter from the planner, Sharon Lai. The DR requester never contacted me or attempted to do so at any time.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

Please see attached. The DR requester does not want me to convert the previously unused downstairs level to a separate unit as they feel that if the house was built as a one family house it should remain so for eternity no matter what changes occur in the neighborhood or with the property owner. They also want to purchase the property themselves, something that I am not interested in doing as I am planning to live in the property not sell or speculate on it.

The exterior of the property or it's dimensions will not change due to the additional unit. No exterior changes, front or rear or proposed.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached letter. There are no adverse affects as there will be no exterior changes to the property. No square footage is being added. The current structure is approximately 3210 square feet. It like many other area and SF homes was built with the 2nd level being primary living space and consisting of 3 bedrooms and 2 bath and containing about 2100 square foot of space. The lower level was a garage and storage with secondary space, consisting of a bath and game room apparently being developed during the 1960's by the previous owner. We do not need a .3200 square foot house and would like to use the lower level as a separate unit allowing our extended family to reside there, to create an additional unit to help alleviate San Francisco's housing shortage.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) .....	<u>1</u>	<u>2</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms) .....	<u>0</u>	<u>0</u>
Parking spaces (Off-Street) .....	<u>2</u>	<u>2</u>
Bedrooms .....	<u>4</u>	<u>5</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>3210</u>	<u>3210</u>
Height .....	<u>20 ft</u>	<u>20 ft</u>
Building Depth .....	<u>69.5 ft</u>	<u>69.5 ft</u>
Most recent rent received (if any) .....	<u>\$4,945/mo</u>	<u>\$0 (owner occupied)</u>
Projected rents after completion of project .....	<u>owner occupied</u>	<u>owner occupied</u>
Current value of property .....	<u>\$2,750,000</u>	<u>\$2,500,000</u>
Projected value (sale price) after completion of project (if known) .....	<u>will not be sold</u>	<u>will not be sold</u>

I attest that the above information is true to the best of my knowledge.


12-4-2013
Alex Varum

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Signature
Date
Name (please print)

Alex Varum  
148 Amber Drive  
San Francisco, CA 94131

San Francisco Planning Department  
Sharon Lai, Project Planner  
1650 Mission Street  
San Francisco, CA

December 4<sup>th</sup>, 2013

The property will be occupied by my family in the near future (both the existing and the proposed ground floor unit).

The house was never poorly maintained, there were a few weeds and bush trimming that were recently performed; however, the condition was similar to other houses on the block including the DR requester. The DR requester has accused us of trying to speculate on the property, and feels that this is why we are proposing to add a unit. He attempted to purchase the property when it was for sale in 2011 and feels that he should have been the one to buy it, as he is currently a renter on the block, not an owner. His agent has called me numerous times to attempt to purchase the property, he has also recently asked us to give him a first right of refusal for any future sale. The facts are that the property is worth significantly more as a single family home than as a two-unit building (a similar single family home at 18 Manzanita just sold for \$3,025,000 on October 11, 2013).

As a two-unit building, the property would be worth significantly less. A larger building then 53 Manzanita Avenue, is currently on the market at 49-51 Lupine Avenue, about one block away. This property is currently on the market for \$1,800,000, has 3200 square feet of living space, views of the Golden Gate Bridge and a large storage area. Although as I understand it, the Planning Department does not get involved in these manners, one can clearly see that a speculator would not want to convert a single family home to a two-unit building, as a single family home is generally much more valuable. In fact there are Planning Department dwelling unit removal / merger restrictions in place that restrict converting two-unit buildings to single family homes due to the pricing pressure and desire to speculate by converting such two-unit buildings to single family residences.

We are proposing to add a unit to create a separate unit that can be used by my in-laws or grandparents, not for any purpose of speculation. The unit will also help alleviate the housing shortage in San Francisco, and the Laurel Heights neighborhood in particular. The character of the units is such that at least one but likely both will be owner-occupied at all times; however as previously stated, it is my intention to owner-occupy the house as soon as possible once construction and renovation is complete.

The character of the neighborhood, mentioned by the DR requester would not change if the proposed unit is approved. The block and the block adjoining the back yard of 53

Manzanita (east block of Iris) are both developed with mostly multiunit buildings with an average unit count per lot of 2.27. This is in line with the RH-2 zoning of the property.

The SFPC definition of RH-2 (Section 206.1) is as follows:

***RH-2 Districts: Two-Family.*** *These districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.*

As defined, it is common to have single family homes in RH-2 Districts, that is part of the character of the district. However, not allowing an existing single family home to ever change from its initial use is against the idea of zoning, allowable changes in use, etc.

The current tenants at 53 Manzanita have been in the property since June of 2012. At the time they were being evicted from an apartment in San Francisco that they had occupied by an owner move-in action, and needed a place to stay. They were made aware of my intention to occupy the home from the time they first walked in through the door.

The DR requester also took a look at the home when it was offered for rent in May of 2012. At the time they chose not to apply, likely due to the fact that I had mentioned that I planned to move into the property at some time in the near future and that I was planning to do some remodeling work to the downstairs portion of the house.

The DR requester states the construction on the lower unit has been ongoing for over a year. This is patently false. In reality the only construction at the site has been remodeling of an existing bathroom, installing some windows, seismic work and the addition of one bedroom and one bathroom, all currently part of the single family home and not a separate dwelling unit. All of the work has been performed with the benefit of permits, namely numbers *PA201204259073*, *PW20130415990*, *PM20130520898*, *E20130423177*. There have been two complaints filed, potentially by the DR requester, accusing us of illegally installing a unit in the downstairs space. These complaints were investigated by the Department of Building Inspection and abated as they were found to be without merit.

Interestingly, the DR requester and another neighbor mentioned to me that I should just install a kitchen downstairs and build an “in-law” apartment (as some others on the block apparently have done) without getting permits as they did not see why they were necessary.

In terms of parking the current tenants sometimes park one car in the driveway in front of the house which has a deep front setback. This does not block the sidewalk, and is routinely done by many neighbors on the street including the DR requester (see photos). Street parking on Manzanita is going through a change to become a neighborhood parking zone, Area F, allowing two-hour parking for residents. However, this has not yet been implemented, and as of now parking is restricted to two-hour duration maximum

during the day for everyone. As such it is impossible for anyone, including the current tenants, to park multiple cars on the street all the time as the DR requester insinuates. In addition, the whole block of Manzanita Avenue only contains 8 parking spaces along the curb on both sides of the more than 500-foot long street between Mayfair Drive on the north and Euclid Avenue on the south.

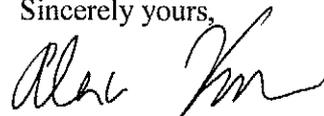
Though not required, both the existing and proposed units at the property will be provided with a large off-street parking space in the existing enclosed garage (not the driveway). The property is conveniently located less than one block from shopping and transit (including numerous express and regular transit lines to downtown and other parts of the city), and is also very bikable. I do not expect having any parking issues at the property (I own one car).

In terms of number of tenant-occupied unit issue, please see the attached sheet showing the number of units on legal lots facing both sides of Manzanita Avenue and the east side of Iris Avenue in the rear of Manzanita Avenue as well as the number of tenants occupying residential units in each lot of these streets.

The total number of legal lots on both sides of Manzanita Avenue and the east side of Iris Avenue in the rear of Manzanita Avenue is 44 (29 lots on both sides of Manzanita and 15 lots on east side of Iris). These 44 lots contain a total of 92 residential units, or 2.09 units per lot. Separately, the 29 lots on both sides of Manzanita Avenue contain a total of 58 residential units, resulting in average count of units per lot of 2.00; and the 15 lots on the east side of Iris Avenue contain a total of 34 residential units, resulting in average count of units per lot of 2.27. The occupancy of the total of 92 residential units is distributed as follows: owner-occupied units – 32, or 35% of total, tenant-occupied units – 60, or 65% of total. According to the 2012 US Census American Community Survey (attached) 64% of units in San Francisco are tenant occupied. Further in the census tract, 64% of the units are tenant occupied, and in the 94118 zip code, These statistics demonstrate that, as prevalent throughout the city, tenants constitute the clear majority (two-thirds in this immediate neighborhood) of the residents. The proposed addition of one residential unit will add at least one owner-occupied unit, and most probably two as the new unit is planned to be occupied by members of our extended family.

