

Attachment B
Appeal Letter

ATTACHMENT B

For office use only
Date Submitted: 9-5-17
Fee: \$ 362.00
Receipt No: 25147

Received 9/5/17
SAP
City Clerk

APPEAL

I/We hereby appeal the action by the

- Planning Commission
- Zoning Administrator
- Planning Director

USE PERMIT UP-2-17
DESIGN PERMIT DP-1-17
GRADING PERMIT EX-4-17

on AUGUST 22, 2017 regarding Application No. _____
[Action or Meeting Date]

for Approx. 32' high, 3-story, mixed use building, including sixteen 526 to 545 sq ft senior housing units.
[Project Description]

at 36-50 SAN BRUNO AVENUE, BRISBANE CA 94005
[Property Address]

The reasons for the appeal are: The project does not adhere to the following Code of Ordinances: CH. 17.01.030, and CH. 17.34.010

[Attach additional pages if necessary]

Name(s): DENISE C. GREGORY

Phone Number: 450-255-0548

Email Address: D-C-G@ATT.NET

Mailing Address: 99 SAN BRUNO AVE, BRISBANE CA 94005

Signature(s): Denise C. Gregory

Date: 09/05/2017

October 1, 2017

Mayor Lori S. Liu and Council Members
Brisbane City Hall
50 Park Place
Brisbane, CA 94005

RE: Design Permit DP-1-17 Appeal

Honorable Mayor Liu and Council Members

My name is Denise Gregory. I bought my house here at 99 San Bruno Avenue in 2013. I feel so lucky to have been able to buy here in Brisbane, in the embrace of San Bruno Mountain, where I have enjoyed its beauty from my living room front window.

I am appealing Design Permit DP-1-17, a 3-story, approximately 32' tall, 16-unit senior housing complex with 4 commercial spaces, located on San Bruno Avenue between Brisbane Hardware and the corner house on 200 Mariposa Avenue. The complex is slated to have 13 parking spaces for the 16 units. The building plans do not include parking for three of the units, nor for the employees or customers of the four commercial spaces.

I fully understand the need for change, and accept that it will happen, yet I ask you to carefully consider how you direct and authorize that change, because it will impact many people in the future, besides me.

The units, at 526 to 545 square feet per unit, are larger than necessary for senior housing. Each unit will easily fit two seniors apiece. Sixteen units housing 32 people will potentially bring 32 cars or more to the neighborhood. Thirteen on sight parking spaces are just not enough. We could have 19 or more resident cars vying for already non-existent, over crowded street parking on San Bruno Avenue and adjoining streets. This number does not include cars from visiting family, friends, and caregivers.

Because the building plans do not include parking for the employees or customers of the commercial spaces, there will be an additional 4 to 8 employee cars and an unknown number of customer cars driving and parking in the neighborhood.

Have you or the developer appropriately studied the negative traffic impact that will almost certainly come with this plan? **This project will bring at least 27 or more cars onto our streets for parking, and add 40 or more cars to the daily traffic on San Bruno Avenue and the surrounding streets.**

While I support more senior housing in Brisbane, the scale and location of this development seems out of balance for our neighborhood. The height of the building is out of scale with its neighbors to the North, West, and South. Brisbane Hardware on the North, and the Visitation buildings to the West, are two stories tall. The residence on the south is one story, as are the other two residences on the corners of San Bruno Avenue and Mariposa Avenue. **The proposed 3-story complex will dwarf most of its surrounding neighbors, blocking our light and views.**

The developers have said that "housing is mandated by the state." We accept that. But the developers' statement that "cars will soon be a thing of the past" is pure speculation. Many, if not most, would consider that to be false. This complex can be good and can still maintain balance with its neighbors and provide all of the benefits for its residents and developer, with minor improvements.

I hope that you, our honorable Mayor and City Council Members will recognize the strain and hardship that this development will bring to a majority of the residents of our neighborhood, and rule in favor of reasonable, practical, sensible modifications which will improve this project, and increase its benefits to our neighborhood, by decreasing its negatives.

The bottom line is, as previously noted – a building out of scale with the neighborhood, and very negative traffic impacts: there will be a glut of cars circling the neighborhood for parking, adding noise, air pollution, and traffic. It will affect almost everyone who lives in "old" Brisbane, including those new senior residents who may be more sensitive to these impacts.

Respectfully,

Denise C. Gregory
99 San Bruno Avenue
Brisbane, CA 94005