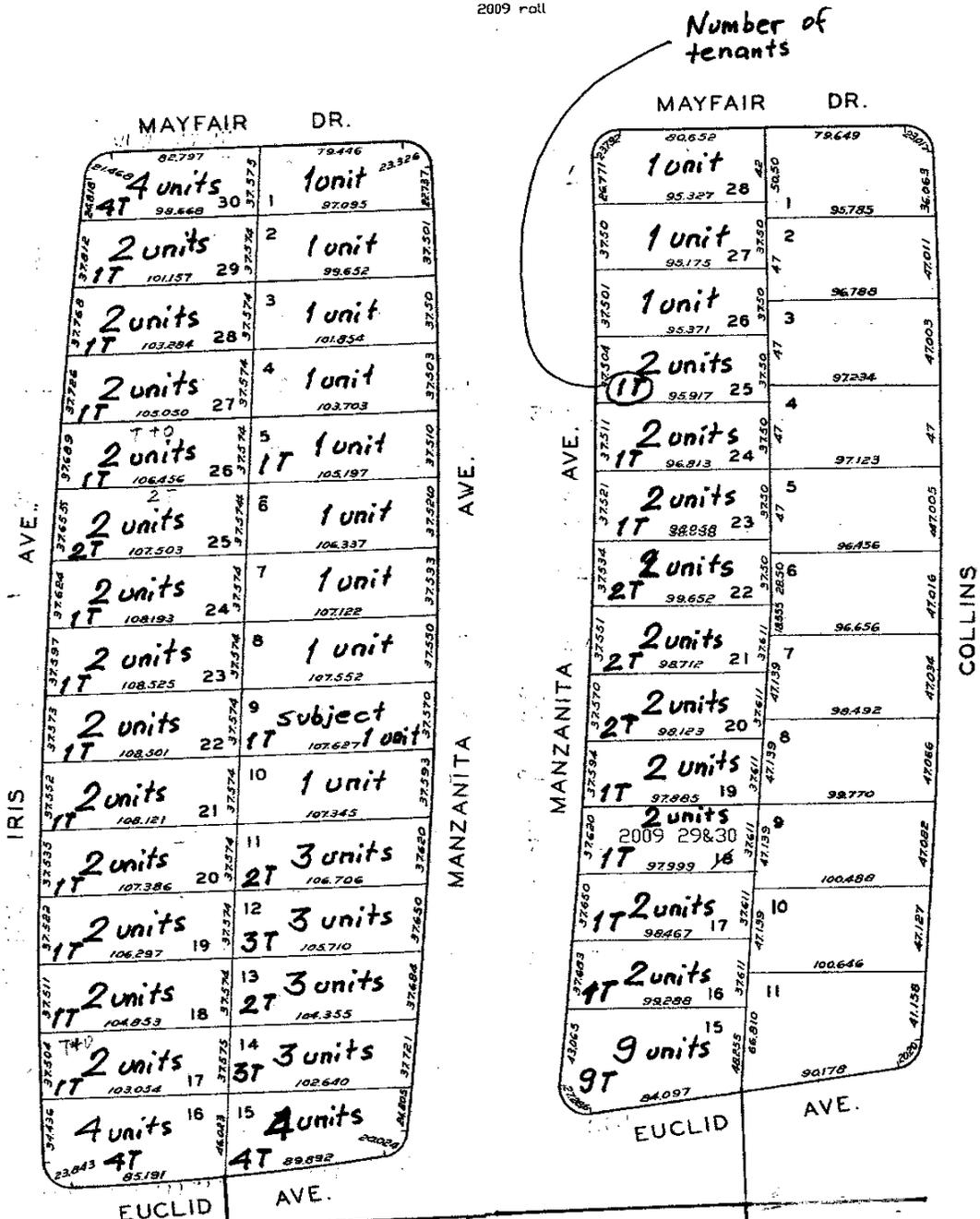
Please approve this project to allow us to make a function home for my wife Natalie and myself. We look forward to moving in as soon as we can complete the project.

Sincerely yours,



Alex Varum

2009 roll



Iris Abutting Lots		Total	Manzanita Only	Tenant Occupied (approximate)
Lots	15	44	29	60
Units	34	92	58	Total units 92
Units per Lot	2.27	2.09	2.00	Tenant Occupied 65%

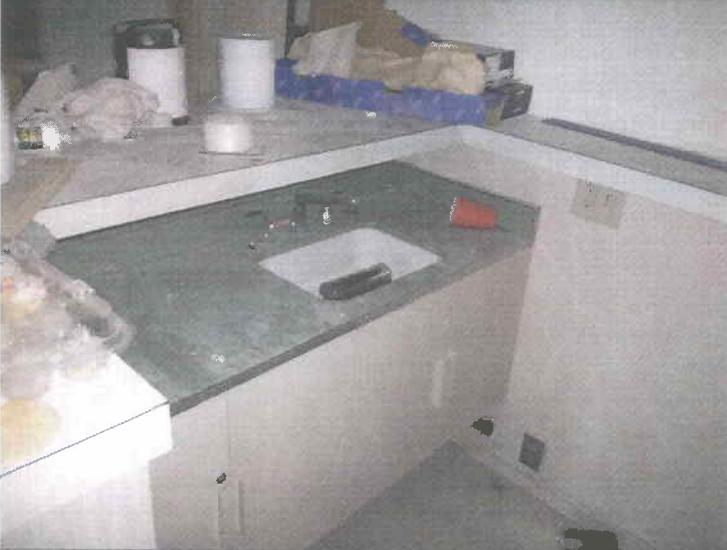
Iris abutting Lots      Total of Both Iris abutting and Manzanita Lots

Manzanita Lots Only

The DR requester has apparently been telling people that a unit has been added downstairs without permits. This is patently false. Below are pictures from the unit taken 12/4/2013 showing the existing 1960's era bar in the space where the kitchen is proposed



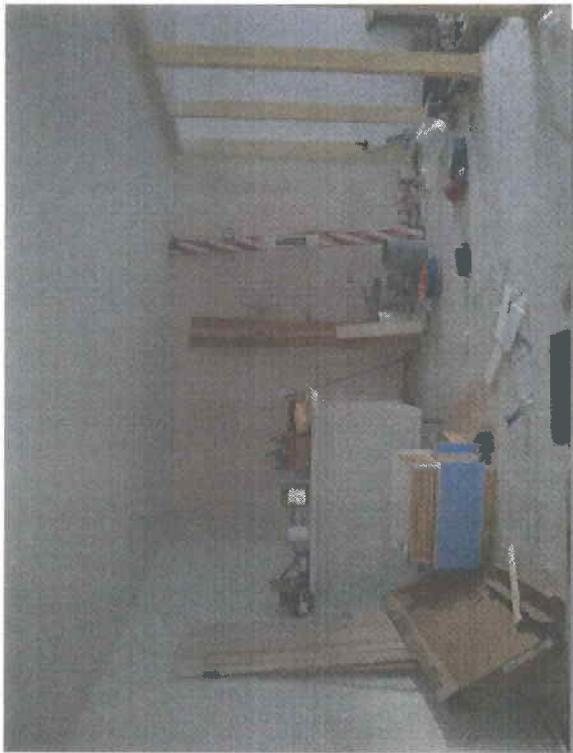
①



②



③



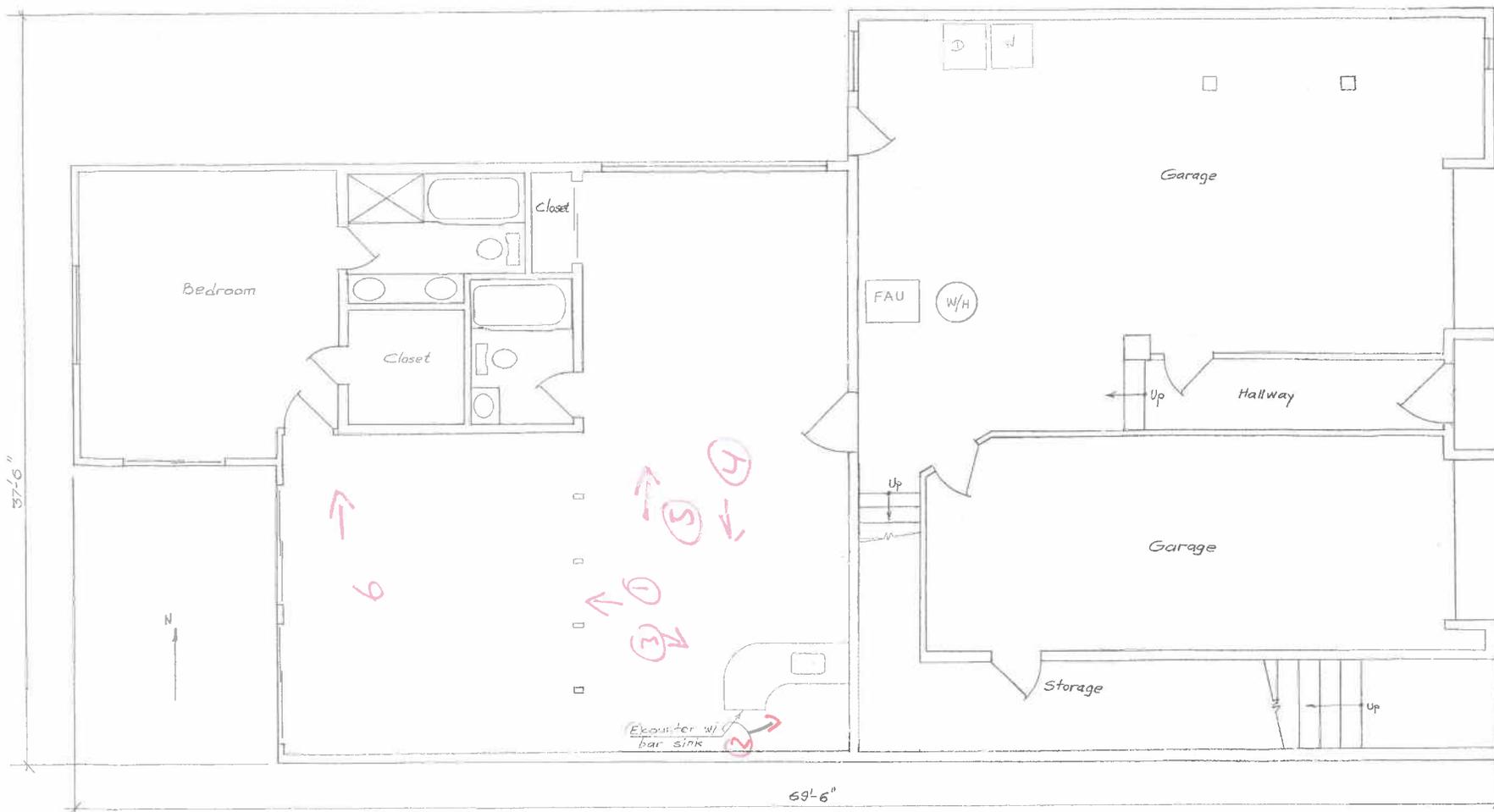
4



5



6



Existing 1st Floor Plan 1/4" = 1'-0"

Picture  
Directions

53 Manzanita Ave.

The DR requester brings up points about the lack of maintenance of my property at 59 Manzanita. The exterior of the property has been well maintained in my opinion. At some points the weeds and shrubs were not trimmed as best as they could be. That is shown below. That has also been corrected recently.

Pictures of other properties are taken as reference to their exterior maintenance levels, similar to the worst that 53 has ever been. All pictures 12/4/13 unless noted otherwise



53 Manzanita : Before landscaping was cleaned up 11/23/2013



Before picture : 53 Manzanita. Some overgrowth of grass and minor weeds at curb, shrubs need a bit of trimming.



53 Manzanita – 12/4/2013 all shrubs are trimmed, weeds removed. Work done 11/23/2013



DR Requester property – note cars parked in both driveways and into sidewalk, weeds, untrimmed bushes



Property to the south of DR requester. Cars parked in driveway and in front setback in front of building entrance



View of Manzanita looking south toward Euclid taken across from 59 Manzanita  
Note numerous cars parked in driveways



59 Manzanita : note various test colors on walls. Present for 12+ months.



59 Manzanita. Note weeds next to Astroturf "grass" and on left of car parked in driveway.



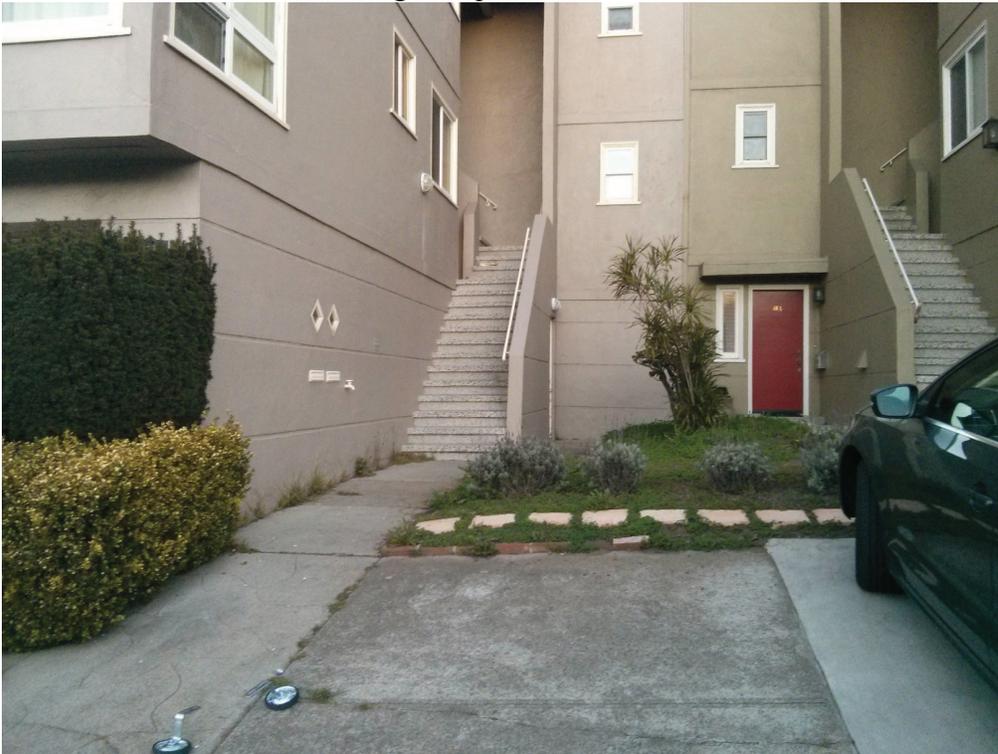
59 Manzanita: weeds at edge of sidewalk and edge of curb



59 Manzanita: weeds growing through astrotuf 'grass'



DR Requester residence: note weeds at edge of building, between concrete panels  
Discarded wheels on bottom right of picture. Shrubs not trimmed



DR requester on left side. Note weeds, discarded items



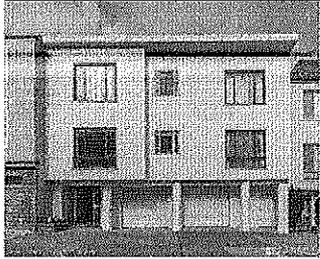
DR requester. Note weeds, car sticking out onto Driveway (all pictures taken 12/4/13)



Weeds/debris in front of DR requester's residence

# 2-4 Units Agent Detail Report

Listings as of 12/03/13 at 3:53pm

<b>MLS#: 415378</b>	<b>Active</b>	<b>49-51 Lupine Ave, San Francisco 94118</b>	<b>Jordan Park/Laurel H</b>	<b>\$1,800,000</b>
		<b>24 Units</b> LD: 11/19/13	<b>OMD:11/19/13</b>	<b>D/S: 1/C</b>
		<b>Cross St: Laurel</b>	<b>Map: CO42</b>	
		<b>Block/Lot/APN: 1057019</b>	<b>Zoning: RH-3</b>	<b>Lot SqFt: 4,200</b>
		<b>#Units: 2</b>	<b>#Owr Occ:</b>	<b>#Vacant: 1</b>
		<b>#Pkg: 2</b>	<b>#Indep Pkg:</b>	<b>#Floors:</b>
		<b>~Sq Ft: Not Available</b>	<b>\$/SF:</b>	<b>#Tand Pkg:</b>
		<b>Gross Annual Income:</b>	<b>A/S:</b>	<b>GRM: 0.00</b>
		<b>Short Sale: No</b>	<b>REO: No</b>	<b>Ann Expense:</b>
		<b>Pend. Lit:</b>	<b>Probate: Yes</b>	<b>YB: 1951</b>
		<b>Court: No</b>		

**Directions:** Masonic to Euclid, left on Laurel, left on Lupine Avenue.

**Marketing Remarks:** Two unit building in Laurel Heights, prime location with impressive views. Each unit has 2 bdrs, 2 baths, combined dining rooms/living rooms with wood burning fireplaces and decks. A common garage for 2 cars, and with ample storage, completes this well maintained property within walking distance to shopping, dining and transportation. Great opportunity for investors, partners.

**Agent Only Remarks:** Offers due date if any on December 4 at 4:00 PM. For disclosures and private showings please call JB. at 415-509-5881 or Monique at 415-999-7664.

Show	Do Not Disturb	Show	Appointment Only	Show	Call Listing Agent	Posses	Close of Escrow	Posses	Sub to Tenant Rights
<b>Park</b>	Garage	<b>Park</b>	Auto Door	<b>Park</b>	Interior Access	<b>Type</b>	Duplex	<b>Type</b>	3 Story
<b>Style</b>	Contemporary	<b>Exter</b>	Stucco	<b>Unit 1</b>	2 Bedrooms	<b>Unit 1</b>	2 Baths	<b>#1 Inc</b>	Window Coverings
<b>#1 Inc</b>	Oven/Range	<b>#1 Inc</b>	Refrigerator	<b>#1 Inc</b>	Dishwasher	<b>#1 Inc</b>	Views	<b>#1 Inc</b>	Fireplace(s)
<b>#1 Inc</b>	Balcony/Deck	<b>Unit 2</b>	2 Bedrooms	<b>Unit 2</b>	2 Baths	<b>#2 Inc</b>	Refrigerator	<b>#2 Inc</b>	Dishwasher
<b>#2 Inc</b>	Views	<b>#2 Inc</b>	Fireplace(s)	<b>#2 Inc</b>	Balcony/Deck	<b>Views</b>	Panoramic	<b>Views</b>	City Lights
<b>Views</b>	Golden Gate Bridge	<b>Views</b>	Downtown	<b>Views</b>	Mt Tamalpais	<b>Floors</b>	Partial Carpet	<b>Floors</b>	Hardwood
<b>Floors</b>	Linoleum	<b>Foundn</b>	Concrete Slab	<b>Constr</b>	Wood Frame	<b>Roof</b>	Tar and Gravel	<b>Heat</b>	Central Heating
<b>Heat</b>	Hot Water	<b>Heat</b>	Baseboard Heaters	<b>Seapart</b>	Gas	<b>Seapart</b>	Electricity	<b>Laund</b>	W/D Hookups
<b>Laund</b>	In Common Area	<b>Bsmt</b>	Full	<b>Bsmt</b>	Storage Area	<b>Misc</b>	Garden	<b>Misc</b>	Landscaping-Rear
<b>Misc</b>	Fenced Yard	<b>Misc</b>	Fireplace(s)	<b>Misc</b>	Bay Window(s)	<b>Misc</b>	Double Pane Windows	<b>Misc</b>	Smoke Alarm(s)
<b>Misc</b>	Security Gate	<b>Lot</b>	Upslope	<b>Discls</b>	Disclosure Pkg Avail	<b>Discls</b>	Prelim Title Report	<b>Discls</b>	Mello-Roos Discl
<b>Discls</b>	Rental/Lease Agrmts	<b>Discls</b>	Estoppel Certificate	<b>Discls</b>	Flood Hazard Discl	<b>Discls</b>	Geological Report	<b>Discls</b>	Env Hazards Report
<b>Discls</b>	Lead Hazard Discl								

**Brokers Tour Date:** 12/03/13 **Time:** 11:30 - 01:00 **Lockbox Only:** N **Price Reduction:** No

**Remarks:** Broker's tour from 12:00-5:00PM Both units open for viewing.

**Open House Date:** **Time:**

**Remarks:**

**Open House Date:** **Time:**

**Remarks:**

Unit#1:	#Rms:	Sqft:	Rent:	Rent Type:	Lease Expires:
<b>Occupant Name:</b>			<b>Occupant Phone:</b>		
<b>Unit#2:</b>	<b>#Rms:</b>	<b>Sqft:</b>	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b>
<b>Occupant Name:</b>			<b>Occupant Phone:</b>		
<b>Unit#3:</b>	<b>#Rms:</b>	<b>Sqft:</b>	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b>
<b>Occupant Name:</b>			<b>Occupant Phone:</b>		
<b>Unit#4:</b>	<b>#Rms:</b>	<b>Sqft:</b>	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b>
<b>Occupant Name:</b>			<b>Occupant Phone:</b>		

**List Office:** BHG Mason-McDuffie Real Estate Phone: 415-921-0113, FAX: 415-921-1653

**List Agent:** Monique M Haritchabalet Primary: 415-999-7664 Fax: 415-921-1653

**Email:** monique@moniquerealestate.com

**Co-List Office:** BHG Mason-McDuffie Real Estate

**Co-List Agent:** Jean B Lorda 415-509-5881 Fax: 415-921-1653

**Email:** jb.lorda@bhghome.com

<b>List Type:</b>	ER
<b>CSO:</b>	2.5
<b>Internet:</b>	Y
<b>Dual/Variable:</b>	No
<b>UCBC:</b>	0.00

Presented By: Alexander S Varum (Lic: 01321450) / Alex Varum Broker (Lic: 01321450)

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U.S. Patent 6,910,045

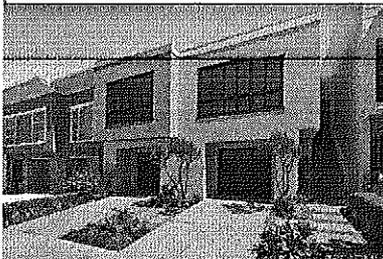
Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

This is a 2 unit building, of approximately 3200 square feet in size. Both units have panoramic views and there is a large space on the garage level that may have potential for expanding the lower unit. The building is in good but mainly original condition. The property is of similar vintage and is located 1 block from Manzanita in the same neighborhood.

# Single-Family Homes Agent Detail Report

Listings as of 12/03/13 at 3:51pm

Page 1

<b>MLS#:</b> 412408	<b>Sold</b>	<b>18 Manzanita Ave San Francisco 94118</b>	<b>Jordan Park/Laurel H</b>	<b>\$ 2,950,000</b>
		<b>Single-Family Homes</b>	<b>LD:</b> 09/06/13	<b>OMD:</b> 09/06/13
		<b>Cross St. Mayfair</b>	<b>Map:</b> CO42	<b>D/S:</b> 1/C
		<b>BIK/LOVAPN:</b> 1044020	<b>Zoning:</b>	
		<b>BD:</b> 4 <b>BA:</b> 3 <b>Pkg:</b> 4	<b>Lease:</b> N	<b>#Rms:</b> 8
		<b>-Sq Ft:</b> 2977 <b>Per Tax Records</b>	<b>\$/SF:</b> 1,016.12	<b>Year Built:</b> 1950
		<b>HOA:</b>	<b>HOA Dues:</b> 0.00	<b>Lot SqFt:</b> 0
		<b>HOA Name:</b>	<b>HOA Phone:</b>	
		<b>Builder/Architect:</b>	<b>Hm Protect Plan:</b>	
		<b>Short Sale:</b> No	<b>REO:</b> No	<b>Pend. Lit.:</b>
			<b>Probate:</b> No	<b>Court:</b>

**Directions:** Right behind Laurel Village, take Mayfair to Manzanita.

**Marketing Remarks:** This rarely available home on a coveted block of Laurel Heights is one of the larger homes in the neighborhood. Showing pride of ownership, this remodeled home has what most are looking for: split-level style with fabulous rooms for entertaining, a dream kitchen, three bedrooms and two bathrooms upstairs, with the family room/great room and fourth bedroom and bath on the lower level with easy garden access. The home is flooded with light through the large windows. One is just steps away from the Laurel Village Shopping Center, Sacramento street shops and restaurants, the Jewish Community Center, and Laurel Heights playground. Walkscore of 92! A+ Location- Move right in!

**Agent Only Remarks:** Feel free to show this home without a preview - beautifully staged, turn-key.

<b>Show</b> Appointment Only	<b>Show</b> Call Listing Agent	<b>Posses</b> Close of Escrow	<b>Park</b> Attached	<b>Park</b> Garage
<b>Park</b> Auto Door	<b>Park</b> Interior Access	<b>Type</b> 2 Story	<b>Type</b> Split Level	<b>Exter</b> Stucco
<b>Exter</b> Wood Siding	<b>Main</b> 2 Bedrooms	<b>Main</b> 3 Bedrooms	<b>Main</b> Living Room	<b>Main</b> Dining Room
<b>Main</b> Kitchen	<b>Lower</b> 1 Bedroom	<b>Lower</b> 1 Bath	<b>Lower</b> Family Room	<b>Kitchn</b> Gas Range
<b>Kitchn</b> Double Oven	<b>Kitchn</b> Refrigerator	<b>Kitchn</b> Dishwasher	<b>Kitchn</b> Granite Counter	<b>Kitchn</b> Island
<b>Kitchn</b> Remodeled	<b>Dining</b> Formal	<b>Oth Rm</b> Storage	<b>Foundn</b> Concrete Perimeter	<b>Cons</b> Wood Frame
<b>Heat</b> Central Heating	<b>Laund</b> Washer/Dryer	<b>Laund</b> In Garage	<b>Other</b> Gazebo	<b>Misc</b> Garden
<b>Misc</b> Landscaping-Front	<b>Misc</b> Sprinkler(s)-Auto	<b>Misc</b> Fenced Yard	<b>Misc</b> Storage Area(s)	<b>Floors</b> Wall to Wall Carpet
<b>Floors</b> Hardwood	<b>Fplcs</b> 2	<b>Ba Typ</b> Shower and Tub	<b>Ba Typ</b> Stall Shower	<b>Ba Typ</b> Remodeled
<b>Lot</b> Regular	<b>Drive</b> Paved Driveway	<b>Discls</b> Disclosure Pkg Avail	<b>Trans</b> 1 Block	<b>Shop</b> 1 Block

**Brokers Tour Date:** Time: **Lockbox Only:** **Price Reduction:**

**Remarks:**

**Open House Date:** Time:

**Remarks:**

**Open House Date:** Time:

**Remarks:**

<b>Dimensions:</b>	<b>Living:</b>	<b>Dining:</b>	<b>Family:</b>	<b>Kit:</b>	<b>Master Bedroom:</b>
<b>Occupant:</b> Vacant	<b>Rent:</b>	<b>Type:</b>	<b>Name:</b>	<b>Phone:</b>	
<b>List Office:</b>	TRI Coldwell Banker Phone: 415-474-1750, FAX: 415-771-1264				<b>List Type:</b> ER
<b>List Agent:</b>	Laurie Nierenberg Primary:415-229-1265 Secondary:415-474-1750 Fax: 415-771-1264				<b>CSO:</b> 3
<b>Email:</b>	laurietri@coldwellbanker.com				<b>Internet:</b> Y
<b>Co-List Office:</b>	TRI Coldwell Banker				<b>Dual/Variable:</b> No
<b>Co-List Agent:</b>	Ron Abta 415-595-7661 Fax: 415-771-1264				<b>UCBC:</b> 0.00
<b>Email:</b>	ron@bridge-sf.com				

**Pending Date:** 10/02/13 **Sold Date:** 10/11/13 **Sale Price:** 3,025,000 **DOM:** 26  
**SO:** VANG02 **SA:** Scott E Morton **SA Phone:** 415-321-7000  
**Co-SO:** **Co-SA:** **Co-SA Phone:**  
**Terms:** Not Reported

**Selling Comments:**

Presented By: Alexander S Varum (Lic: 01321450) / Alex Varum Broker (Lic: 01321450)  
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 U.S. Patent 6,910,045  
 Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

This is single family home that has had some upgrades, mainly a newer kitchen, newer windows and some minor bathroom upgrades, fresh paint, refinishing flooring, landscaping, etc. It sold for \$3,025,000 less then 2 months ago. Converting this property to 2 units would give you a unit that is about 50% larger then the one on Lupine (above) and one about 40% smaller. I do not see such a conversion as cost effective from a real estate business/speculation perspective as the purchase price received would likely be significantly less then what this property sold for, as the asking price for the 2 unit is \$1,800,000 though condition is a bit inferior.



S2503

FINANCIAL CHARACTERISTICS

2012 American Community Survey 1-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	San Francisco County, California				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	346,842	+/-3,718	124,739	+/-4,592	222,103
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS)					
Less than \$5,000	4.1%	+/-0.5	1.6%	+/-0.5	5.4%
\$5,000 to \$9,999	3.8%	+/-0.4	0.8%	+/-0.3	5.5%
\$10,000 to \$14,999	6.7%	+/-0.7	2.8%	+/-0.6	8.9%
\$15,000 to \$19,999	4.2%	+/-0.6	2.5%	+/-0.7	5.2%
\$20,000 to \$24,999	4.1%	+/-0.5	2.8%	+/-0.7	4.9%
\$25,000 to \$34,999	6.1%	+/-0.6	3.5%	+/-0.6	7.6%
\$35,000 to \$49,999	8.4%	+/-0.7	7.1%	+/-1.1	9.1%
\$50,000 to \$74,999	13.5%	+/-1.0	12.7%	+/-1.5	13.9%
\$75,000 to \$99,999	10.4%	+/-0.8	11.9%	+/-1.5	9.5%
\$100,000 to \$149,999	15.7%	+/-1.0	18.6%	+/-1.7	14.1%
\$150,000 or more	23.0%	+/-1.1	35.6%	+/-2.1	15.9%
Median household income (dollars)	73,012	+/-2,985	109,216	+/-5,054	53,713
MONTHLY HOUSING COSTS					
Less than \$100	0.4%	+/-0.2	0.0%	+/-0.1	0.7%
\$100 to \$199	1.1%	+/-0.3	1.2%	+/-0.4	1.1%
\$200 to \$299	3.9%	+/-0.6	3.3%	+/-0.7	4.3%
\$300 to \$399	2.9%	+/-0.4	4.2%	+/-0.8	2.2%
\$400 to \$499	3.4%	+/-0.5	3.8%	+/-0.7	3.2%
\$500 to \$599	3.2%	+/-0.4	3.7%	+/-0.7	2.9%
\$600 to \$699	3.1%	+/-0.5	2.7%	+/-0.6	3.3%
\$700 to \$799	2.9%	+/-0.5	2.5%	+/-0.5	3.2%
\$800 to \$899	2.9%	+/-0.4	2.5%	+/-0.7	3.0%
\$900 to \$999	2.5%	+/-0.4	1.9%	+/-0.5	2.9%
\$1,000 to \$1,499	16.7%	+/-1.0	7.9%	+/-1.5	21.6%
\$1,500 to \$1,999	17.0%	+/-1.2	9.4%	+/-1.1	21.2%
\$2,000 or more	38.5%	+/-1.3	56.8%	+/-2.2	28.2%
No cash rent	1.4%	+/-0.4	(X)	(X)	2.3%
Median (dollars)	1,655	+/-30	2,330	+/-96	1,512
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS					

Subject	San Francisco County, California				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Less than \$20,000	16.5%	+/-1.0	7.0%	+/-1.2	21.9%
Less than 20 percent	0.5%	+/-0.2	0.6%	+/-0.3	0.4%
20 to 29 percent	2.1%	+/-0.4	0.5%	+/-0.3	3.0%
30 percent or more	14.0%	+/-0.9	5.9%	+/-1.1	18.6%
\$20,000 to \$34,999	9.9%	+/-0.8	6.3%	+/-1.0	11.9%
Less than 20 percent	1.0%	+/-0.3	1.4%	+/-0.4	0.7%
20 to 29 percent	1.3%	+/-0.3	1.1%	+/-0.4	1.3%
30 percent or more	7.7%	+/-0.7	3.8%	+/-0.8	9.9%
\$35,000 to \$49,999	8.3%	+/-0.7	7.1%	+/-1.1	8.9%
Less than 20 percent	1.8%	+/-0.4	2.8%	+/-0.6	1.2%
20 to 29 percent	1.4%	+/-0.3	0.7%	+/-0.4	1.8%
30 percent or more	5.1%	+/-0.6	3.6%	+/-0.8	5.9%
\$50,000 to \$74,999	13.3%	+/-1.0	12.7%	+/-1.5	13.7%
Less than 20 percent	3.1%	+/-0.5	5.1%	+/-1.0	2.0%
20 to 29 percent	3.3%	+/-0.4	1.5%	+/-0.6	4.3%
30 percent or more	6.9%	+/-0.7	6.2%	+/-1.1	7.3%
\$75,000 or more	48.8%	+/-1.4	66.0%	+/-2.0	39.1%
Less than 20 percent	26.1%	+/-1.3	31.0%	+/-2.0	23.3%
20 to 29 percent	14.1%	+/-1.0	18.1%	+/-1.8	11.9%
30 percent or more	8.6%	+/-0.7	16.9%	+/-1.4	3.9%
Zero or negative income	1.8%	+/-0.3	0.7%	+/-0.3	2.3%
No cash rent	1.4%	+/-0.4	(X)	(X)	2.3%
PERCENT IMPUTED					
Tenure	0.9%	(X)	(X)	(X)	(X)
Monthly housing costs	(X)	(X)	41.2%	(X)	(X)
Gross rent	(X)	(X)	(X)	(X)	21.1%

Subject	San Francisco County, California
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-4,887
<b>HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2012 INFLATION-ADJUSTED DOLLARS)</b>	
Less than \$5,000	+/-0.8
\$5,000 to \$9,999	+/-0.6
\$10,000 to \$14,999	+/-1.0
\$15,000 to \$19,999	+/-0.8
\$20,000 to \$24,999	+/-0.7
\$25,000 to \$34,999	+/-0.8
\$35,000 to \$49,999	+/-1.0
\$50,000 to \$74,999	+/-1.3
\$75,000 to \$99,999	+/-1.1
\$100,000 to \$149,999	+/-1.3
\$150,000 or more	+/-1.2
Median household income (dollars)	+/-3,054
<b>MONTHLY HOUSING COSTS</b>	
Less than \$100	+/-0.4
\$100 to \$199	+/-0.4
\$200 to \$299	+/-0.7
\$300 to \$399	+/-0.5
\$400 to \$499	+/-0.7
\$500 to \$599	+/-0.6
\$600 to \$699	+/-0.6
\$700 to \$799	+/-0.7
\$800 to \$899	+/-0.6
\$900 to \$999	+/-0.5
\$1,000 to \$1,499	+/-1.4
\$1,500 to \$1,999	+/-1.6
\$2,000 or more	+/-1.5
No cash rent	+/-0.6
Median (dollars)	+/-38
<b>MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>	
Less than \$20,000	+/-1.2
Less than 20 percent	+/-0.2
20 to 29 percent	+/-0.6
30 percent or more	+/-1.2
\$20,000 to \$34,999	+/-1.0
Less than 20 percent	+/-0.3
20 to 29 percent	+/-0.4
30 percent or more	+/-0.9
\$35,000 to \$49,999	+/-1.0
Less than 20 percent	+/-0.4
20 to 29 percent	+/-0.4
30 percent or more	+/-0.9
\$50,000 to \$74,999	+/-1.3
Less than 20 percent	+/-0.5
20 to 29 percent	+/-0.6
30 percent or more	+/-1.0
\$75,000 or more	+/-1.5
Less than 20 percent	+/-1.5
20 to 29 percent	+/-1.2
30 percent or more	+/-0.7
Zero or negative income	+/-0.5
No cash rent	+/-0.6

Subject	San Francisco County, California
	Renter-occupied housing units
	Margin of Error
PERCENT IMPUTED	
Tenure	(X)
Monthly housing costs	(X)
Gross rent	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For occupied housing units and renter-occupied housing units, the median monthly housing costs excludes renter-occupied housing units for which no cash rent is paid.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

While the 2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012 American Community Survey

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

To: Sharon Lai / City and County of San Francisco Planning Department

I support the right of my neighbors Alex Varum and Natalie Krigel to convert the lower floor of their home to a legal unit at 53 Manzanita Avenue San Francisco, CA 94118. We understand that the building will not be modified or enlarged on the outside and thus will not impact the character or the look of the neighborhood. We also understand that each unit will have access to 1 interior garage parking space.

From:

Name	Address	Email	Phone #	Date
Danielle Salta	65 Manzanita Ave	danni.salta@gmail.com	503-869-6909	10/4/13
Erin Everett	71 Manzanita Ave	erinaeverett@gmail.com	415-601-4942	10/4/13
<del>Stuart</del> Stuart	50 MANZANITA	stuart@yaho.com	415-330-9548	
Dana Pate	91 Manzanita	dana.m.pate@yahoo.com		10/4/13
Jennifer Borkowsky	280 Euclid Ave #1	JB3131@gmail.com	415-519-9029	10/4/13
Monica Fernandez	79 Manzanita Ave	monicafern@yahoo.com	415-668-5330	10/4/13
Catrine Machi	81 Manzanita Ave	catrinemachi@gmail.com	619-241-3251	
Travis Huff	32 Manzanita Ave	Traviswhuff@gmail.com	619-384-6133	
Reginal King	302 Euclid Ave	reginal.king@gmail.com	917-484-2559	
S. Hoppmann	88 Manzanita		221-5327	
Anne Kelle Moursay	42 Manzanita	per NC Helley Moursay	415-668-6672	

RECORDING REQUESTED BY: )  
 Alex Varum )  
 And When Recorded Mail To: )  
 Name: Alex Varum )  
 Address: 146 Amber Drive )  
 City: San Francisco CA 94131 )  
 State: California )

CONFORMED COPY of document recorded  
 09/24/2013, 2013J762409  
 This document has not been compared with the original  
 SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

I (We) Alex Varum, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)  
 BEING ASSESSOR'S BLOCK: 1043; LOT: 009,  
 COMMONLY KNOWN AS: 53 MANZANITA AVENUE**

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Building Permit Application No. 2013.05.09.6539 by the Planning Department and are conditions that had to be so attached in order that said application could be approved under the Planning Code.

The plans filed with the present application indicate that the subject building at 53 Manzanita Avenue is a two-story, single-family house located in a RH-2 (Residential, House, Two-Family) Zoning District and 40-X Height and Bulk District. The permit proposes to add a second dwelling unit on the ground floor behind two separate existing garages with direct access to the rear yard open space from the unit.

The restrictions and conditions of which notice is hereby given are:

1. The access from the existing single-family house to required usable open space in the rear yard is through the northern garage.
2. In order to preserve the access to the required usable open space for the dwelling unit

on the second floor, the northern garage must be maintained as common space or deeded to the upper unit, and not deeded to the proposed lower unit.

3. That any future construction shall preserve the access to usable open space for all dwelling units, be subject to all of the restrictions of the Code, and be subject to any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply;
4. Minor modifications as determined by the Zoning Administrator may be permitted; and
5. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: 9/23/13 at San Francisco, California.

  
\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Signature of Owner)

**This signature must be notarized prior to recordation; add Notary Public Certification and Official Notarial Seal below:**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

State of California

County of San Francisco

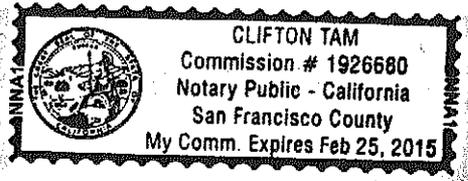
On 9/23/13 before me, Clifton Tam, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Alex Varum  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_

Individual  Individual

Partner —  Limited  General  Partner —  Limited  General

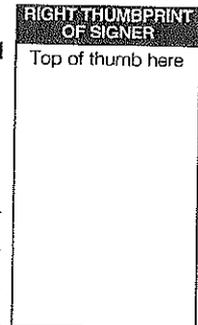
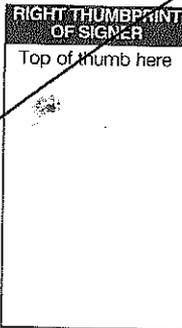
Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



## **EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Lot No. 9, in Block No. 1043, according to Map entitled "Map of Resubdivision of part of Laurel Heights, San Francisco, Calif.", filed November 20, 1947 Book "P" of Maps, Pages 62 to 66, inclusive, in the Office of the Recorder of the City and County of San Francisco, State of California.

Assessor's Lot 009; Block 1043

**From:** [Mark Hartmann](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave - Oppose  
**Date:** Wednesday, December 04, 2013 8:23:42 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that I supported the owner's previous application to expand the size of this home, so I have proven to be flexible and open to change.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Sincerely,

Mark Hartmann  
104 Collins Street San Francisco, CA 94118  
[mhartmann@heliosllp.com](mailto:mhartmann@heliosllp.com)  
+1 415 990 1967 mobile  
+1 415 379 4878 office

**From:** [Nancy Heller](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave - Oppose  
**Date:** Thursday, December 05, 2013 2:13:28 PM

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I, Nancy Heller withdraw my previous support for the proposed change of use permit to add a second dwelling unit at 53 Manzanita Avenue. Please strike my name and signature from the petition submitted to you by the applicant. I am a fulltime resident of Chatham Twp., NJ and was visiting and babysitting when the applicant came to my daughter's door.

The woman who came to the door explained she was a neighbor and that they wanted to add or improve a little kitchen in their home and it did not matter whether or not I was a resident.. She did not explain that I was signing in support of converting a single family home into a 2 unit building. I am not in support of the applicant's converting the single family home into a 2 unit building.

Again, strike my name and signature from the petition submitted to you by the applicant.

Sincerely,  
*Nancy Heller*  
*60 Hall Road*  
*Chatham, NJ 07928*

**From:** [Anna Skender](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Thursday, December 05, 2013 3:22:16 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one

another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

Regards,

Anna Skender

73 Manzanita Ave

**From:** [Steve Salta](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** Re: The proposed change of use permit application for 53 Manzanita Avenue.  
**Date:** Thursday, December 05, 2013 8:39:06 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

Let it be known that I supported the owner's previous building permit application to expand the size of this home, so I have proven to be flexible and open to change. Nevertheless, I can't support this conversion application and ask that you deny the proposed change.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and

visitors at this address will exacerbate the issue.

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We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that I supported the owner's previous application to expand the size of this home, so I have proven to be flexible and open to change.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Sincerely,

Steve Salta 65 Manzanita Ave

**From:** [Teresa Goebel](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita - OPPOSE  
**Date:** Thursday, December 05, 2013 8:49:34 PM

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To the planning commissioners:

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

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Street parking is already inadequate for the current residents on the block.

There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. I have lived on Manzanita for over 5 years and have noticed a change on the street already since the current owner bought 53 Manzanita in 2012, in terms of more traffic and activity. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

Thank you for your consideration.

Sincerely,

Teresa Goebel  
48 Manzanita Avenue

**From:** [Tim Skender](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Friday, December 06, 2013 8:45:24 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed

change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Regards,

Tim Skender  
73 Manzanita Avenue  
919.332.1668

**From:** [Danni Salta](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** The proposed change of use permit application for 53 Manzanita Avenue.  
**Date:** Friday, December 06, 2013 9:59:33 AM

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To the planning commissioners ,

I withdraw my previous support for the proposed change of use permit to add a second dwelling unit at 53 Manzanita Avenue. Please strike my name and signature from the petition submitted to you by the applicant.

Sincerely,  
Danielle Salta  
67 Manzanita Avenue  
San Francisco, CA 94118  
[danni.salta@gmail.com](mailto:danni.salta@gmail.com)

**From:** [mmvaleriano@gmail.com](mailto:mmvaleriano@gmail.com) on behalf of [Michelle Valeriano Salta](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use - Opposition  
**Date:** Friday, December 06, 2013 12:00:10 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue and will set an unwanted conversion precedent on this street.

Let it be known that I supported the owner's previous construction project to expand the size of this home, so I have proven to be flexible and open to change. Nevertheless, I can't support this conversion application and ask that you deny the proposed change.

This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. As a mother, I would like my son to grow up in a community of families as the street has always been.

Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their

vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. This proposed change will disrupt the community that current residents have taken years to build here .

We are also concerned that allowing this conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. I am a mother and do not want this to happen.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that I supported the owner's previous application to expand the size of this home, so I have proven to be flexible and open to change.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home for at least a year before pursuing a change of use permit.

Regards,

Michelle Salta

67 Manzanita Ave.

**From:** [Kristy Williams](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Friday, December 06, 2013 1:47:27 PM

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To the planning commissioners

My husband and I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty-four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

As a family trying to raise children in San Francisco, we are very aware that there is a lack of adequately sized single-family homes in the area. Please don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. We believe that removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Another consideration is that street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to

form friendships rather than remain anonymous neighbors. Also our young children use the street to play ball and rides bikes and scooters. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

Although we prefer this home to remain a single family home, as a compromise, we would reconsider our opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Regards,

Kristy & Steve Williams  
29 Manzanita Avenue  
San Francisco, CA 94118

[kweswill@yahoo.com](mailto:kweswill@yahoo.com)

**From:** [Alexander, David](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Avenue Change of Use Opposition  
**Date:** Friday, December 06, 2013 7:38:26 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

While I did not file a formal objection to the owner's previous construction project to expand the size of this home, I was not in favor of that project either for many of the same reasons enumerated here. I cannot support this conversion application and ask that you deny the proposed change.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are so large that they extend onto the sidewalk when parked in the driveway in violation of parking regulations. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where

neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city.

Please, do not allow this project and proposed change to go forward.

Regards,  
David Alexander  
75 Manzanita Avenue  
San Francisco, CA 94118

**From:** [caroline.Alexander](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Friday, December 06, 2013 6:02:05 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

While I did not file a formal objection to the owner's previous construction project to expand the size of this home, I was not in favor of that project either for many of the same reasons enumerated here. I cannot support this conversion application and ask that you deny the proposed change.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are so large that they extend onto the sidewalk when parked in the driveway in violation of parking regulations. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take

advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city.

Please, do not allow this project and proposed change to go forward.

Regards,

Caroline Alexander

75 Manzanita Ave  
San Francisco, CA  
94118

**From:** [Robert Rieders](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave - Oppose  
**Date:** Wednesday, December 04, 2013 11:06:31 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I am the owner of 106 Collins Street in Laurel Heights and live just around the corner from 53 Manzanita Avenue. I have lived in Laurel Heights for 10 years with my wife and 2 children. I will be directly affected given my proximity to the proposed project.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community in several ways and will set an unwanted conversion precedent.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block, and in the community generally. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. That additional demand will most likely overflow and impact Collins Street as well.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than

remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here.

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city. I am happy to discuss this with you via phone or in-person. My mobile telephone number is supplied below.

Sincerely,

Rob & Lillian Rieders  
106 Collins Street  
415-608-2290

**From:** [Monica Fernandez](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave  
**Date:** Monday, December 09, 2013 10:22:05 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I withdraw my previous support for the proposed change of use permit to add a second dwelling unit at 53 Manzanita Avenue.

Please strike my name and signature from the petition submitted to you by the applicant.

Sincerely,

Monica Fernandez

**From:** [Nello Prato](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Project  
**Date:** Monday, December 09, 2013 9:33:32 AM

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I oppose the 53 Manzanita project.

I am

Nello Prato  
26 Manzanita Avenue  
San Francisco, CA94118                      telephone: 415-751-7839

My family has owned 24-26 Manzanita since it was built. My father built the set of flats in 1949-50 and we have lived here ever since.

I grew up on this street in the 1950. I knew every original owner on the block especially those who had children and owned the single family units. All the single family houses on Manzanita were built for single families and that was the intention and purpose of the original owners so that the stree could enjoy single family owners and not multi units in single family homes.

Allowing the 53 Manzanita project would change the character and purpose of the single family homes which allow for fewer cars and people on the block. This is a neighborhood allowing for single family homes with some flats and apartment houses., this is a uniquely San Francisco environment which provides for less congestion on the block with more open space for living. If you allow 53 Manzanita to change, then the entire block will change and defy the original purpose of creating such a unique SF environment.

I strongly oppose the project as do many of my neighbors who will also send their opposition.

Nello J Prato

**From:** [Nancy Wolf](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** Fwd: 53 Manzanita Project  
**Date:** Wednesday, December 11, 2013 12:32:58 PM

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Sharon,

I also am the descendent of the original owner of 30-32 Manzanita Ave. and am currently living in the lower flat.

I oppose the project at 53 Manzanita Ave for the same reasons mentioned in the email below by Nello Prato.

Thank you,  
Nancy

Sent from my iPad

Begin forwarded message:

**From:** Nello Prato <[nello\\_prato@att.net](mailto:nello_prato@att.net)>  
**Date:** December 9, 2013, 4:49:35 PM PST  
**To:** "[n.wolf@mindspring.com](mailto:n.wolf@mindspring.com)" <[n.wolf@mindspring.com](mailto:n.wolf@mindspring.com)>  
**Subject:** Fw: 53 Manzanita Project  
**Reply-To:** Nello Prato <[nello\\_prato@att.net](mailto:nello_prato@att.net)>

----- Forwarded Message -----

**From:** Nello Prato <[nello\\_prato@att.net](mailto:nello_prato@att.net)>  
**To:** "[sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org)" <[sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org)>  
**Sent:** Monday, December 9, 2013 9:33 AM  
**Subject:** 53 Manzanita Project

I oppose the 53 Manzanita project.

I am

Nello Prato  
26 Manzanita Avenue  
San Francisco, CA94118                      telephone: 415-751-7839

My family has owned 24-26 Manzanita since it was built. My father built the set of flats in 1949-50 and we have lived here ever since.

I grew up on this street in the 1950. I knew every original owner on the block especially those who had children and owned the single family units. All the single family houses on Manzanita were built for single

families and that was the intention and purpose of the original owners so that the stree could enjoy single family owners and not multi units in single family homes.

Allowing the 53 Manzanita project would change the character and purpose of the single family homes which allow for fewer cars and people on the block.

This is a neighborhood allowing for single family homes with some flats and apartment houses., this is a uniquely San Francisco environment which provides for less congestion on the block with more open space for living. If you allow 53 Manzanita to change, then the entire block will change and defy the original purpose of creating such a unique SF environment.

I strongly oppose the project as do many of my neighbors who will also send their opposition.

Nello J Prato

**From:** [Steve Gwozdz](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Cc:** [Allyson Gwozdz](#)  
**Subject:** 53 Manzanita Avenue- Oppose  
**Date:** Tuesday, December 10, 2013 12:07:43 PM

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Dear Sharon,

Please add this opposition letter to the project file for 53 Manzanita Ave.

Thank you,

Steven Gwozdz

59 Manzanita Avenue

(415)751-9208

To the planning commissioners ,

Re: The proposed change of use permit application for [53 Manzanita Avenue](#).

We oppose the application to convert [53 Manzanita Avenue](#) to a multi-unit building.

It is important for the commissioners to understand two key things as they read this letter.

1) Our family supported the owner's previous building permit application ( permit 201204259073) to expand the size of this home, specifically the lower level where this new unit will be located, so we have proven to be flexible and open to change.

2) At the time of filing the proposed change of use permit, May 9, 2013, the owner was in the process of expanding the footprint of the ground level of this home , the same area that he is now proposing to convert to a two bedroom, two bedroom apartment. The expansion project (permit 201204259073) was not inspected as completed until Dec 4, 2013. It appears he was in the process of expanding the footprint of the home with one set of permits while simultaneously proposing to convert the use of the home with another set of permits that stated there would be no change to the existing structure. This appears to be a sleight of hand that the city (and neighbors) was not aware of - build first, ask permission later. The exterior has indeed grown specifically to accommodate his planned change of use.

We can't support this change of use application and ask that you deny the proposed change of use. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. The subject property is located within a row of ten consecutive unique single-family homes, all of which have been occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the previous owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area; Please don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are purpose-built multi-family, while only thirteen (13) are purpose-built single-family. Removing any single-family home will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street.

There is an adequate supply of multi-unit buildings in the area, and note that all of the purpose-built multi-family buildings on this street and in the neighborhood are much larger than this home, are appropriately sized for a multi-unit property and for the likely number of occupants, and are likely why the R2 zoning is in place. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way we have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the gradual dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with us prior to pursuing this conversion, yet our home is attached to his. We wish he had taken this approach in order to potentially reach a win-win solution. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that we supported the owner's previous application to expand the size of this home, so we have proven to be flexible and open to change to an extent.

Although we prefer this home to remain a single family home, as a compromise, we would reconsider my opposition to this project if the current owner were to occupy the home with his family before pursuing a change of use permit.

Sincerely,

Steven and Allyson Gwozdz

[59 Manzanita Ave](#)  
751-9208

**From:** [Travis Huff](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** OPPOSITION LETTER  
**Date:** Wednesday, December 04, 2013 1:56:19 PM

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RE: 53 Manzanita

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for over sixty years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

I can't support this conversion application and ask that you deny the proposed change.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the previous owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family

and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner misled me prior to pursuing this conversion. I wish he had been truthful in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Sincerely,

Travis Huff

32 Manzanita

**From:** [Gina L. Yrrizarry](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Cc:** [Kris Yrrizarry](#)  
**Subject:** 53 Manzanita Ave - Oppose  
**Date:** Thursday, December 05, 2013 8:29:20 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for [53 Manzanita Avenue](#).

We oppose the application to convert [53 Manzanita Avenue](#) to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the previous owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from

excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with us prior to pursuing this conversion. We wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city.

Although we prefer this home to remain a single family home, as a compromise, we would reconsider our opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Sincerely,

Gina and Kris Yrrizarry  
89 Manzanita Ave

**From:** [Sandra Martino](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Thursday, December 05, 2013 11:54:21 AM

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To the planning commissioners ,

Re: The proposed change of use permit application for [53 Manzanita Avenue](#).

I oppose the application to convert [53 Manzanita Avenue](#) to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from

excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The owner appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city.

Regards,

Sandra Martino

Iris Ave

Laurel Heights

Sent from my iPhone

**From:** [Jennifer Borkowsky](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Thursday, December 05, 2013 12:42:20 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

Let it be known that I supported the owner's previous construction project to expand the size of this home, so I have proven to be flexible and open to change. Nevertheless, I can't support this conversion application and ask that you deny the proposed change.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that I supported the owner's previous application to expand the size of this home, so I have proven to be flexible and open to change.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Regards,  
Jennifer Borkowsky  
280 Euclid Ave.  
San Francisco, CA 94118

**From:** [Clarissa Stahl](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Thursday, December 05, 2013 12:54:14 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that

they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

The additional traffic and occupied street spaces will impede the continued formation of the community on Manzanita Avenue. This quiet street has built a true community where neighbors gather with one another outside, cross the street free from excessive traffic to socialize with one another, and take advantage of the calm to form friendships rather than remain anonymous neighbors. The residents on this street look out for each other in a way I have never experienced in San Francisco. This proposed change will disrupt the community that current residents have taken years to build here .

We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Regards,  
Clarissa Stahl  
18 Iris Avenue  
San Francisco, CA 94118

**From:** [Mark Stahl](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita Ave Change of Use Opposition  
**Date:** Thursday, December 05, 2013 2:07:17 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for 53 Manzanita Avenue.

I oppose the application to convert 53 Manzanita Avenue to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

Let it be known that I supported the owner's previous construction project to expand the size of this home, so I have proven to be flexible and open to change. Nevertheless, I can't support this conversion application and ask that you deny the proposed change.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

There is a lack of adequately sized single-family homes in the area. Don't remove another by allowing this conversion. Out of approximately fifty-one (51) dwelling units on Manzanita Avenue, thirty-eight (38) are multi-family, while only thirteen (13) are single-family. Removing any single-family homes will only lead to fewer families occupying the neighborhood, as has been the unfortunate trend in the city, and families of all ages are the core of the community on Manzanita Avenue. We do not need additional units on this street. There is an adequate supply of multi-unit buildings in the area, all of which are much larger than this home and are appropriately sized for a multi-unit property and for the likely number of occupants. This neighborhood was carefully planned to maintain a balance of multi-family and single-family homes, and this home was never intended to be a multi-unit building with as many as six or more unrelated adults potentially occupying the property (four unrelated adults currently occupy the home). This is and should remain a single-family home.

Street parking is already inadequate for the current residents on the block. There are approximately only twelve (12) street spaces to serve the fifty-one (51) residential units on this block. Additional residents and their guests will increase traffic on this quiet street to a point that will change the quiet character of the neighborhood. Additional occupants - up to six or more unrelated occupants according to the proposed plans - and their guests will bring unwanted vehicle traffic to the area and will demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

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We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that I supported the owner's previous application to expand the size of this home, so I have proven to be flexible and open to change.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Regards,

Mark Stahl, 18 Iris Ave.

**Mark Stahl, CFA**

Senior Vice President

Global Manager Research

Callan Associates Inc.

600 Montgomery Street

Suite 800

San Francisco, CA 94111

P: 415.974.5060

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**From:** [Tristan Ching](#)  
**To:** [Lai, Sharon \(CPC\)](#)  
**Subject:** 53 Manzanita-- Oppose  
**Date:** Wednesday, December 04, 2013 10:52:48 PM

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To the planning commissioners ,

Re: The proposed change of use permit application for [53 Manzanita Avenue](#).

I oppose the application to convert [53 Manzanita Avenue](#) to a multi-unit building. It should remain a single-family home, as it has been for sixty four years. Allowing conversion will negatively impact the community around Manzanita Avenue in several ways and will set an unwanted conversion precedent on this street.

The spirit of the home and of the neighborhood clearly shows that this should always remain a single-family home. This property is located within a row of ten consecutive unique single-family homes, all of which are occupied by families and have been single-family homes for their entire sixty four (64) years. 53 Manzanita was occupied by the owner and her family for sixty two years (62) prior to the sale to the current owner in 2012.

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demand street parking in excess of what the street can handle. The current residents of 53 Manzanita use the garages for storage and park in the driveway of the home and on the street. Their vehicles are large enough that they extend onto the sidewalk when parked in the driveway. Their frequent visitors and overnight guests occupy additional street parking spaces. More residents and visitors at this address will exacerbate the issue.

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We are also gravely concerned that allowing this conversion takes this unique neighborhood down a slippery slope. This conversion will set a precedent that will encourage others to convert the other single family homes on this block to multi-unit dwellings as they become available. This will erode the family atmosphere on the street. Please don't allow the dismantling of one of the best family blocks in the city.

The current owner did not discuss his plans with me prior to pursuing this conversion. I wish he had taken this approach in order to potentially reach a win-win. He appears to have proceeded with constructing this second dwelling unit despite the fact that he hasn't been granted permission by the city. To reiterate, let it be known that I supported the owner's previous application to expand the size of this home, so I have proven to be flexible and open to change.

Although I prefer this home to remain a single family home, as a compromise, I would reconsider my opposition to this project if the current owner were to occupy the home before pursuing a change of use permit.

Sincerely,

Tristan Hartmann

104 Collins Street

Sent from my iPhone